

Committee:	Date:
Planning and Transportation	24 October 2017
Subject: 50 Liverpool Street London EC2M 7PY Installation of a freestanding overhead canopy.	Public
Ward: Bishopsgate	For Decision
Registered No: 17/00651/FULL	Registered on: 12 July 2017
Conservation Area: Bishopsgate	Listed Building: Grade II

Summary

Planning permission and listed building consent are sought for the installation of a freestanding canopy.

The site is on Liverpool Street adjacent to the entrance to Liverpool St Station and Plaza, known as Hope Square. The building has four storeys. It is a commercial block with a restaurant/takeaway at ground floor level and offices above. It is in the Bishopsgate Conservation Area and is Grade II Listed. It is adjacent to buildings of special architectural or historic interest. Liverpool St Station and the Andaz London Liverpool Street Hotel are Grade II Listed.

The canopy would be used to cover part of the external seating area. The highway status of the area outside the restaurant/takeaway is a private permissive path.

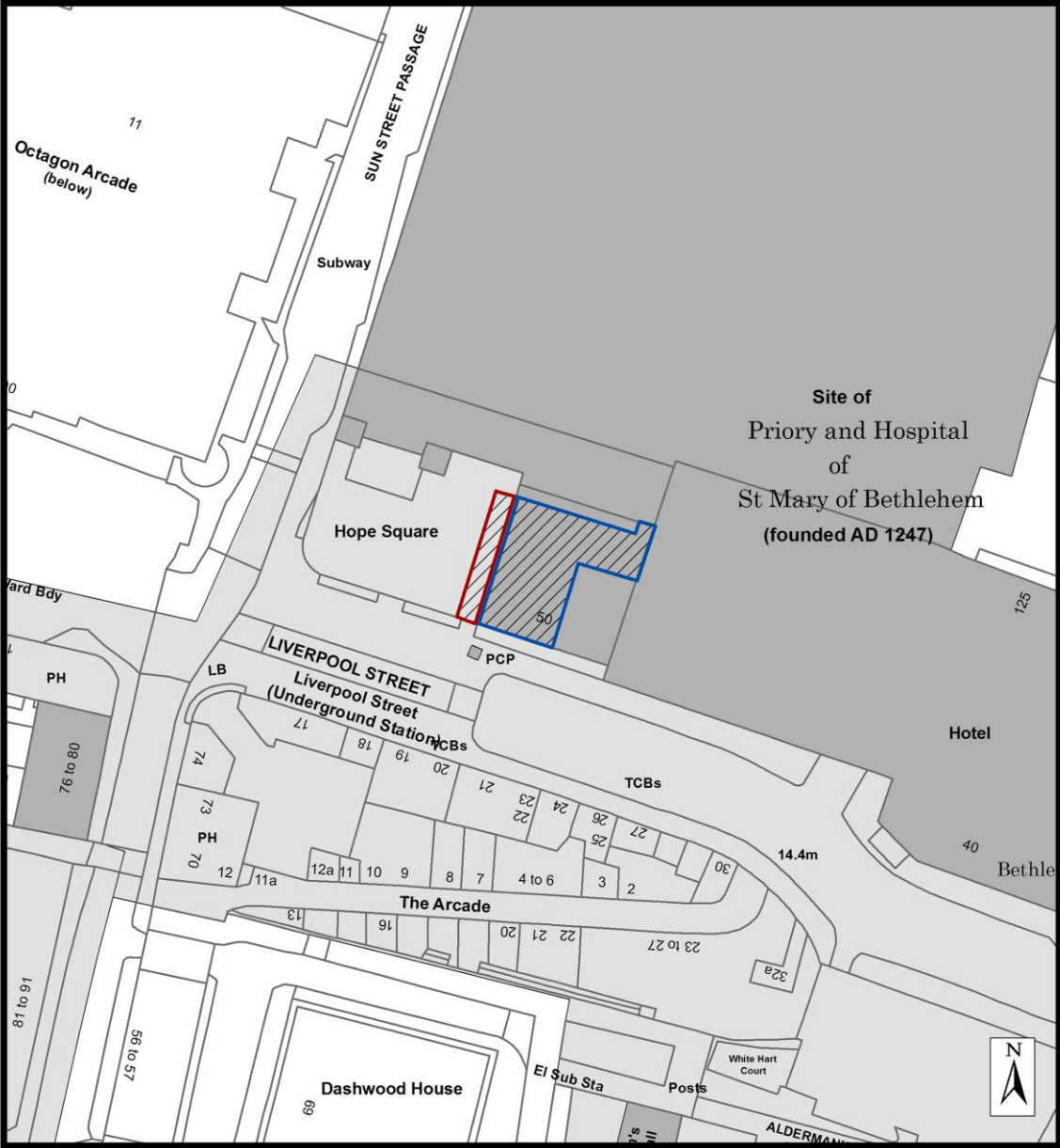
The recommendation in this report relates to the planning application. The recommendation in the following report relates to the application for listed building consent. The content of this report relates to the evaluation of both applications.

