

Committee:	Date:
Planning and Transportation	8 May 2018
Subject: 3 - 4 Bartholomew Place London EC1A 7HH Demolition of existing light industrial building, Class B1(c) and redevelopment to provide a seven-storey building (Basement, Ground and five upper floors) to create nine residential units (Class C3), including terraces at lower ground floor level, lightwells and associated works. (674sq.m)	Public
Ward: Farringdon Within	For Decision
Registered No: 17/00875/FULL	Registered on: 22 November 2017
Conservation Area: Smithfield	Listed Building: No

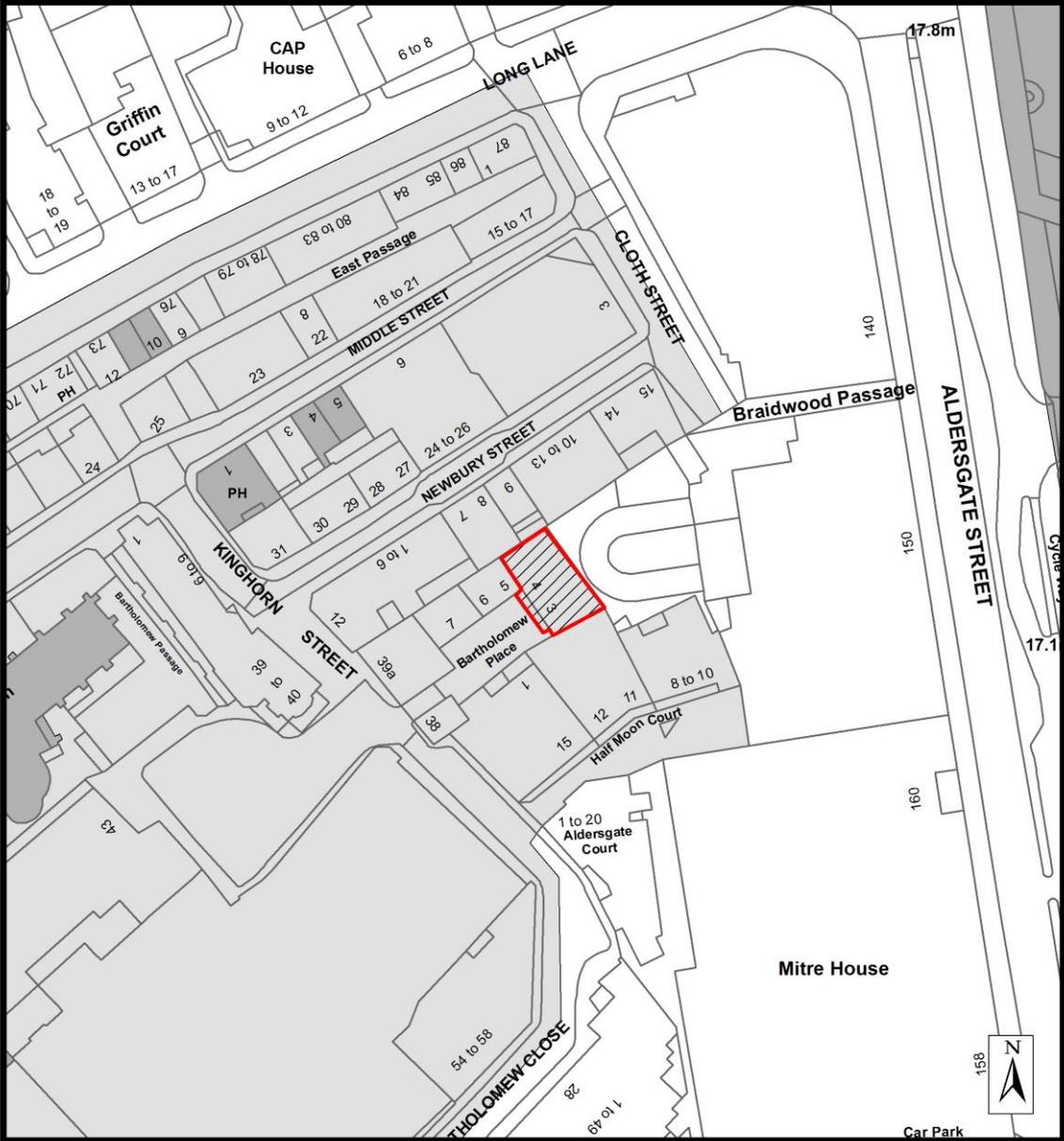
Summary

Planning permission is sought for the demolition of existing light industrial building, Class B1 (c) and redevelopment to provide a seven-storey building (Basement, Ground and five upper floors) to create nine residential units (Class C3), including terraces at lower ground floor level, lightwells and associated works. (674sq.m). The scheme would provide five studio flats and four two-bedroom units, the two-bedroom units would be duplex units set over two floors. 13 cycle parking spaces are proposed at ground floor level. The proposed building would contribute to the overall mix of uses in the locality and would provide new residential accommodation. The design of the proposed building would have a positive relationship with adjacent buildings and would further enhance the character and appearance of this part of the Smithfield Conservation Area. Two letters of support and 13 objections have been received from nearby residents, commercial occupiers and statutory consultees.

Recommendation

- (a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled.
- (b) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations".

Site Location Plan



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ADDRESS:
3-4 Bartholomew Place

CASE No.
17/00875/FULL

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



DEPARTMENT OF THE BUILT ENVIRONMENT



Rear Facade



Front Facade

Main Report

Site

1. The site is located within the Smithfield area at the eastern end of Bartholomew Place, a small tightly enclosed courtyard accessed from Bartholomew Close and Kinghorn Street.
