

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: 17/00652/LBC	Registered on: 12 July 2017
Conservation Area: Bishopsgate	Listed Building: Grade II

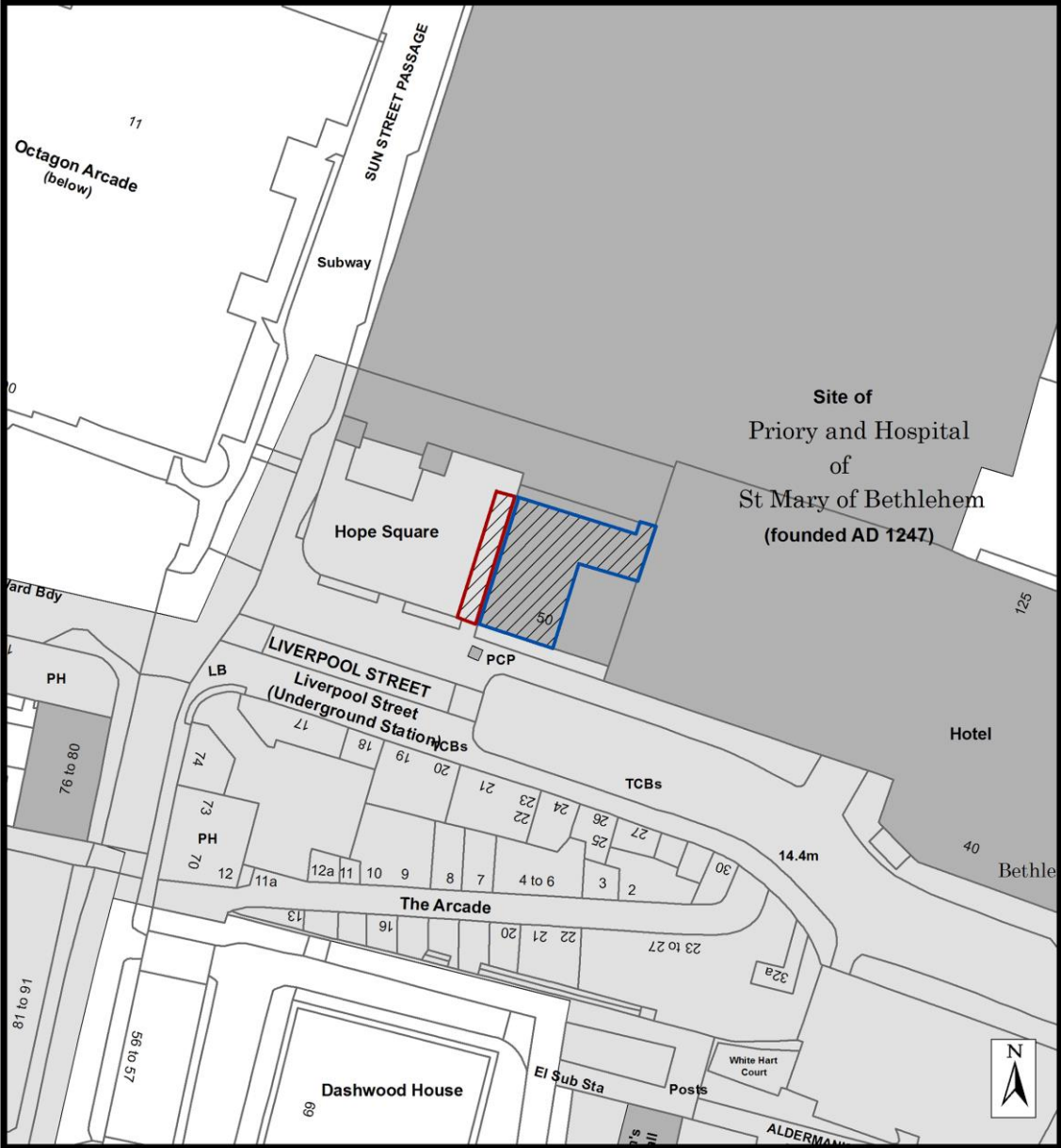
Summary

For full report see application Ref: 17/00651/FULL.

Recommendation

That Listed Building Consent be refused for the reasons set out in the attached schedule.

City of London Site Location Plan



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ADDRESS:
50 Liverpool Street

CASE No.
17/00652/LBC

-  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

For full report see application Ref: 17/00651/FULL.

Relevant Local Plan Policies

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.

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.

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.

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.

SCHEDULE

APPLICATION: 17/00652/LBC

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 detract from the special architectural and historic interest and significance of the listed building, having special regard to the desirability of preserving the building or features of special architectural or historic interest it possesses, 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 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.