The siting, size, design and appearance of the proposed structure would constitute visual clutter and would detract from the special architectural and historic interest and significance of the listed building, from the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character, appearance and significance of the Bishopsgate Conservation Area, contrary to the relevant policies.

Recommendation

That Planning Permission be refused for the reasons set out in the attached schedule.

City of London 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:
50 Liverpool Street

CASE No.
17/00651/FULL

-  SITE LOCATION
-  LAND IN CLIENTS OWNERSHIP
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



CITY OF LONDON

DEPARTMENT OF THE BUILT ENVIRONMENT

Address: 50 Liverpool Street

Case No: 17/00651/FULL



Main Report

Site

1. The site is on Liverpool Street adjacent to the entrance to Liverpool St Station and Plaza, known as Hope Square.
2. The building has four storeys. It is a commercial block with a restaurant/takeaway at ground floor level and offices above.
3. The building is in the Bishopsgate Conservation Area.
4. The building is Grade II Listed. It is adjacent to buildings of special architectural or historic interest. Liverpool St Station and the Andaz London Liverpool Street Hotel are Grade II Listed.

Proposals

5. Planning permission and listed building consent are sought for the installation of a freestanding overhead canopy. Although the canopy would be freestanding and not fixed to the listed building, it is within the curtilage of the listed building and as such requires listed building consent (S 1(5) and 7 Planning (Listed Buildings and Conservation Areas) Act 1990).

Consultations

6. The application has been publicised on site and in the press.
7. The views of other City of London departments have been taken into account in the consideration of this scheme.
8. The City of London Conservation Area advisory Committee (CAAC) had no objections in principle, but they expressed concerns about the arrangements for drainage of surface water from the roof.
9. London Underground and Crossrail have no comments to make on the application.

Policy Context

10. The Development Plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
11. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

Considerations

12. The Corporation in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan

unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

In considering whether to grant planning permission for development which affects a conservation area, to apply considerable weight and importance to the need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. (S71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

In considering whether to grant planning permission for development which affects a listed building or its setting, to apply considerable weight and importance to the need to have special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

In considering whether to grant listed building consent special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S.16(2) Planning (Listed Buildings and Conservation Areas) Act 1990).

Chapter 12 of the NPPF is relevant in this instance as it sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by Historic England including the document's Conservation Principles, and The Setting of Heritage Assets together with Building in Context (HE/CABE) and Historic England's 'Historic Environment Good Practice Advice Notes' (1, 2 and 3), the Bishopsgate Conservation Area Character Summary and Management Strategy SPD, the City Public Realm SPD and the Liverpool Street Area Enhancement Strategy SPD.

Considerable importance and weight should be given to the desirability of preserving or enhancing the character or appearance of a conservation area and the setting of listed buildings. A finding that harm would be caused to a conservation area or to a listed building or the setting of a listed building gives rise to a strong presumption against planning permission and listed building consent being granted.

13. The principal issues in considering this application are:

The canopy would be used to cover part of the external seating area. The highway status of the area outside the restaurant/takeaway is a private permissive path.

The impact of the proposal on the special interest/significance of the listed building; the impact on the character and appearance and significance of the Bishopsgate Conservation Area; and the setting of nearby listed buildings.