2. The existing building covers most of the site along with a small vacant area of land to the north west. The total site area is approximately 0.01ha/127sq.m. The existing building has four-storey's, basement, ground and two upper floors, accessed at ground floor level from Bartholomew Place. The property is currently vacant and has been since June 2017. The building has a lawful use as light industrial, which falls within Class B1(c) use.
3. The site is in the Smithfield Conservation Area, characterised by its historic street pattern and mix of historical and post war buildings. To the rear of the site is a rotunda access to private car parking for 150 Aldersgate Street.
4. The site is within 'The North of the City' as defined by Local Plan policy CS5. Uses in the surrounding area are mixed and include St Bartholomew's Hospital, smaller scale retail and residential uses, as well as offices. The closest residential properties are located at 1-3 Newbury Street and 10 -13 Newbury Street.

Relevant Planning History

5. Planning permission was granted on 01.10.09 for '(i) Change of use from light industrial use (Class B1) to residential use (Class C3) at basement, ground, first and second floor levels (204sq.m). (ii) extensions at roof level, rear and side of building for residential (Class C3) use. (Total: 173sq.m)'. (08/00721/FULL).
6. Planning permission was granted on 25.09.12 for 'Replacement of extant planning permission (08/00721/FULL) dated 01/10/09 to extend the time limit for implementation of (i) Change of use from Light Industrial use (Class B1) to Residential use (Class C3) at basement, ground, first and second Floor levels (204sq.m). (ii) Extension at Roof level, Rear and side of Building for Residential (Class C3) use. (Total 173sq.m). (12/00764/FULL)

Proposal

7. Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven-storey building (Basement, Ground and five upper floors) to create nine residential units (Class C3), including terraces at lower ground floor level, lightwells and associated works. (674sq.m).
8. The scheme would provide five studio flats and four two-bedroom units, the two-bedroom units would be duplex units set over two floors. 13 cycle parking spaces are proposed at ground floor level.

