

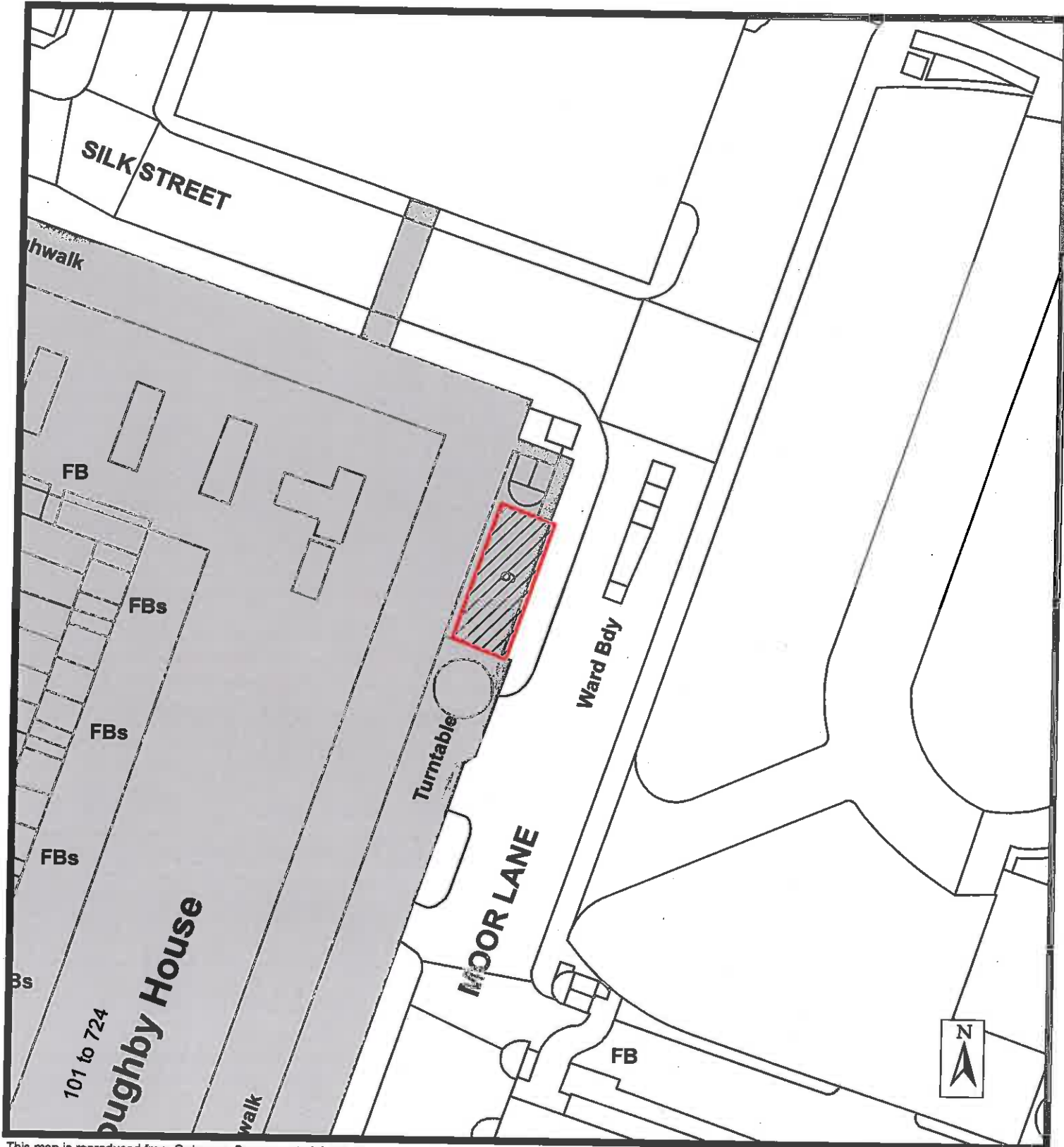
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| Committee: | Date: |
| Planning and Transportation | 4 June 2013 |
| Subject: | |
| Land At Moor Lane Barbican London EC2 | |
| Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of listed building consent reference 12/00676/LBC dated 17th August 2012 to extend the use of the site for the Milton Court Marketing Pavilion (in connection with the Milton Court development) until the 30th June 2013. | |
| Ward: Cripplegate | Public For Decision |
| Registered No: 13/00374/LBC | Registered on: 19 April 2013 |
| Conservation Area: No | Listed Building: Grade II |
| <u>Summary</u> | |
| <p>The application relates to the marketing pavilion on Moor Lane which is used to facilitate the sale of the residential units in the adjacent Milton Court Development.</p> <p>Planning permission and listed building consent were granted for the pavilion on the 28th July 2009 for a temporary period of three years (until 27th July 2012). A subsequent listed building consent and non-material amendment were granted in August 2012 to enable the marketing suite to remain in place until the 31st March 2013.</p> <p>At present the pavilion is unauthorised and 22 of the apartments are unsold. A further non-material amendment and listed building consent are sought to enable the marketing suite to remain in place until the 30th June 2013. Heron wish to continue to use the unit and maintain a ground floor presence until completion of the development when the facilities can be moved into the main building.</p> <p>To date 12 letters of objection have been received from Barbican residents, the Willoughby House and Speed House Groups and the Barbican Association. The matters raised relate to: 1. frustration over the continued applications for renewal of the time limit that the marketing suite can remain in place; 2. the majority of units have been sold as such there is little need for the marketing suite; 3. the marketing suite is preventing the Moor Lane enhancement works from being implemented and 4. the pavilion detracts from the setting of the Barbican Estate.</p> <p>The City's Officers working on the Moor Lane project have confirmed that if the pavilion is to remain in place until the 30th June 2013, it would not prevent the implantation of the enhancement works. The construction package and detailed design of the scheme are still being finalised.</p> <p>On the basis of previous decisions it could not be argued that the pavilion would detract from the appearance of Moor Lane or the setting of the Barbican if it remained in place for the proposed limited time period.</p> | |