Design and Conservation

14. The building is of buff brick with limestone dressings in a convincing High Victorian Venetian Gothic style. It is symmetrically composed with a rigorous and well-detailed ground floor arcade with stiff-leaf compound piers, multi-foil arches and an impressive range of plate tracery pointed windows above. The ground floor arcade was the product of the substantial re-ordering of the station in the 1980s/90s, the arcade detail following that of the original entrance so as to address Hope Square in the manner of a cloistered Venetian Square. Liverpool Street Station is one of the great Victorian symbols of the Railway Age and the principle gateway to the City from the East. As such, that which remains, is of much architectural and historic interest and significance.
15. That significance is accentuated by its 'group value', when viewed as part of a fine late-Victorian townscape within the Bishopsgate Conservation Area. The building is prominent in the approach to the Station, when it is seen in association with the towers, train shed, Andaz London Liverpool Street Hotel (Grade II) and former Metropolitan Railway Station and Arcade (non-designated asset). This is recognised in the Bishopsgate Conservation Area Character Summary and Management Strategy (the SPD), which identifies the importance of the view east from the junction of Liverpool and Old Broad Streets towards the Great Eastern Hotel, which includes the building.
16. The proposed canopy would comprise of powder-coated aluminium columns supporting a glass sloping roof with additional lateral support via metal supports. Whilst no detailed drawings have been submitted, the glass roof would abut the first floor cills with an assumed flashing detail. It is apparent from the visuals that this would incorporate LED lighting. The columns seek to mirror the colonnettes of the building, fanning out to support the roof.
17. At approximately 14.5m wide and 5m high, the proposed structure would be a substantial addition forward of the principal facade of the listed building and prominent in the important local views from the junction between Liverpool and Old Broad Streets. Despite the relatively lightweight structure and glass roof, the structure would be unduly prominent and would obscure the ground floor elevation and, in closer range views, obscure an appreciation of the upper elevation. Despite its size, it would not cover the whole breadth of the elevation, drawing attention to its alien presence and undermining the overarching symmetry of the architectural composition. The canopy would project forward, at a dominant scale in the immediate street and would read as an uncomfortable extension to the building.
18. No detailed drawings have been submitted. Additional clutter would be likely to be necessary in order for the canopy to appropriately function; in particular drainage.
19. The proposed structure would add to the detrimental cluttering of the townscape, contrary to the Corporation's strategic objectives for the rejuvenation of the public realm to accompany the opening of Crossrail.

Liverpool Street Area Enhancement Strategy SPD, at page 167, seeks to strengthen the sense of gateway “arrival” at Liverpool Street Station, including the presence of the historic Hope Square entrance. It seeks to create a space which is simple and uncluttered with characterful paving and a clear identity and overarching design, which includes an ambition to open clear sightlines, in particular towards the station entrance. The City’s approach to the public realm is established in the adopted City Public Realm SPD (July 2016) which establishes a series of strategic aims which include Aim 3, to create simpler, more spacious and less cluttered streets and Aim 5, which seeks to protect our unique heritage.

20. The proposal would detract from the appearance of the building and thereby would result in less than substantial harm to designated heritage assets which, in accordance with paragraph 134 of the NPPF, should be balanced against the public benefits. It is not considered that there is a demonstrable public benefit for the canopy which would outweigh the harm identified, having special regard to the special interest and character and appearance of the listed buildings and conservation area, in accordance with sections 66 and 72 of the Act.

Conclusions

21. The siting, size, design and appearance of the proposed structure would constitute visual clutter and would detract from the special architectural and historic interest and significance of the listed building, from the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character and appearance and significance of the Bishopsgate Conservation Area, having special regard to the desirability of preserving the listed building, the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character and appearance of the Bishopsgate Conservation Area, contrary to London Plan Policy 7.8, Local Plan Policies CS 10, CS 12, DM 10.1, DM 12.1, DM 12.2 and DM 12.3, and guidance contained in the Bishopsgate Conservation Area Character Summary and Management Strategy SPD, the City Public Realm SPD and the Liverpool Street Area Enhancement Strategy SPD and the aims and objectives of Chapter 12 of the NPPF.

Background Papers

Internal

Nil.

External

Letter - City of London Conservation Area Advisory Committee 12 August 2017

Letter - London Underground 31 July 2017

Email - Crossrail 19 July 2017

Design & Access & Heritage Statement June 2017

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;

- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

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.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.

3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

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: 17/00651/FULL

50 Liverpool Street London EC2M 7PY

Installation of a freestanding overhead canopy.