Consultations

9. The application has been advertised on site and in the local press. The residential premises of 1-3 Newbury Street, 10-13 Newbury Street, 30 Bartholomew Close, 39-40 Bartholomew Close, 7 Kinghorn Street, 43 Bartholomew Close, 1 Middle Street, 5 Cloth Street and 4 Middle Street have been individually consulted.
10. There have been three separate consultations in respect of the application. The application was first consulted on in September 2015. A second consultation was undertaken in November 2017 following an amendment to the location plan. A third consultation was undertaken in March 2018 following the review of the original daylight and sunlight assessment, submitted with the application, by Paul Littlefair of the Building Research Establishment (BRE).
11. The views of other City of London departments have been considered in the preparation of this redevelopment scheme.
12. Historic England has advised that it does not wish to offer any comments.
13. The City of London Conservation Area Advisory Committee raised no objections.
14. The Victorian Society consider that the existing building contributes to the character of Bartholomew Place and the Smithfield Conservation area and object to the total demolition of the building. In addition, 12 letters of objection have been received from nearby residents and commercial occupiers. Two letters of support have been received.
15. The grounds of the objections are outlined in the table below with the correspondence set out in the appendix:

Topic	Objection
Residential Amenity	<ul style="list-style-type: none"> • The proposed development would adversely impact on the daylight and sunlight received by neighbouring residential properties. • The development would result in greater overlooking and lead to a loss of privacy for neighbouring residential occupiers. • The implementation of the development would result in construction noise, disturbance and disruption.
Design	<ul style="list-style-type: none"> • The development is too large and would be detrimental to the character of the conservation area. • The existing building of sufficient quality to be retained.
Courtyard	An objector states that the existing ownership of the courtyard adjacent to the site is unknown and planning

	permission should not be granted for the proposed development until this is established. However, the courtyard does not form part of the development site and issues of ownership are not planning matters.
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Policy Context

16. The development plan consists of the London Plan, the Draft London Plan (out for consultation) and the Local Plan. The London Plan, and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report. Relatively little weight should be afforded to the Draft London Plan as it is at an early stage prior to adoption, following consultation.
17. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

18. 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).
 - For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
19. The NPPF states at paragraph 14 that “at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay...” It further states at Paragraph 2 that:

“Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
20. In considering the planning application before you, account must be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
21. The principal issues in considering this application are:
 - The design and appearance of the proposed building and its impact on the Smithfield Conservation Area.

- The impact of the proposal on residential amenity, including daylight and sunlight, privacy and overlooking.

Existing Building

22. 3-4 Bartholomew Place is a small industrial building constructed sometime between 1909 and 1914. The building is three storeys high above a basement which has a narrow area to the rear. A small vacant space where a bomb-damaged building once stood is located within the site boundary to the north-west of the property. The building is constructed of brick, painted on the Bartholomew Place elevation, with a partially exposed steel frame on its front and rear elevations. There are full width small-paned metal windows on ground, first and second floors. The building's shallow pitched roof is not visible from Bartholomew Close as it is concealed behind the front parapet. The internal roof structure is steel and is likely to be wholly or largely of post-Second World War date. Due to the presence of a number of bricked up and sealed door and other openings at ground and basement levels on the rear elevation, it is evident that the building was once connected to an adjoining structure, long since demolished. The building was most recently used as a workshop for a picture framing company but is currently vacant and is in a generally poor state of repair.

Significance and Heritage

23. The existing building is not listed and falls within the Smithfield conservation area. Conservation areas are defined as designated heritage assets within the NPPF and therefore the settings and significance of conservation areas should be sustained and enhanced. 3-4 Bartholomew Place is a remaining fragment of a larger site to the east associated with the City Press, the City of London's first dedicated newspaper and therefore has some historic interest. It is possible that the building may have been used as the type foundry for this newspaper, but this cannot be confirmed by the records available. The building is clearly of an industrial character but is not structurally innovative or architecturally distinguished. Its functional appearance is, however, not wholly unattractive. The uncertainty about its former association with the City Press and its plain appearance combine to diminish its significance in terms of evidential, historical, aesthetic and communal value. Its attributes in terms of these considerations are not of sufficient merit to justify it being considered a non-designated heritage asset.

