

Committee:	Date:
Planning and Transportation	25 July 2017
Subject: Wood Street Police Station 37 Wood Street London EC2P 2NQ Erection of a nine storey tower extension, infill of existing courtyard, internal refurbishment, conversion of basements, provision of car and cycle parking, refuse and recycling storage and associated works for police station (sui generis) use (Total new floorspace 2897sq.m GEA).	Public
Ward: Bassishaw	For Decision
Registered No: 17/00131/LBC	Registered on: 17 March 2017
Conservation Area: NO	Listed Building: Grade II*

Summary

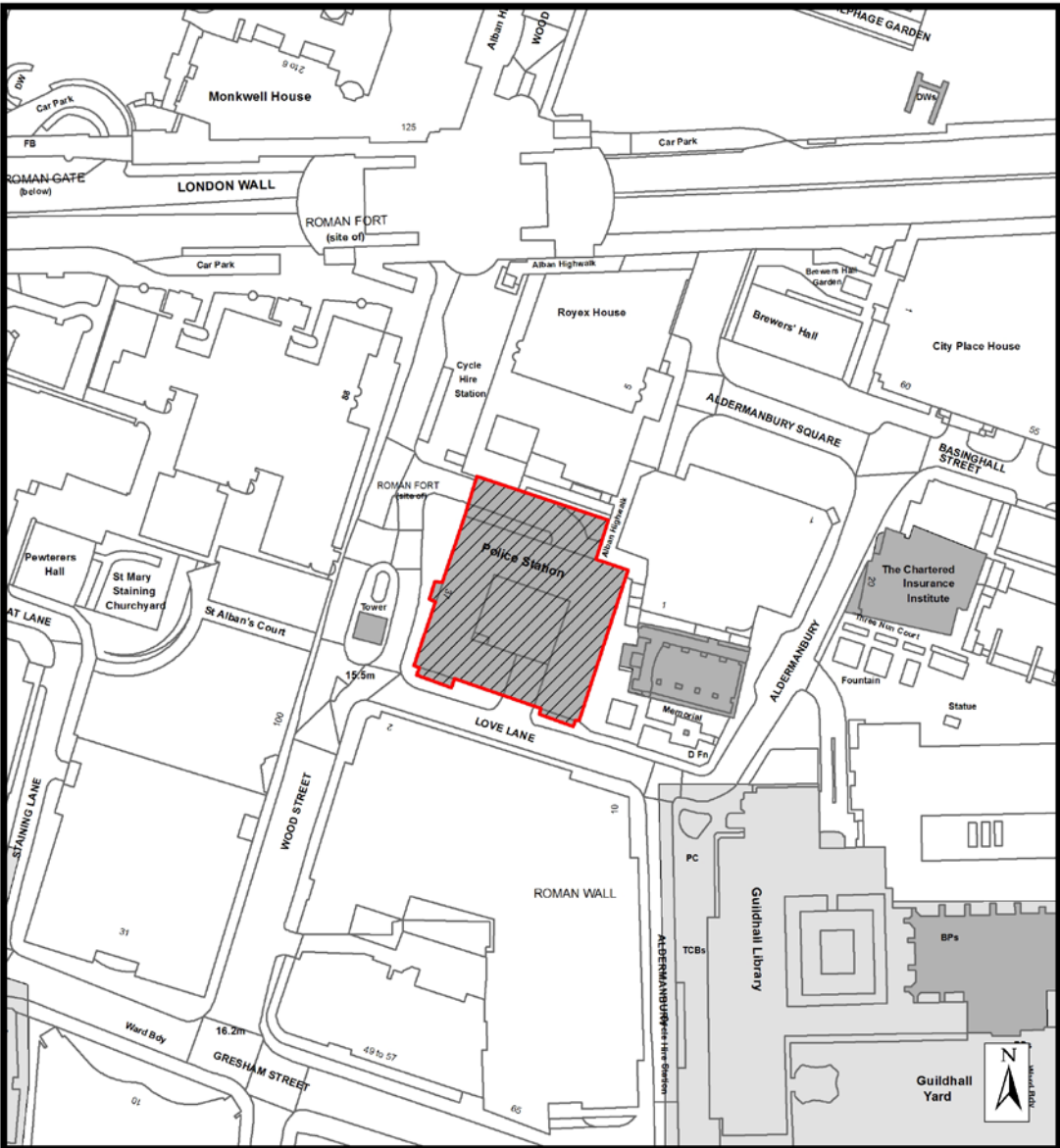
Listed building consent is sought for the 'Erection of a nine storey tower, infill of existing courtyard, internal refurbishment, conversion of basements to provide car and cycle parking; refuse and recycling storage; and associated works for police station (sui generis) use (Total new floorspace 2752sq.m GEA)'.

The National Planning Casework Unit has requested that applications sent to them for determination under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 are referred to them with an indication of what the decision of the City of London, as Local Planning Authority, would have been if it were determining the application.

