

## Department of the Built Environment

<b>Application Number:</b> 13/01005/LBC	
<b>Property:</b> 19-21 Billiter Street London EC3	
<b>Proposal:</b> 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.	
<b>Application Valid:</b> 14 October 2013	<b>Application Type:</b> LBC
<b>Ward:</b> Aldgate	<b>Listed Building:</b> Grade II
<b>Conservation Area:</b> NO	

- 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 facade including typical details of the fenestration;

- (b) details of changes to the ground floor entrances;
- (c) details of new entrances;
- (d) details of windows and external joinery;
- (e) details of all alterations to the retained 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.

PT\_DHS/25 February 2014