24. The existing building makes a neutral contribution to the character of the Smithfield conservation area. It does contribute to the "eclectic mix of buildings of different periods" within Bartholomew Place identified as a key character trait of the court in the Smithfield Conservation Character Appraisal by being easily identified as an industrial building of the early twentieth century, and due to its broad horizontal expanse of windows. These contributions are minor in nature and the building is not visually prominent outside of its courtyard setting. 3-4 Bartholomew Close is not identified in the Conservation Area Character Appraisal as being of particular importance. The proposals would not have any impact on the

settings of listed buildings within the vicinity as these are too far distant from the site.

Proposed Building

25. It is proposed to demolish the existing building and construct a new predominantly brick faced infill block occupying the footprint of the existing building plus the light wells to the boundary at the rear of the site, and the whole of the adjoining vacant space. The proposed block would contain nine residential units dispersed over seven floors, including a lower ground level occupying the former basement. The top two floors step back to reduce the mass of the block with the top storey articulated as a lightweight structure clad in fluted metal. A small plant enclosure would be located on the fifth-floor roof which would be greened. The appearance of the building draws on the industrial and commercial history of the site through robust brick detailing, deep solid reveals to windows and Crittall type glazing. All elevations would be predominantly faced in brown coloured brickwork. Windows would be set between brick pilasters that give the building a strong vertical emphasis to both the front and rear. The windows on the front elevation would be set within Portland stone reveals with bronze coloured fluted metal spandrel panels to match the colour and treatment of the top storey. On the rear elevation the divisions between floors would be highlighted in contrasting coloured brickwork in a chequerboard header pattern. The rear facades of the existing building are in a particularly dilapidated condition and although not visible from publicly accessible locations, the view of the rear of the replacement building from neighbouring office and residential properties would be significantly improved. The Bartholomew Place frontage would be further enriched by a Portland stone facing to the ground and lower ground floors. The entrance to the accommodation would be reached via a bridge, the drop into the area being protected by bronze coloured metal railings.
26. The proposed building would be noticeably higher than the existing structure. 3-4 Bartholomew Close spans the whole of the end of the court with the neighbouring buildings on the north side of the court being of a similar height but those forming the southern side are substantially higher. The proposed building would set back at approximately the parapet height of the current building and then set back again at fourth and fifth floor levels to reduce its apparent height. These upper levels would be seen over the top of the buildings on the north side of the court. The building's position at the head of the courtyard, the fact that it would be lower than the buildings on the south side of the courtyard, the high quality materials to be used, the appropriate nature of its design and the high level of detailing, combine to offset the increased mass of the building and make the proposal visually acceptable within its immediate setting.

Local Views

27. The replacement building would be all but invisible outside of the courtyard setting, being only glimpsed from Bartholomew Close and Kinghorn Street through the entrance to the courtyard. Only the plant room would be visible over the roof of 36 Bartholomew Close from a limited area within the areas

furthest west of the section of Bartholomew Close that widens out to an open space to the south-west.

Proposed Use

28. The loss of the existing light industrial use, Class B1 (c), is not resisted in the City of London Local Plan and the provision of residential development is encouraged on suitable sites in or near identified residential areas. The site falls within the Smithfield residential area
29. The loss of the existing light industrial use has been established in principle by the previous planning permissions on the site.
30. Policy DM21.1 states that new housing will only be permitted where it would not prejudice the business function of the City, inhibit the development potential or business activity in neighbouring buildings and sites or result in poor residential amenity. It also states that residential development should not conflict with DM1.1, which seeks to protect B1 office floorspace.
31. Given its location and previous permissions on the site the proposed loss of Class B1 (c) floorspace is acceptable.

Residential Amenity

32. The site is within the Smithfield Residential Area. Local Plan Policy DM21.3 Residential Environment states that the amenity of existing residents within identified residential areas will be protected by resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance and requiring new development near existing dwellings to demonstrate adequate mitigation measures to address any potential detrimental impact. The Local Plan requires that all development proposals within residential areas should be designed to avoid overlooking and seek to protect the privacy, daylighting and sun lighting levels to adjacent residential accommodation.

