

Committee:	Date:
Planning and Transportation	11 September 2018
Subject: Great Arthur House Golden Lane Estate London EC1Y 0RE Conversion of part of the ground floor to three flats with internal and external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance, (iv) internal reconfiguration and alterations including the removal and insertion of partitions and (v) the provision of a disabled parking space.	Public
Ward: Cripplegate	For Decision
Registered No: 18/00410/LBC	Registered on: 30 April 2018
Conservation Area:	Listed Building: Grade II

Summary

The application relates to part of the ground floor of Great Arthur House on the Golden Lane Estate. The ground floor currently accommodates the Golden Lane Estate Office (Sui Generis use) and its associated back of house areas, storage space for the Golden Lane Residents Association, vacant community office space, a residents camera room and dark room and the circulatory space that serves the building. Great Arthur House is grade II listed.

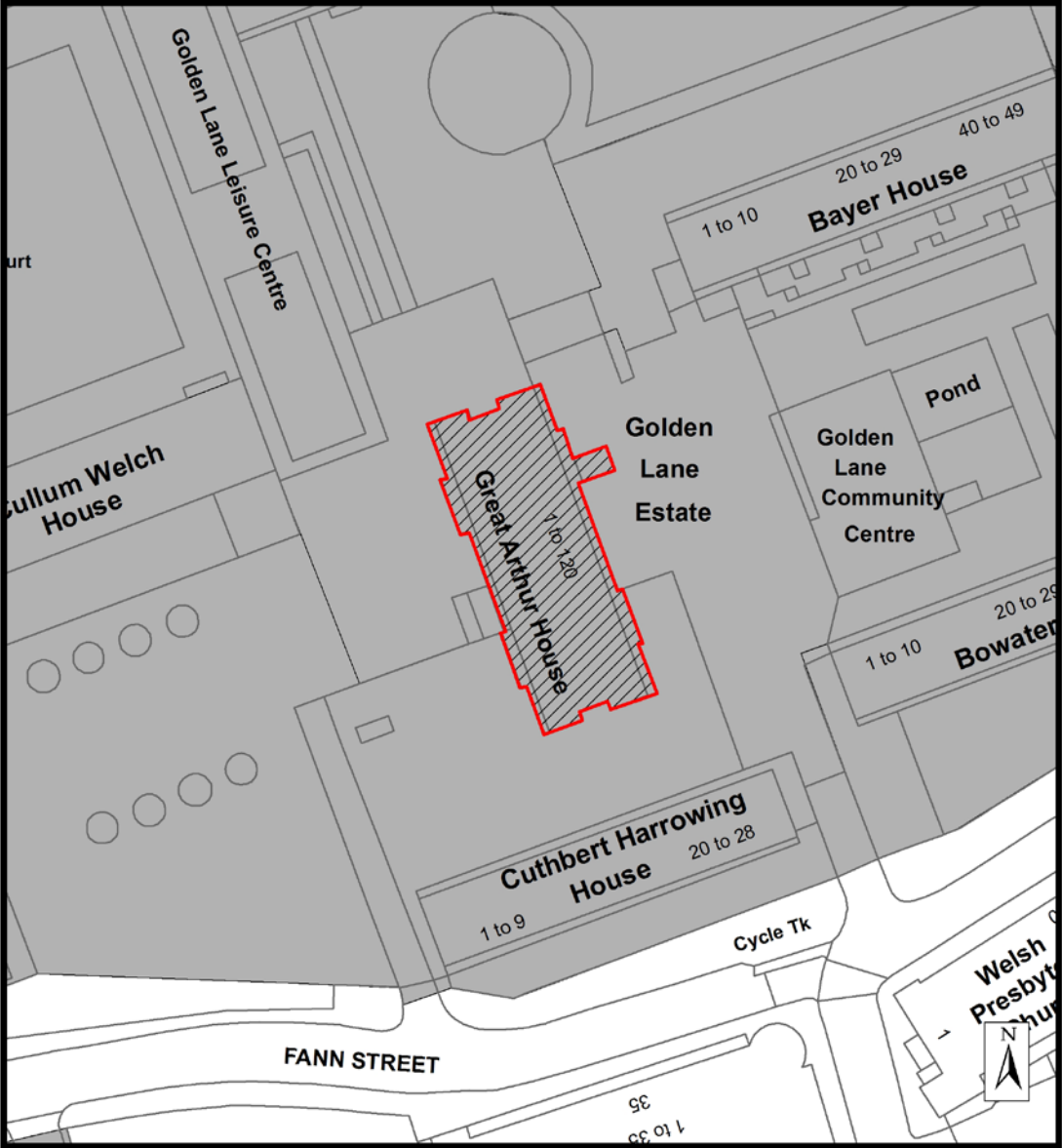
Listed building consent is sought for internal and external alterations to part of the ground floor of Great Arthur House to enable the conversion to three flats. The ground floor would be reconfigured through alterations to the layout and openings. Externally a new disabled car parking space and new planters and a grassed area are proposed.

Local residents are concerned about the proposed impact of the proposal on the significance of the listed building. It is considered that the conversion works have been designed to minimise their impact on the historic fabric and the new interventions would be sympathetic to the original 1950s design and character of the new building. The works are acceptable in design and conservation terms and would not be detrimental to the special architectural and historic interest of the listed building.

Recommendation

- (1) That listed building consent be granted for the above proposal in accordance with the details set out in the attached schedule subject to the provision that no objection be received from Historic England or the Twentieth Century Society; or
- (2) Should an objection be received from Historic England or the Twentieth Century Society, that the Chief Planning Officer be authorised to make an application to the Secretary of State for determination in accordance with Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) informing the Secretary of State that the City of London would be minded to grant listed building consent in accordance with the details set out in the attached schedule if it were determining the application.

Site Location Plan



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ADDRESS:

Great Arthur House, Golden Lane Estate

CASE No.
18/00410/LBC

- CITY BOUNDARY
- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View from the north of Great Arthur House

Main Report

1. For report see application 18/00409/FULL.

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: 18/00410/LBC

Great Arthur House Golden Lane Estate London

Conversion of part of the ground floor to three flats with internal and external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance, (iv) internal reconfiguration and alterations including the removal and insertion of partitions and (v) the provision of a disabled parking space.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all works pursuant to this consent shall be carried out in accordance with the approved details:
 - a) particulars and samples of the materials to be used on all external faces of the building;
 - b) details of all new windows and doors;
 - c) details of suspended ceilings;
 - d) details of planters;
 - e) details of new vents, flues and louvres;
 - f) details of entry phone devices; and
 - g) details of new floors.REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 3 All works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 4 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: 2349_PL_001;

2349_PL_010; 2349_PL_025 2349_PL_035; 2349_PL_036;
2349_PL_100 .

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.