REASONS FOR REFUSAL

- 1 The siting, size, design and appearance of the proposed structure would constitute visual clutter and would detract from the special architectural and historic interest and significance of the listed building, from the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character and appearance and significance of the Bishopsgate Conservation Area, having special regard to the desirability of preserving the listed building, the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character and appearance of the Bishopsgate Conservation Area, contrary to London Plan Policy 7.8, Local Plan Policies CS 10, CS 12, DM 10.1, DM 12.1, DM 12.2 and DM 12.3, and guidance contained in the Bishopsgate Conservation Area Character Summary and Management Strategy SPD, the City Public Realm SPD and the Liverpool Street Area Enhancement Strategy SPD and the aims and objectives of Chapter 12 of the NPPF.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 The Plans and Particulars accompanying this application are: Location Plan; 6673_AEW_0444_0019; 6673_AEW_0444_V003_View 1 Proposed x2; 6673_AEW_0444_V004_View 2 Proposed x2;

6673_AEW_0444_V004_View 1 Existing;
6673_AEW_0444_V004_View 2 Existing.

City of London Conservation Area Advisory Committee

Mr. Ted Rayment,
Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

12th August 2017

Dear Sir,

At its meeting on 10th August 2017 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.99 17/00651/FULL - 50 Liverpool Street, London EC2M 7PY
Bishopsgate Conservation Area/Bishopsgate Ward. Grade II. Ward Club rep. Peter Luscombe.

Installation of a freestanding overhead canopy.

There were no objections in principle, but concerns were expressed by the Committee about the arrangements for drainage of surface water from the roof.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,

Mrs. Julie Fox
Secretary



London Underground
Infrastructure Protection

3rd Floor
Albany House
55 Broadway
London SW1H 0BD

www.tfl.gov.uk/tube

Your ref: 17/00651/FULL
Our ref: 20403-SI-C101

Michael Blamires
Director of Built Environment
PLNComments@cityoflondon.gov.uk

31 July 2017

Dear Michael,

50 Liverpool Street London EC2M 7PY

Thank you for your communication of 19th July 2017.

I can confirm that London Underground Infrastructure Protection has no comment to make on this planning application.

If I can be of further assistance, please contact me.

Yours sincerely

Shahina Inayathusein
Information Manager
Email: locationenquiries@tube.tfl.gov.uk
Direct line: 020 3054 1365

Broughton, Helen

From: Will Orlik <WillOrlik@crossrail.co.uk>
Sent: 19 July 2017 15:21
To: PLN - Comments
Subject: 17/00651/FULL 50 Liverpool Street, London, EC2M 7PY

Crossrail Ref: CRL-00-170882

Dear Michael Blamires,

17/00651/FULL 50 Liverpool Street, London, EC2M 7PY

Thank you for your letter dated 19 July 2017 and the accompanying planning application documents relating to the above site, requesting the views of Crossrail Limited on the above application.

Crossrail is a proposed new railway that will link Heathrow and Maidenhead in the west to Shenfield and Abbey Wood in the east using existing Network Rail tracks and new tunnels under Central London.

The Crossrail Bill which was introduced into Parliament by the Secretary of State for Transport in February 2005 was enacted as the Crossrail Act on the 22nd July 2008. The first stage of Crossrail preparatory construction works began in early 2009. Main construction works have started with works to the central tunnel section to finish in 2018, to be followed by a phased opening of services.

Crossrail Limited administers a Direction issued by the Department for Transport on 24th January 2008 for the safeguarding of the proposed alignment of Crossrail.

The site of this planning application is identified within the limits of land subject to consultation under the Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

You may inspect and/or purchase copies of Plans, Sections, Environmental Statements, Explanatory Notes and Non-Technical Summaries pertaining to the Crossrail proposals at specified Libraries, Local Authority Offices or directly from Crossrail Limited at "28th Floor, 25 Canada Square, Canary Wharf, London E14 5LQ".

In addition, the latest project developments can be found on the Crossrail website www.crossrail.co.uk/safeguarding, which is updated on a regular basis.

I hope this information is helpful, but if you require any further assistance then please feel free to contact a member of the Safeguarding Team on 0345 602 3813, or by email to safeguarding@crossrail.co.uk

Yours sincerely,

Will Orlik | Safeguarding Coordinator
Crossrail Limited | 25 Canada Square | London | E14 5LQ
Tel: 020 3229 9100 | Helpdesk (24hr) 0345 602 3813

Desk Location CS28/Y1/22
T 020 3229 9207
willorlik@crossrail.co.uk
www.crossrail.co.uk

MOVING LONDON FORWARD