Daylight & Sunlight

33. Local Plan policies DM10.7 and DM 21.3 require the consideration of the impacts of proposed developments on the daylight and sunlight to nearby residential properties.
34. The daylight and sunlight analysis, submitted by the applicant and prepared by Malcolm Hollis Surveyors Ltd, has been reviewed by BRE on behalf of the City of London. It is agreed that the applicant's assessment has been carried out in line with BRE guidelines. At 1-3 and 10-13 Newbury Street loss of both daylight and sunlight would be well within the BRE guidelines and BRE assess the impact as negligible.
35. There is a permitted residential development at 8-10 Half Moon Court, for which loss of light to one or more windows might be outside the BRE guidelines. However, the dwellings in question, if built, would still receive daylight from other directions as their main windows would not directly face the proposed development at 3-4 Bartholomew Place.

36. Within the proposed development, daylight provision is assessed by BRE as reasonable. 21 out of 23 rooms analysed would fully meet the BS minimum recommendations. Of the other two, one is a living/kitchen/diner which meets the living room guideline but not the kitchen one. The other is a kitchen/diner and the flat in question has a separate living room which meets guidelines. There is a small kitchen on the ground floor with no windows, which would be acceptable if this is not identified as a habitable room. Sunlight to the new development would be reasonable given the obstructed nature of the site. Of nine main living rooms, three would fully meet the British Standard/BRE sunlight recommendations. Another two would meet or exceed the annual recommendation, but not the winter one. Two others (on the first floor) would be just below the annual recommendation, while the two ground floor rooms would receive around half the recommended annual level.
37. Although there are a small number of windows which would fall below BRE guidelines and British Standard guidelines for the new development, the resultant residential amenity would be acceptable given the central urban location of the proposal.

Noise and Disturbance

38. Development proposals which could result in noise and disturbance to nearby noise sensitive receptors must be carefully considered and mitigated where necessary, as required by policies DM 15.7 and DM 21.3 of the Local Plan.
39. In this case, the potential noise from plant equipment could give rise to noise and disturbance to nearby residential properties. The applicant proposes an acoustic screen around plant equipment proposed at roof level. The installation and retention of the screen and measurement of noise levels from plant would be secured via a condition.
40. A condition is recommended restricting the hours for servicing and delivery, further conditions have been included relating to managing noise, dust and disturbance throughout construction and demolition. These conditions would mitigate the potential noise and disturbance from the proposed development.

Privacy and Overlooking

41. Local Plan Policy DM21.3 'Residential Environment' requires developments to be designed to avoid overlooking and to seek to protect the privacy of neighbouring occupiers. The proximity of neighbouring office accommodation to the proposed development is within the accepted norms that prevail in the City. The applicants have undertaken an analysis of the degree to which privacy and overlooking issues could occur with respect to existing residential or other accommodation. The proposals have been amended to ensure that windows from which overlooking could occur are either opaque or the design of the building has been amended to omit terrace areas etc to ensure that these issues have been addressed adequately.

Sustainability & Energy

42. The London Plan climate change policies require development proposals
43. to make the fullest contribution to mitigating climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures, prioritising decentralised energy supply, and incorporating low and zero carbon energy technologies. All developments are required to manage flood risk by reducing the urban heat island effect through sustainable design and urban greening. Policy
44. CS15 of the Local Plan requires all development to demonstrate the highest feasible and viable sustainability standards and to minimise carbon emissions.
45. After all stages of the GLA's energy hierarchy have been applied, the proposed development demonstrates a 6.5% area-weighted improvement over the target emission rate (TER).
46. The proposal is a minor development (i.e. less than 10 residential units and less than 1000 sqm) and a zero-carbon target is not required in this case. The development has, however, sought to incorporate a series of additional sustainable measures, including the provision of a green roof, as set out in the Sustainability Statement submitted by the applicant.
47. Policy DM18.2 of the City of London Local Plan requires that developments integrate SUDs where feasible. The site drainage would aim to retain water on site by the incorporation of sustainable urban drainage techniques (SUDs).

Air Quality

48. Local Plan Policy DM15.6 requires developers to consider the impact of their proposal on air quality. A condition is proposed requiring a full air quality assessment prior to any plant equipment being installed on the building.

Transport, Servicing and parking

49. The site is in a highly sustainable location and has excellent public transport accessibility. The site is designated as falling within PTAL 6(b). and is near a variety of public transport nodes.
50. Refuse storage is provided within the building at ground floor level and has been agreed by the City of London Community Facilities Manager.
51. No access is available to service vehicles from the existing courtyard and servicing of the building would be carried out from Bartholomew Close, as is presently the case. The City Transportation Section are satisfied with this arrangement.
52. 13 cycle spaces are proposed at ground floor level, parking is in four separate storage areas inside the building. The proposed cycle parking provision is compliant with the City of London Local Plan and current London Plan.
53. Standard conditions are proposed in relation to demolition and construction.

Access

54. The front entrance would provide level access into the building. One wheelchair adaptable unit would be provided to comply with Building Regulation requirements. It has been demonstrated how this unit could be easily adapted to a wheelchair accessible dwelling, in compliance with the London Plan.

Archaeology

55. The site is an area of archaeological potential, situated outside the Roman and medieval London Wall. There is potential for remains from all periods to survive, including Roman, medieval and post-medieval settlement and structures. It is within the medieval precinct of the Priory of St Bartholomew and there is potential for surviving burials, structures and other features.

56. An archaeological desk-based assessment has been submitted with the application. The existing building has one basement across the entire site. The proposal is to construct a new building with a deeper and extended basement.

57. Archaeological evaluation is required to provide additional details of the nature, character and date of potential archaeological remains, to supplement the findings of the assessment and design an appropriate mitigation strategy.

58. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and details of foundations and piling design.

Planning Obligations and Community Infrastructure Levy

59. Mayoral and City CIL applies to developments which create an uplift in Gross Internal Area (GIA) of at least 100sq.m or create one or more dwellings. Social housing, education related development, health related development and development for charities for charitable purposes is excluded. In the case of Mayoral CIL a charge of £50 per sq.m is applied to eligible developments. The City CIL charge varies between £150 per sqm for Riverside residential to £95 per sqm for 'Rest of City' residential and £75 for offices and all other uses.

60. In this case the Mayoral CIL has been calculated to be £17,585 and the City CIL £39,852 based on an uplift in GIA of 351.7sq.m.

61. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income and 5% of the City CIL income for administration purposes.

62. The proposed development would not trigger the Mayoral planning obligations for Crossrail as the uplift would be less than 500sq.m GIA and the proposal for residential use would not be a chargeable development. The City planning obligations would also not be triggered in this case as the uplift falls below the threshold stated in the City's planning obligations SPD.

Conclusion

63. The proposed building would provide an appropriate use in the area and would provide much needed new residential accommodation.
64. The design of the proposed new building would have a positive relationship with adjacent buildings, be of an appropriate appearance and employ high quality materials to create an attractive building that would enhance the character and appearance of this part of the Smithfield Conservation Area.
65. The layout and details for plant enclosure would ensure that the proposed development would not detrimentally impact on privacy or result in undue noise, smell or disturbance to nearby residential properties. There would be no detrimental reduction in daylight and sunlight to nearby residential properties.
66. The proposed development would provide a reduction in carbon emissions.

Background Papers

Internal

Memo 12.09.17 Department of Markets and Consumer Protection
Email 13.09.17 Air Quality Officer

External

Letter 22.08.17 Montagu Evans
Letter 05.10.17 CAAC
Letter 02.11.17 AHP
Letter 11.09.17 Historic England
Letter 28.11.17 BRE

