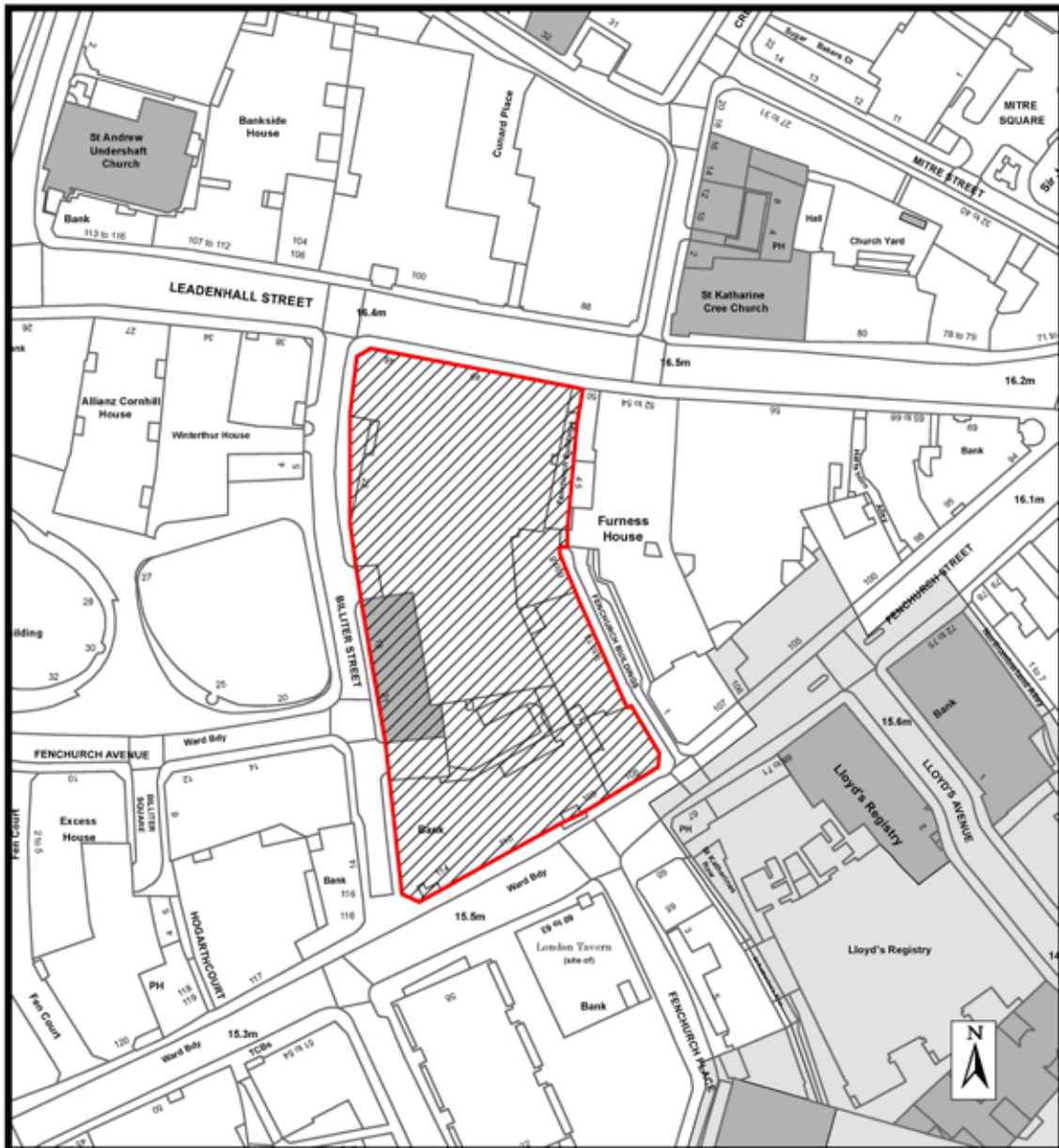


Committee:		Date:	
Planning and Transportation		25 February 2014	
Subject: 19-21 & 22 Billiter Street, London EC3 Demolition of the rear elevation and rooftop structures; works of repair, refurbishment and reinstatement throughout the building in conjunction with the change of use of the ground and first floor to retail/cafe and restaurant/bar (A1/A3/A4) use and the building's integration into the redevelopment of the surrounding site.			
Ward: Aldgate		Public	For Decision
Registered No: 13/01005/LBC		Registered on: 14 October 2013	
Conservation Area: No		Listed Building: Grade II	
<p style="text-align: center;"><u>Summary</u></p> <p>The report on the related planning application (13/01004/FULEIA) sets out the policies, representations and considerations relevant to this application for listed building consent.</p> <p>Recommendation</p> <p>That listed building consent be granted for the above proposal in accordance with the details set out in the attached schedule.</p>			

Site Location Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright 2004. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Corporation of London 100023243 2004.

ADDRESS:

19-21 & 22 Billiter St., 49 Leadenhall St., 108 & 109-114 Fenchurch St., 6-8 & 9-13 Fenchurch Buildings

CASE No.

13/01004/FULEIA



SITE LOCATION

LISTED BUILDINGS

CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT





See report on 13/01004/FULEIA.

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: 13/01005/LBC

19-21 & 22 Billiter Street, London EC3

Demolition of the rear elevation and rooftop structures; works of repair, refurbishment and reinstatement throughout the building in conjunction with the change of use of the ground and first floor to retail/cafe and restaurant/bar (A1/A3/A4) use and the building's integration into the redevelopment of the surrounding site.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of five 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 No part of the building(s) shall be demolished (unless otherwise permitted by the Local Planning Authority in the circumstances identified in this condition) before a contract or series of contracts for the carrying out of substantial works of redevelopment have been made and planning permission has been granted for the development for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures. Works of demolition may be permitted prior to the completion of the contract(s) if the Local Planning Authority is satisfied that the site is required for archaeological investigation and the developer has submitted evidence to show that development will proceed upon completion of the investigation.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 3 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.
REASON: To ensure the stability of the structure to be retained in accordance with the following policy of the Core Strategy: CS12.

- 4 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 development pursuant to this permission shall be carried out in accordance with the approved details:
- (a) details of the proposed new rear facades including typical details of the fenestration and entrances;
 - (b) details of changes to the ground floor entrance;
 - (c) details of new entrances
 - (d) details of windows and external joinery;
 - (e) details of all alterations to the existing facade;
 - (f) details of new work and work in making good to the interior of the building including the colour scheme.
- REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Core Strategy: CS12
- 5 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
- REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 6 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: drawings numbered PA1000, 1198, 1199, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1410, 1420, 1421, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 2499, 2500/01, 2501/01, 2502/01, 2503/01, 2504/01, 2505/01, 2510/01, 2520/01, 2521/01, 2614.
- 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.