The following recommendation relates to the non-material amendment. There is a separate recommendation before your Committee relating to an application for Listed Building Consent but both applications are considered in this report.

Recommendation

Listed building consent be granted for the reasons set out in the attached schedule.

Site Location Plan



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ADDRESS:
Milton Court Marketing Pavilion, Moor Lane, Barbican EC2

CASE No.
13/00374/LBC, 13/00373/NMA

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



THE HERON

PAVILION

THE HERON



See the report for the accompanying application for a non-material amendment, reference 13/00373/NMA.

Unitary Development Plan and Core Strategy 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.

SCHEDULE

APPLICATION: 13/00374/LBC

Land At Moor Lane Barbican London EC2

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of listed building consent reference 12/00676/LBC dated 17th August 2012 to extend the use of the site for the Milton Court Marketing Pavilion (in connection with the Milton Court development) until the 30th June 2013.

CONDITIONS

- 1** The building hereby permitted shall be removed and the land restored to its former condition on or before the 30th June 2013 or on exchange of contracts related to the sale of the last dwelling in the Milton Court development whichever is the sooner, in accordance with a scheme of work which shall be submitted to and approved in writing by the Local Planning Authority in writing prior to the removal of the development hereby permitted.
REASON: To ensure that the visual amenities of the area and the setting of the listed building are not prejudiced when the building is removed in accordance with the following policies of the Core Strategy: CS12.
- 2** The development shall remain in accordance with the following approved drawing and particular or as approved under conditions of this planning permission: HP_DW_01_E0000.
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.

INFORMATIVES

- 1** Reason for Grant of Listed Building Consent - The decision to grant this listed building consent has been taken having regard to the policies the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The design of the pavilion has been carefully considered and it would not harm the special architectural or historic interest of the Barbican Estate if it were to remain in place for a further very limited period.

London Plan Policies

Policy 7.8 To protect heritage assets

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets