



## **Planning Applications Sub-Committee**

### **ADDENDUM**

**Date:** TUESDAY, 22 NOVEMBER 2022  
**Time:** 10.30 am  
**Venue:** LIVERY HALL - GUILDHALL

4. **POULTRY MARKET AND GENERAL MARKET AND THE ANNEXE BUILDINGS  
WEST SMITHFIELD LONDON EC1A 9PS**

**For Decision**

5. **POULTRY MARKET CHARTERHOUSE STREET LONDON EC1A 9LH - LISTED  
BUILDING CONSENT**

**For Decision  
(Pages 3 - 8)**

Item received too late for circulation in conjunction with the Agenda.

**John Barradell  
Town Clerk and Chief Executive**

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# Agenda Item 4

<b>Committee:</b>	<b>Date</b>
Planning Applications Sub-Committee	22 November 2022
<b>Subject:</b> Addendum Report for Agenda Items 4 and 5  Poultry Market, General Market and The Annexe Buildings West Smithfield	

## **Agenda Item 4**

### **Recommendations**

To insert an additional recommendation at page 46 of the report:

**(5) That your Officers be authorised to continue to review and amend where necessary, the wording of the conditions in the attached schedule.**

The need for this recommendation has arisen following further discussion with the applicant. The applicant has requested that the timing of submission of further details be reviewed in respect of certain conditions so as not to unduly impact on the planned sequence for developing the site.

### **Carbon Calculations**

Corrections are needed to the carbon calculations following further analysis by the applicant. The changes are minor, the scheme would still be in compliance with the relevant policies of the London Plan:

#### **Application Dashboard, page 49, section 12, Operational Carbon Emissions**

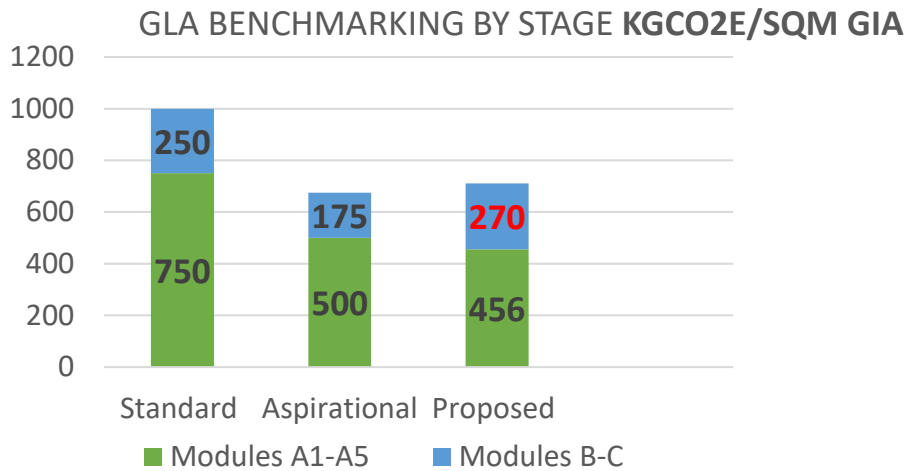
1,619,209.00 kgCO<sub>2</sub>e/annum corrected to: 1,619,209.10 kgCO<sub>2</sub>e/annum

40.18 kgCO<sub>2</sub>e/sqm/annum corrected to: 40.19 kgCO<sub>2</sub>e/sqm/annum

2,411.00 kgCO<sub>2</sub>e/sqm over 60 years corrected to: 2,411.33 kgCO<sub>2</sub>e/sqm over 60

**Application Dashboard, page 49, section 13, Embodied Carbon Emissions**

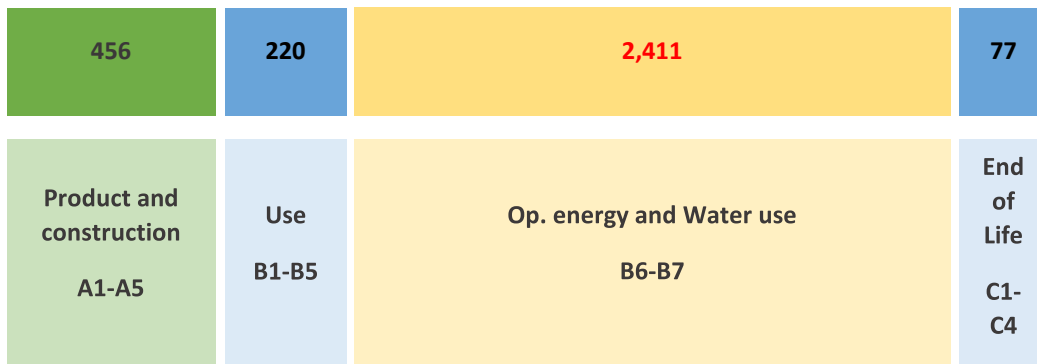
The graph shown in the papers should be corrected as follows (corrected figure shown in red):



Total: : 28,664 tonnesCO2eq/60 years should be corrected to 29,223 tonnesCO2eq/60 years

**Application Dashboard, page 50, Whole Life Cycle Carbon Emissions**

The graphic should be corrected as follows (corrected figure shown in red):



TOTAL: 118,800 tonnesCO2eq/60 years (based on current status of electricity grid) should be corrected to: 126,375 tonnesCO2eq/60 years (based on current status of electricity grid).

**Paragraph 477 should read (updated figures highlighted in red):**

The overall embodied carbon emissions of the proposed development over a 60-year study period are made up of **41.7%** in the product stage (life-cycle modules A1-A3), **30.3%** for repair and replacements (modules B1-B5), **15.4%** for site operations (module A5), **10.6%** for the end of life stage (modules C1-C4) and **5.6%** for the transportation stage (module A4). The percentage for life-cycle modules A1-A3 is particularly low due to the extent of retained building elements.

Table following Paragraph 478 should read (updated figures highlighted in red):

Scope	Proposed Redevelopment	Benchmark	Benchmark Source
RICS Components	kgCO2/m2	kgCO2/m2	
A1-A5	456	750	GLA Standard
		500	GLA Aspirational
A-C (excluding B6-B7)	726	1000	GLA Standard
		675	GLA Aspirational
A-C (including B6-B7)	3,137		

#### Paragraph 479

Reference to "...5% more carbon emissions compared to the aspirational benchmark." Should read "7% more carbon emissions compared to the aspirational benchmark."

Reference to "...9% reduction of embodied carbon emissions..." should read "...9.6% reduction of embodied carbon emissions..."

#### Paragraph 480

Reference to 28,664 tonnes CO2 should be updated to 29,223 tonnes of CO2

Reference to 118,800 tonnes CO2 should be updated to 126,375 tonnes of CO2.

#### Representations

On 18 November 2022 one additional letter of support was received from a local resident. The letter noted that they are fully supportive of the proposals to move these buildings into the future.

#### Agenda Item 5

#### Representations

The Historic England representation should have been included in the pack. Historic England do not wish to offer any comments on the proposals.

# Comments for Planning Application 19/01343/FULEIA

## Application Summary

Application Number: 19/01343/FULEIA

Address: Poultry Market And General Market And The Annexe Buildings West Smithfield London EC1A 9PS

Proposal: General Market|cr|Partial demolition, repair, refurbishment and extension of the existing building known as the General Market at 43 Farringdon Street on the basement, ground, first and roof levels; creation of a new entrance structure on West Poultry Avenue (and associated refurbishment of the existing canopy over West Poultry Avenue) with new facades to West Smithfield and Charterhouse Street; new entrances on the corner of Farringdon Street and Charterhouse Street; Change of use to provide a museum and ancillary uses and areas, together with a flexible retail, restaurant, drinking establishment and leisure (gym) use for the perimeter 'houses'.|cr|Poultry Market|cr|Partial demolition, repair, refurbishment and alteration of the existing building known as the Poultry Market, Charterhouse Street at basement, ground and first levels; change of use to a museum and ancillary uses and areas.|cr|Annexe Site (Red House, Iron Mountain, Fish Market and Engine House)|cr|Partial demolition, refurbishment and extension of the existing buildings known as the Annexe Site at 25 Snow Hill and 29 Smithfield Street at basement, ground, first, second and third levels; creation of a triple height canopy above a public realm space; change of use to a flexible museum, offices, retail, restaurant, drinking establishment, events and functions use. Refurbishment of and minor alterations to the existing building known as the Engine House at West Smithfield at basement and ground levels; Change of use to a flexible retail and museum use.|cr|(The proposal would provide 32,864sq.m of Museum floorspace (Class D1), 4,079 sq.m of flexible A1/A2/A3/A4/B1/D1 & D2 floorspace, 2,377sq.m of flexible B1/D1 floorspace, 870sq.m of flexible A3/A4/D1 & D2 floorspace, 18sq.m of flexible A1/D1 floorspace and 82sq.m of flexible A1/A3/A4/D1 floorspace.)|cr|This application is accompanied by an Environmental Statement. Copies of the Environmental Statement from Gerald Eve LLP, One Fitzroy, 6 Mortimer Street, London, W1T 3JJ  
Case Officer: Gemma Delves

## Customer Details

Name: Mr Jonathan Gough

Address: Flat 19 11-12 West Smithfield London

## Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:Fully supportive of taking the first necessary steps to move these little-used and unsightly but historic and well-positioned buildings into the future.



Ms Gemma Delves

Direct Dial: 020 7973 3707

Corporation of London

PO Box 270

Our ref: **W**: L01157415

Guildhall

London

EC2P 2EJ

11 October 2022

Dear Ms Delves

**Arrangements for Handling Heritage Applications Direction 2021**

**POULTRY MARKET CHARTERHOUSE STREET LONDON EC1A 9LH  
Application No. 19/01344/LBC**

Thank you for your letter of 10 October 2022 regarding further information on the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that this application should be determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser.

We have drafted the necessary letter of authorisation (attached) for your authority to determine the application as you see fit and referred the case to the National Planning Casework Unit (NPCU). You will be able to issue a formal decision once NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

**Rosie Clements**

Business Officer