Letters of Support

Online 22.10.17 Mr T Haxworth
Online 15.11.17 Robin Fletcher

Objections

Online 11.09.17 Chris Iveson
Email 11.09.17 Clare James
Email 09.10.17 Mandy Bridger
Online 27.09.17 Teresa Wells
Letter 02.10.17 The Victorian Society
Email 03.10.17 Peter Dennis
Email 08.10.17 Ann Holmes
Online 09.10.17 Deborah Tyler
Online 11.10.17 Dr Simon Jones
Email 10.10.17 Carol Lister
Email 07.11.17 Brendan Barns
Email 05.12.17 Chris Iveson
Email 06.12.17 Teresa Wells
Email 07.12.17 The Worshipful Company of Information Technologists

Letter 06.04.18 Teresa Wells

Email 08.04.18 Dan Holliday

Application Documents

Design and Access Statement August 2017 Mark Wojciechowski

Archaeological Assessment July 2017 PCA

Construction Management Plan July 2017 RPS

Noise Level Survey 26.07.17 EMTEC

Construction Method Statement 01.08.17 FORM

Daylight and Sunlight Report 18.08.17, 13.11.17 Malcolm Hollis

Response to Representations 14.11.17 Mark Wojciechowski

BRE Client Report 20.12.17 BRE

Response to Representations 25.01.18 Mark Wojciechowski

Appendix A

London Plan (2016) Policies

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

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 3.3 Increasing Housing Supply

Policy 3.5 Quality and Design of Housing Developments

Policy 5.2 Make the fullest contribution to minimising carbon dioxide emissions.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 5.13 Development should utilise sustainable urban drainage systems unless there are practical reasons for not doing so.

Policy 5.15 Protect and conserve water supplies and resources.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 Buildings and structures should:

- a. be of the highest architectural quality
- b. be of a proportion, composition, scale and orientation that enhances,

activates and appropriately defines the public realm

c. comprise details and materials that complement, not necessarily replicate, the local architectural character

d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

e. incorporate best practice in resource management and climate change mitigation and adaptation

f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces

g. be adaptable to different activities and land uses, particularly at ground level

h. meet the principles of inclusive design

i. optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, reuse 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.

Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Relevant Local Plan Policies

CS4 Seek planning contributions

To manage the impact of development, seeking appropriate developer contributions.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

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.

DM10.2 Design of green roofs and walls

- 1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.
- 2) To encourage the installation of green walls in appropriate locations, and to ensure that they are satisfactorily maintained.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

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.

DM12.2 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.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.

2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM21.1 Location of new housing

1. New housing should be located on suitable sites in or near identified residential areas. Within these areas a mix of appropriate residential and commercial uses will be permitted.
2. New housing will only be permitted where development would not:
 - a) prejudice the primary business function of the City;
 - b) be contrary to policy DM 1.1;
 - c) inhibit the development potential or business activity in neighbouring commercial buildings and sites; and
 - d) result in poor residential amenity within existing and proposed development, including excessive noise or disturbance.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

DM21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and well-being of occupants, and:

- a) takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
- b) provides acceptable daylight to dwellings commensurate with a city centre location;
- c) meets standards for Secured by Design certification;
- d) maximises opportunities for providing open and leisure space for residents.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.2 Energy and CO2 emissions

1. Development design must take account of location, building orientation, internal layouts and landscaping to reduce likely energy consumption.
2. For all major development energy assessments must be submitted with the application demonstrating:
 - a) energy efficiency - showing the maximum improvement over current Building Regulations to achieve the required Fabric Energy Efficiency Standards;
 - b) carbon compliance levels required to meet national targets for zero carbon development using low and zero carbon technologies, where feasible;
 - c) where on-site carbon emission reduction is unviable, offsetting of residual CO2 emissions through "allowable solutions" for the lifetime of the building to achieve national targets for zero-carbon homes and non-domestic buildings. Achievement of zero carbon buildings in advance of national target dates will be encouraged;
 - d) anticipated residual power loads and routes for supply.

