

Committee:	Date:
Planning and Transportation	4 October 2016
Subject: 1-3,4,7 And 8 Fredericks Place And 35 Old Jewry London EC2R 8AE Refurbishment and alteration of 1-3, 4, 7 and 8 Fredericks Place and 35 Old Jewry to enable a change of use from office to restaurant and flexible Shop/Office use at part ground and part lower ground floors at 1-3 Frederick's Place and from office to flexible Shop/Office use at part ground and part lower ground floors at 35 Old Jewry.	Public
Ward: Cheap	For Decision
Registered No: 15/01309/LBC	Registered on: 16 December 2015
Conservation Area: Guildhall	Listed Building: Grade II

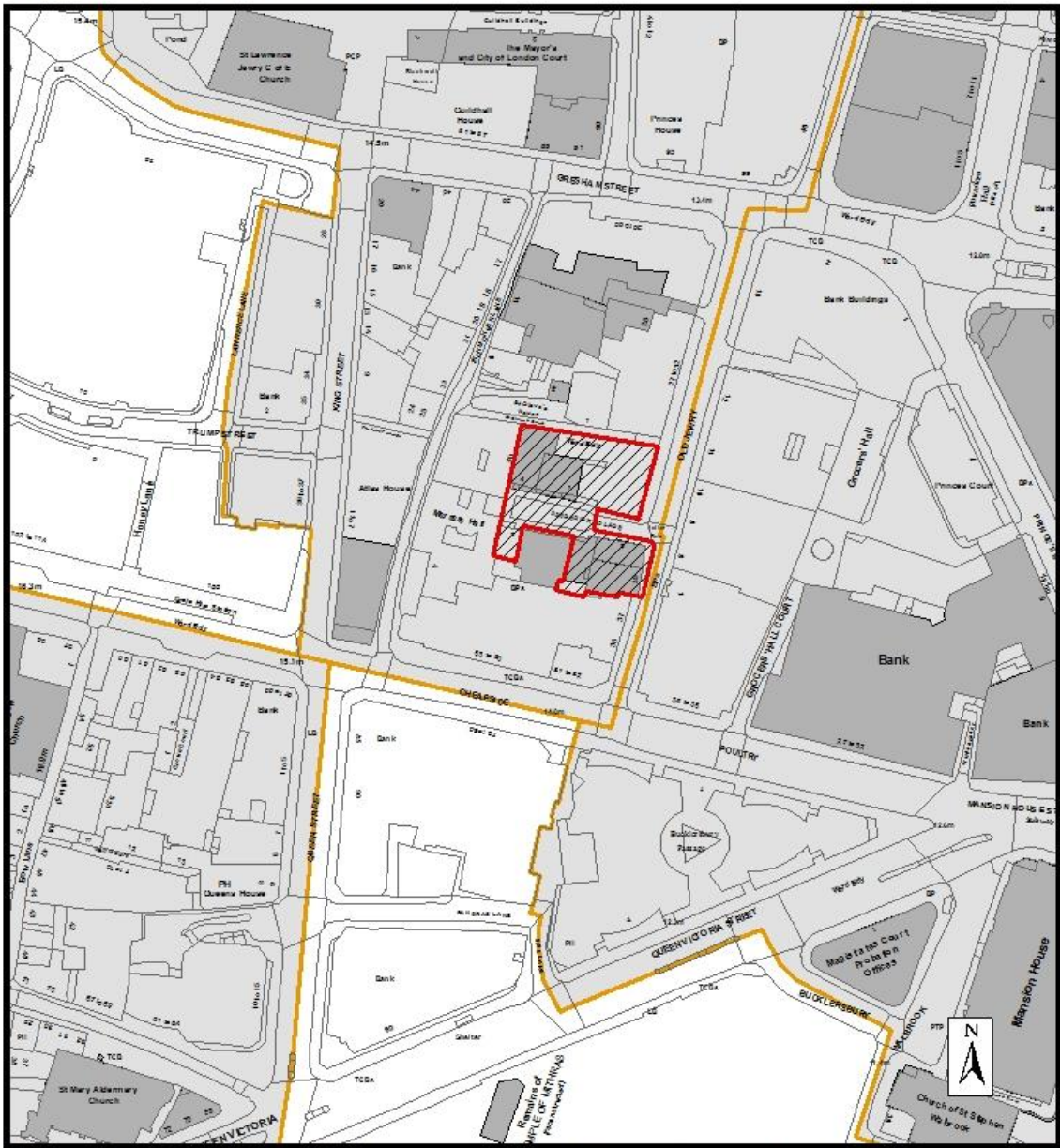
Summary

For committee report see 15/01308/FULL

Recommendation

That listed building consent be GRANTED for the above proposal in accordance with the details set out in the attached scheduled.



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:
1-3, 4, 5, 7 & 8 Frederick's Place & 35 Old Jewry

CASE No.
15/01308/FULL &
15/01309/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



