

Committee:	Date:
Planning and Transportation	24 October 2017
Subject: City Temple 31 Holborn Viaduct London EC1A 2DE New and extended rooftop plant, new fenestration, alterations to existing fenestration and the insertion of ventilation grilles.	Public
Ward: Farringdon Within	For Decision
Registered No: 17/00781/FULL	Registered on: 28 July 2017
Conservation Area:	Listed Building: Grade II

Summary

Planning permission is sought for external alterations associated with the internal refurbishment of the upper levels of City Temple. Such works include the provision of new and extended rooftop plant, new fenestration, alterations to existing fenestration and the insertion of ventilation grilles.

City Temple is in need of modernisation but the church is unable to raise the funds necessary to carry out the works. The owners of Morley House approached the church with a proposal to refurbish City Temple in exchange for a long lease of the two lower floors of City Temple for flexible office use which is supported by the church. The works would secure the long term future of City Temple.

In order to obtain approval for the internal refurbishment works to the upper levels of City Temple an application has been approved by the United Reform Synod Property Committee under The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010.

The proposed external works are considered to be acceptable in design terms. They would not detract from the appearance of City Temple or have a detrimental impact on views or the setting of surrounding listed buildings. Noise levels from the new plant would be controlled by condition.

The following recommendation relates to the planning application described above. There is a separate recommendation before your Committee relating to the redevelopment of Morley House and an application for Listed Building Consent for alterations and change of use to the lower floors of City Temple. All applications are covered by a single report under reference 17/00165/FULMAJ.

Recommendation

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Main Report

1. For main report see application 17/00165/FULMAJ.

Background Papers

Eric Parry Architects Design and Access Statement for External Works

Hilson Moran Noise Survey Report rev. 03 19 July 2017

MOLA City Temple Holborn Viaduct Planning Application for External Works
dated 24th July 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

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.

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.

SCHEDULE

APPLICATION: 17/00781/FULL

City Temple 31 Holborn Viaduct London

New and extended rooftop plant, new fenestration, alterations to existing fenestration and the insertion of ventilation grilles.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning 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 upper level surfaces;
 - b) details of the proposed alterations to the facades including details of the fenestration and alteration to stonework;
 - c) details of soffits, hand rails and balustrades;
 - d) details of all other alterations to the existing facade;
 - e) details of the integration of plant, flues, fire escapes and other excrescences at roof level;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
 - (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
 - (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
 - (c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 4 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

- 6 Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants.

REASON: In order to ensure that the proposed development does not have a detrimental impact on surrounding occupiers and in accordance with the following policy of the Local Plan: DM15.6 and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10, in accordance with the City of London Air Quality Strategy 2015 and the Local Plan DM15.6.

- 7 Any generator on the site shall be used solely on intermittent and exceptional occasions when required in response to a life threatening emergency or an exceptional event requiring business continuity and for the testing necessary to meet that purpose and shall not be used at any other time. At all times the generator shall be operated to minimise noise impacts and emissions of air pollutants and a log of its use shall be maintained and be available for inspection by the Local Planning Authority.

REASON: To minimise adverse air quality in accordance with policies DM15.6 and DM 21.3 of the Local Plan and policies 7.14 B a and c of the London Plan.

- 8 No boilers that have a dry NO_x emission level exceeding 40 mg/kWh (measured at 0% excess O₂) shall at any time be installed in the building.

REASON: To comply with policy DM15.6 of the Local Plan and policies 7.14B a and c of the London Plan.

- 9 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: EPA-CTQ 00-1-300 rev. P00; EPA-CTQ-05-1-504 rev. P00; EPA-CTQ-05-4-501 rev. P00; EPA-CTQ-01-2-500 rev. P00; EPA-CTQ-01-2-501 rev. P00; EPA-CTQ-01-2-502 rev. P00; EPA-CTQ-01-2-503 rev. P00; EPA-CTQ-01-2-504 rev. P00; EPA CTQ 05 DTL 005 rev. P2; EPA CTQ 05 DTL 006 rev. P2; EPA-CTQ-05-2-502 rev. P00; EPA-CTQ-05-2-501 rev. P00; EPA-

CTQ-05-2-500 rev. P00; EPA-CTQ-05-3-502 ref. P00; EPA-CTQ-05-4-502 rev. P00; EPA-CTQ-00-2-502 rev. P00.

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 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 City of London Corporation has an Air Quality Supplementary Planning Document which provides requirements and guidance regarding minimising emissions and exposure to poor air quality, for example CHP and boiler emission limits and stack heights. See www.cityoflondon.gov.uk/airqualityplanning.