DM15.3 Low and zero carbon technologies

1. For development with a peak heat demand of 100 kilowatts or more developers should investigate the feasibility and viability of connecting to existing decentralised energy networks. This should include investigation of the potential for extensions of existing heating and cooling networks to serve the development and development of new networks where existing networks are not available. Connection routes should be designed into the development where feasible and connection infrastructure should be incorporated wherever it is viable.
2. Where connection to offsite decentralised energy networks is not feasible, installation of on-site CCHP and the potential to create new localised decentralised energy infrastructure through the export of excess heat must be considered
3. Where connection is not feasible or viable, all development with a peak heat demand of 100 kilowatts or more should be designed to enable connection to potential future decentralised energy networks.
4. Other low and zero carbon technologies must be evaluated. Non combustion based technologies should be prioritised in order to avoid adverse impacts on air quality.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.
3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.
5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.
6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All

combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

SCHEDULE

APPLICATION: 17/00875/FULL

3 - 4 Bartholomew Place London EC1A 7HH

Demolition of existing light industrial building, Class B1(c) and redevelopment to provide a seven-storey building (Basement, Ground and five upper floors) to create nine residential units (Class C3), including terraces at lower ground floor level, lightwells and associated works. (674sq.m)

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three 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 There shall be no demolition on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.
- 3 There shall be no demolition on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective

works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.

- 4 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority. The Deconstruction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The demolition shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that demolition works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition work commencing in order that the impact on the transport network is minimised from the time that demolition starts.

- 5 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address [driver training for] the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with

London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

- 6 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4.
- 7 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policy of the Local Plan: DM12.4.
- 8 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.
- 9 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.
REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in

order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 10 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 development pursuant to this permission 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) typical details of stonework;
 - (e) details of ground floor elevations;
 - (c) details of the ground floor entrance(s);
 - (d) details of the flank wall(s) of the proposed new building;
 - (e) details of windows and external joinery;
 - (f) details of soffits, hand rails and balustrades;
 - (g) details of junctions with adjoining premises;
 - (h) details of the integration of window cleaning equipment, plant, flues, fire escapes and other excrescences at roof level
 - (i) details of all ground level surfaces including materials to be used;
 - (j) details of external surfaces within the site boundary including hard and soft landscaping;
 - (k) details of the arrangements for the provision of refuse storage and collection facilities within the curtilage of the site to serve each part of the development.
 - (l) details of the integration of the building name and number.
- REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.
- 11 Details of the position and size of the green roof(s), the type of planting and the contribution of the green roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
- REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.
- 12 Prior to any plant being commissioned and installed in or on the building an Air Quality Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail how the finished development will minimise emissions and exposure to air pollution during its operational phase and will comply with the City of London Air Quality Supplementary Planning Document and any submitted and approved Air Quality Assessment. The measures

detailed in the report shall thereafter be maintained in accordance with the approved report(s) for the life of the installation on the building.
REASONS: In order to ensure the proposed development does not have a detrimental impact on air quality, reduces exposure to poor air quality and in accordance with the following policies: Local Plan policy DM15.6 and London Plan policy 7.14B.

- 13 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 14 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.
- 15 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 13 pedal cycles. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.
- 16
 - (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.

- 17 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.

- 18 The proposed opaque windows must be installed and maintained in accordance the drawings hereby approved.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 19 All residential premises in the development shall be designed and constructed to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAmax

Living rooms- 30dB LAeq, T*

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Local Plan: DM21.3 and D21.5.

- 20 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: P_00/A, P_01/B, P_02/B, P_03, P_04, P_05, P_06/A, P_07/A, P_08.

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 correct street number or number and name must be displayed prominently on the premises in accordance with regulations made under Section 12 of the London Building Acts (Amendment) Act 1939. Names and numbers must be agreed with the Department of the Built Environment prior to their use including use for marketing.
- 3 You are advised to contact the Markets and Consumer Protection Department to discuss the details of the development.
- 4 No on-street residents' parking facilities are available for the occupiers of these premises.
- 5 Prospective occupiers are advised that the property is located close to Smithfield Market which operates throughout the night.
- 6 Prospective occupiers are advised that various activities are undertaken in the City throughout the night which include refuse collection, servicing, maintenance, street cleaning and highway works. In addition, on some sites there may be need for occasional night-time construction work.