

Committee:	Date:
Planning and Transportation	29 January 2018
Subject: Telephone Kiosk O/S Royal Exchange Buildings London EC3V 3NL Change of use of 2no. telephone kiosks to 2no. retail kiosks. Replacement of the existing telephone box glazing with toughened safety glass.	Public
Ward: Cornhill	For Decision
Registered No: 17/00976/LBC	Registered on: 16 October 2017
Conservation Area: Bank	Listed Building: Grade II

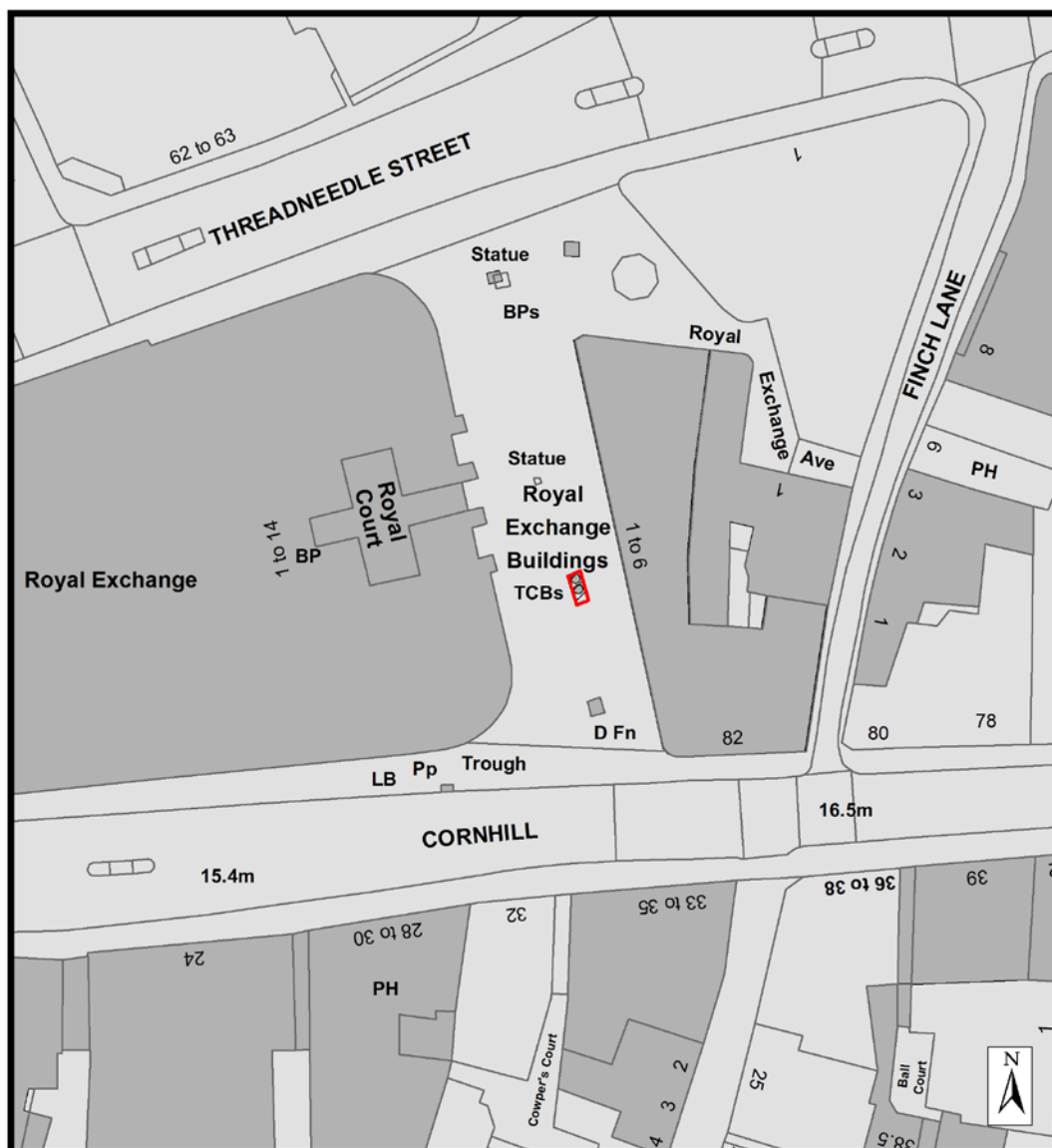
Summary

For full report see application Ref: 17/00975/FULL.

Recommendation

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

Site Location Plan



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ADDRESS:

Telephone Kiosk O/S Royal Exchange Buildings

CASE No.
17/00976/LBC

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



Main Report

Background Papers

Internal

Nil

External

20.10.2017 Letter Historic England (17/00976/LBC)
14.11.2017 Letter Conservation Area Advisory Committee
Design and Access/ Heritage Statement September 2017
Existing Drawing Number: EX01 Rev A
Proposed Drawing Number: PL01 Rev B
Heritage Appraisal October 2017

Relevant Local Plan Policies

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: 17/00976/LBC

Telephone Kiosk O/S Royal Exchange Buildings London

**Change of use of 2no. telephone kiosks to 2no. retail kiosks.
Replacement of the existing telephone box glazing with toughened safety glass.**

REASON FOR REFUSAL

- 1 The proposed conversion of the telephone boxes to retail units and the associated alterations would detract from the significance of the K6 telephone kiosks and would be detrimental to their character and special architectural and historic interest resulting in less than substantial harm to the listed telephone kiosks contrary to Local Plan Policies CS12, DM12.1, DM12.3, London Plan Policy 7.8D and the aims and objectives of Chapter 12 of the NPPF.

INFORMATIVES

- 1 The Plans and Particulars accompanying this application are: PL01 Rev B.