1-3 Frederick's Place

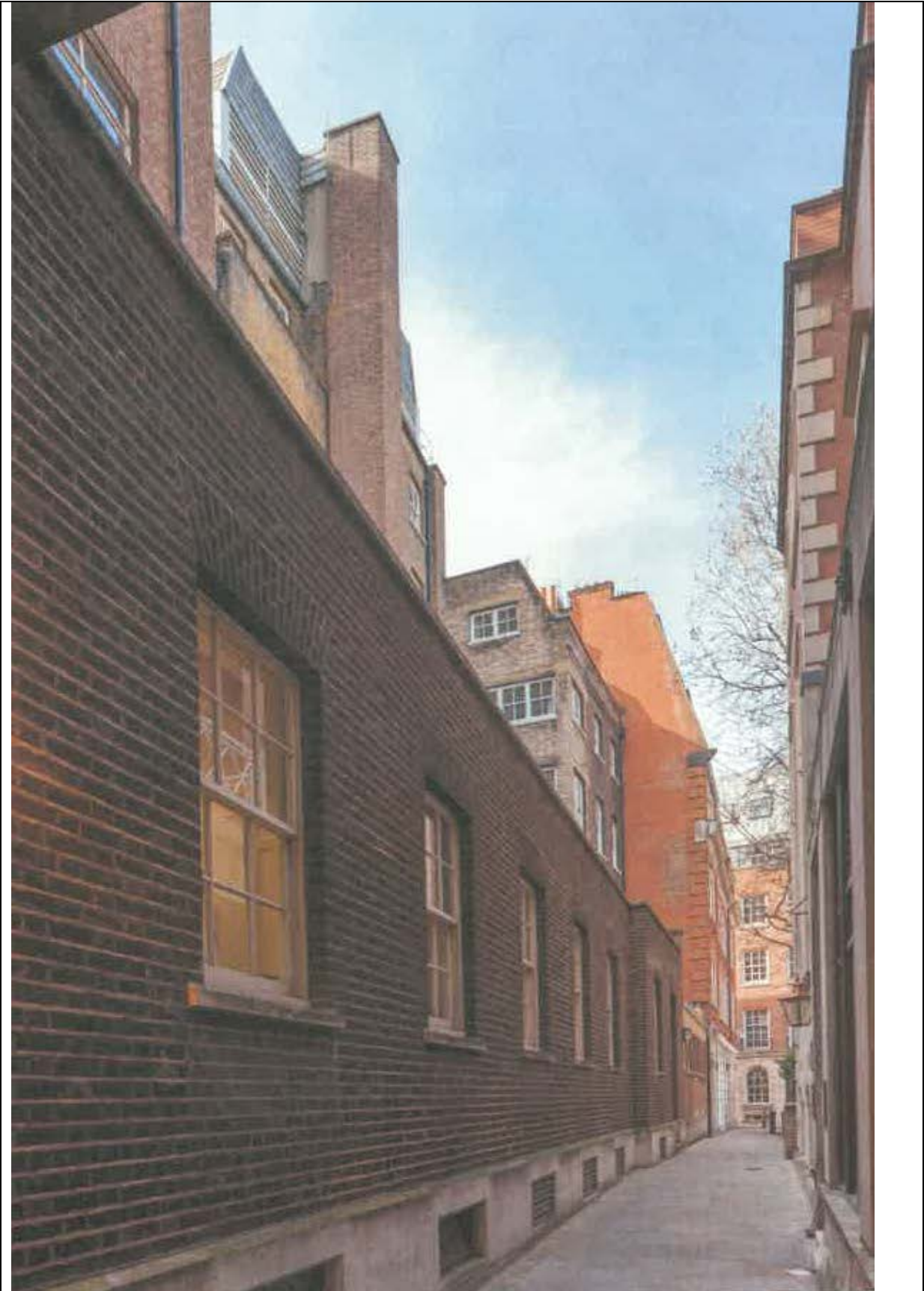
Case No. 15-01308-FULL & 15-01309-LBC



4 Frederick's Place
Case No. 15-01308-FULL & 15-01309-LBC



7-8 Frederick's Place & 35 Old Jewry
Case No. 15-01308-FULL & 15-01309-LBC



St. Olave's Court – Looking West
Case No. 15-01308-FULL & 15-01309-LBC



1 Frederick's Place, Old Jewry Elevation – Looking South
Case No. 15-01308-FULL & 15-01309-LBC

Main Report

For committee report – see 15/01308//FULL

Relevant Local Plan Policies

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.

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: 15/01309/LBC

1-3,4,7 And 8 Fredericks Place And 35 Old Jewry London EC2R 8AE

Refurbishment and alteration of 1-3, 4, 7 and 8 Fredericks Place and 35 Old Jewry to enable a change of use from office to restaurant and flexible Shop/Office use at part ground and part lower ground floors at 1-3 Frederick's Place and from office to flexible Shop/Office use at part ground and part lower ground floors at 35 Old Jewry.

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 development pursuant to this permission 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 including external ground and upper level surfaces;
 - (b) Large scale (1:1 and 1:20) details of all new windows and external joinery;
 - (c) Large scale (1:10) details of all new hand rails and balustrades;
 - (d) Large scale (1:10) details of the new ground floor entrances to include sections showing the relationship between internal and external floor levels and the gradient of any ramps;
 - (e) Samples of materials and large scale (1:20) details of the plant enclosures to include colour and finish.REASON: To ensure the protection of the architectural and historic interest of the buildings in accordance with the following policy of the Local Plan: DM12.3.
- 3 All new works and finishes and 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 No temporary or permanent structures shall be installed on any of the terraces that rise above the height of the associated balustrades on the street frontages.

REASON: To ensure the protection of the special architectural and historic interest of the buildings in accordance with the following policy of the Local Plan: DM12.3.

- 5 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:

Drawing nos.

P00/100 Rev. P2, P01/006 Rev. P2, P01/007 Rev. P2, P01/008 Rev. P4, P01/009 Rev. P5, P01/010 Rev. P3, P01/011 Rev. P3, P01/012 Rev. P2, P01/013 Rev. P4, P01/014 Rev. P3, P01/015 Rev. P3, P01/019 Rev. P3, P01/021 Rev. P4, P01/022 Rev. P2, P01/023 Rev. P3, P01/024 Rev. P2, P01/025 Rev. P4.

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.