

Committee:	Date:
Planning and Transportation	24 October 2017
Subject: Morley House 26 - 30 Holborn Viaduct And City Temple 31 Holborn Viaduct London EC1A 2AT Alterations to the fenestration and mezzanine level, formation of a new entrance and the installation of plant in association with the change of use of the lower ground and mezzanine floor to office space (Use Class B1, 1,646 sq.m).	Public
Ward: Farringdon Within	For Decision
Registered No: 17/00166/LBC	Registered on: 2 March 2017
Conservation Area:	Listed Building: Grade II

Summary

Planning permission and listed building consent are sought for the change of use of the lower floors of City Temple to flexible office space (Class B1, 1,646 sq.m GIA) and external alterations including new ventilation, fenestration, plant and the formation of an entrance off Plumtree Court.

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 office space would complement the function of the hotel and the works would secure the long term future of City Temple.

The provision of 1,646 sq.m of office space within City Temple and the associated external alterations are considered to be acceptable and would not detract from the architectural or historic significance of the listed building.

The following recommendation relates to the listed building consent covering the works to the lower floors of City Temple.

Recommendation

That listed building consent be granted for the proposal in accordance with the details set out in the attached schedule.

Main Report

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

Background Papers

See report for application 17/00165/FULMAJ.

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

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.

SCHEDULE

APPLICATION: 17/00166/LBC

Morley House 26 - 30 Holborn Viaduct And City Temple 31 Holborn Viaduct London

Alterations to the fenestration and mezzanine level, formation of a new entrance and the installation of plant in association with the change of use of the lower ground and mezzanine floor to office space (Use Class B1, 1,646 sq.m).

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of five 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 fenestration and entrances including details of windows and external joinery and all other alterations to the existing facade;
 - c) details of new work and work in making good to the interior of the building;
 - d) details of new work and work in making good to the retained fabric of the building;
 - e) details of plant and ductwork to serve the premises.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 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 PLN 000 rev. P1; EPA CTQ 00 PLN 001 rev. P1; EPA CTQ 00 PLN 197 rev. P1; EPA CTQ 00 PLN 197 rev. P1; EPA CTQ 00 PLN 198 rev. P1; EPA CTQ 00 PLN 199 rev. P2; EPA CTQ 00 PLN 199 rev. P2; EPA CTQ 00 PLN 200 rev. P1; EPA CTQ 00 SEC 200 rev. P1; EPA CTQ 00 SEC 201 rev. P1; EPA CTQ 00 ELE 200 rev. P1; EPA CTQ 00 ELE 201 rev. P2; EPA CTQ 00 ELE 202 rev. P1; EPA CTQ 05 PLN 297 rev. P5; EPA CTQ 05 PLN 298 rev. P6; EPA CTQ 05 PLN 299 rev. P7;

EPA CTQ 05 SEC 300 rev. P4; EPA CTQ 05 SEC 301 rev. P4; EPA CTQ 05 SEC 304 rev. P1; EPA CTQ 05 ELE 300 rev. P3; EPA CTQ 05 ELE 301 rev. P3; EPA CTQ 05 ELE 302 rev. P3; EPA CTQ 05 ELE 303 rev. P1.

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.