

Appendix 3: Refusal of planning permission – typical policy context

14/00984/FULL (coffee kiosk use)

Royal Exchange Buildings

The proposed conversion of the telephone boxes to retail units (Use Class A1) would detract from the significance of the K6 telephone boxes and would result in less than substantial harm to part of the Bank Conservation Area and the setting of the grade I listed Royal Exchange and grade II listed Royal Exchange Buildings. The proposal would detract from the public realm and obstruct the highway contrary to:

Local Plan policies

DM17.1 – Provision for waste in development schemes

DM12.1 – Managing change affecting all heritage assets and spaces

DM10.1 – New Development

DM10.4 – Environmental Enhancement

London Plan policies

6.10B – Walking

7.5B – Public Realm

7.8 – Heritage assets and archaeology

15/00774/LBC (ATM use)

The alterations associated with the proposed change of use of the listed telephone boxes would be detrimental to their character and significance and special architectural and historic interest resulting in substantial harm to the listed telephone kiosks contrary to:

Local Plan policies:

CS12 – Historic Environment

DM12.1 – Managing change affecting all heritage assets and spaces

DM12.3 – Listed buildings

London Plan policy

7.8D – Heritage assets and archaeology

NPPF 12 – Conserving and enhancing the historic environment