Recommendation

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




Site Location Plan



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ADDRESS:
Police Station, Wood Street

CASE No.
17/00130/FULL &
17/00131/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Main Report

For full report see application: 17/00130/FULMAJ.

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: 17/00131/LBC

Wood Street Police Station 37 Wood Street London

Erection of a nine storey tower extension, infill of existing courtyard, internal refurbishment, conversion of basements, provision of car and cycle parking, refuse and recycling storage and associated works for police station (sui generis) use (Total new floorspace 2897sq.m GEA).

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 external ground and upper level surfaces;
 - (b) details of the proposed new facades including details of typical bays and fenestration;
 - (c) details of the new glazed link structure between the existing tower and the extension;
 - (d) details of refurbishment of existing windows and details of new windows;
 - (e) details of brick detailing and stone jointing of tower extension structure;
 - (f) details of all alterations to the existing facade;
 - (g) details of the exterior and interior junctions between the existing structure and the tower and the courtyard extensions;
 - (h) details of the treatment of and finishes to external walls that would become enclosed within the new extensions;
 - (i) details of new work and works of refurbishment to the interior of the building, including Rolfe Hall, the Wakefield Mess, the staircases and lobbies, and the public reception;
 - n) details of new work and work in making good to the retained fabric of the building.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 All 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 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 Local Plan: DM12.3.
- 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 Local Plan: DM12.3.
- 6 No works to the building shall take place until a record of the building in its unaltered condition has been submitted to and approved in writing by the Local Planning Authority. The record should include drawings and photographic records and focus principally on the areas subject to greatest change.
REASON: To ensure that a record is made of the parts of the building that will be altered in order to mitigate its loss in accordance with the following policies of the Local Plan: CS12, D
- 7 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 No. 014100_P110 proposed site plan Rev A A1 014100_P200-3 Proposed Floor Plans Level -02 Rev B
Drawing No.014100_P201-3 Proposed Floor Plans Level -01 REV B
Drawing No. 014100_P202-3 Proposed Floor Plans Level 00 REV C
Drawing No. 014100_P203-3 Proposed Floor Plans Level 01 REV B
Drawing No. 014100_P204-3 Proposed Floor Plans Level 02 REV B
Drawing No. 014100_P205-3 Proposed Floor Plans Level 03 REV B
Drawing No. 014100_P206-3 Proposed Floor Plans Level 04 REV B
Drawing No. 014100_P207-3 Proposed Floor Plans Level 05 REV B
Drawing No. 014100_P208-3 Proposed Floor Plans Level 06 REV B
Drawing No. 014100_P209-3 Proposed Floor Plans Level 07 REV B
Drawing No. 014100_P210-3 Proposed Floor Plans Level 08 REV B
Drawing No. 014100_P211-3 Proposed Floor Plans Level 09 REV B
Drawing No. 014100_P212-3 Proposed Floor Plans Level 10 REV B

Drawing No. 014100_P213-3 Proposed Floor Plans Level 11 REV B
 Drawing No. 014100_P214-3 Proposed Floor Plans Level 12 REV B
 Drawing No. 014100_P215-3 Proposed Floor Plans Level 13 REV B
 Drawing No. 014100_P220 Servicing & Waste Management Strategy
 Rev B
 Drawing No. 014100_P250-2 Proposed Townscape South & West Rev
 C
 Drawing No. 014100_P251-2 Proposed Townscape North & East Rev
 C
 Drawing No. 014100_P255-2 Proposed Streetscape Elevation South
 onto Love Lane
 Drawing No. 014100_P256-2 Proposed Streetscape Elevation West
 onto Wood Street Rev C
 Drawing No. 014100_P257-2 Proposed Streetscape Elevations North
 Rev C Drawing No. 014100_P258-2 Proposed Streetscape Elevations
 East Rev C
 Drawing No. 014100_P260-3 Proposed Elevation South onto Love
 Lane Rev
 Drawing No. 014100_P261-3 Proposed Elevation West onto Wood
 Street Rev C
 Drawing No. 014100_P262-3 Proposed Elevation North onto
 Aldermanbury Place Rev C
 Drawing No. 014100_P263-3 Proposed Elevation East onto St Mary
 Aldermanbury Garden Rev C
 Drawing No. 014100_P264-3 Proposed Courtyard Elevation Rev B
 Drawing No. 014100_P265-3 Proposed Courtyard Elevation Rev B
 Drawing No. 014100_P270-3 Section A-A Proposed Rev A
 Drawing No. 014100_P271-3 Section B-B Proposed Rev A
 Drawing No. 014100_P272-3 Section C-C Proposed Rev A
 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.

INFORMATIVES

- 1 This listed building consent is granted having regard to listed building considerations only and is without prejudice to the position of the City of London Corporation as ground landlords; and the work must not be instituted until the consent of the City of London Corporation as freeholders has been obtained.