

Committee:	Date:
Planning and Transportation	21 March 2017
Subject: The Turret, John Wesley Highwalk Barbican London EC2 Insertion of new windows, walls, internal partition walls, mezzanine, new flue at roof level, and other alterations in connection with the use of the space as a residential unit.	Public
Ward: Aldersgate	For Decision
Registered No: 16/00770/LBC	Registered on: 22 July 2016
Conservation Area:	Listed Building: Grade II

Summary

The site forms the south western corner of the Barbican Estate and is located at the southern end of Aldersgate Street close to the Museum of London rotunda. The building is Grade II listed and is described in the listing description as "a glazed brick service tower containing stairs to Aldersgate Street and up to roof, with rounded walls and pyramidal roof". This application relates to the podium and upper level. The podium level offers access to the John Wesley Highwalk which leads to the Museum of London to the south and Thomas More House to the north. The upper level is currently gated and inaccessible to the public.

This report covers both the Planning and Listed Building applications submitted for the change of use of part of the podium and upper level of the Turret to form a single residential unit (use class C3) and associated internal and external alterations. The proposal is similar to the planning permission and listed building consent (08/00029/LBC and 08/00030/FULL) that were allowed on appeal in 2008 (not implemented) although includes improvements to the scheme.

The application has been amended. A total of 31 representations have been received to the original application: 30 objections and 1 letter of support. A further 9 representations were received to the amended application: 8 objections and 1 letter of support. The Twentieth Century Society has objected to the application. It is their view that the proposed works would detract substantially from the architectural interest of the turret. Historic England did not wish to offer any comment on this application.

Recommendation

- a) Listed building consent be granted for the works referred to above in accordance with the details set out on the attached schedule.

Main Report

For full report see application 16/00768/FULL.

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

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.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

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.

SCHEDULE

APPLICATION: 16/00770/LBC

The Turret, John Wesley Highwalk Barbican London EC2

Insertion of new windows, walls, internal partition walls, mezzanine, new flue at roof level, and other alterations in connection with the use of the space as a residential unit.

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 works pursuant to this consent 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 the elevation facing onto John Wesley Highwalk;
 - b) details of all alterations to the existing façade including submission of a method statement detailing works required to form new openings in the brickwork on the building's eastern elevation to accommodate new windows;
 - c) details of fenestration and external joinery, including new skylight;
 - d) details of the John Wesley Highwalk elevation and entrance;
 - e) details of all alterations to the public stairway including soffits, infill panels to the sides of the staircase, and lighting;
 - f) details of soffits, hand rails and balustrades including those within the southernmost arched opening on the Aldersgate frontage.
 - g) details of the integration of plant, flues, fire escapes, and other excrescences at roof level;
 - h) details of plant and ductwork to serve the existing A3 premises below.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.
- 3 Before any works thereby affected are begun, a full photographic survey of the exterior of the building, including relevant areas of the John Wesley Highwalk, the public stairs and their continuation to the upper level, and the top floor space, shall be submitted to and approved in writing by the Local Planning Authority. All photographs should be labelled and clearly identified on floorplans.

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 Local Plan: DM12.3.

- 4 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: Location plan and dwg nos 585.15_1_A_200_RevC, 585.15_1_A_201_RevC, 585.15_1_A_202_RevB, 585.15_1_A_203_RevC, 585.15_1_A_400_RevC, 585.15_1_A_401_RevC, 585.15_1_A_402_RevC, 585.15_1_A_500_RevC, 585.15_1_A_501_RevC, 585.15_1_A_502_RevC, 585.15_1_A_503_RevC, 585.15_1_A_504_RevA, and 585.15_1_A_600.

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.