

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	14 May 2020
<b>Subject:</b> Tower of All Hallows Staining Mark Lane London EC3M 3JY Alterations to and conservation of the Grade I listed Tower of All Hallows Staining.	<b>Public</b>
<b>Ward:</b> Tower	<b>For Decision</b>
<b>Registered No:</b> 19/01283/LBC	<b>Registered on:</b> 21 January 2020
<b>Conservation Area:</b>	<b>Listed</b> <b>Building:</b> Grade I

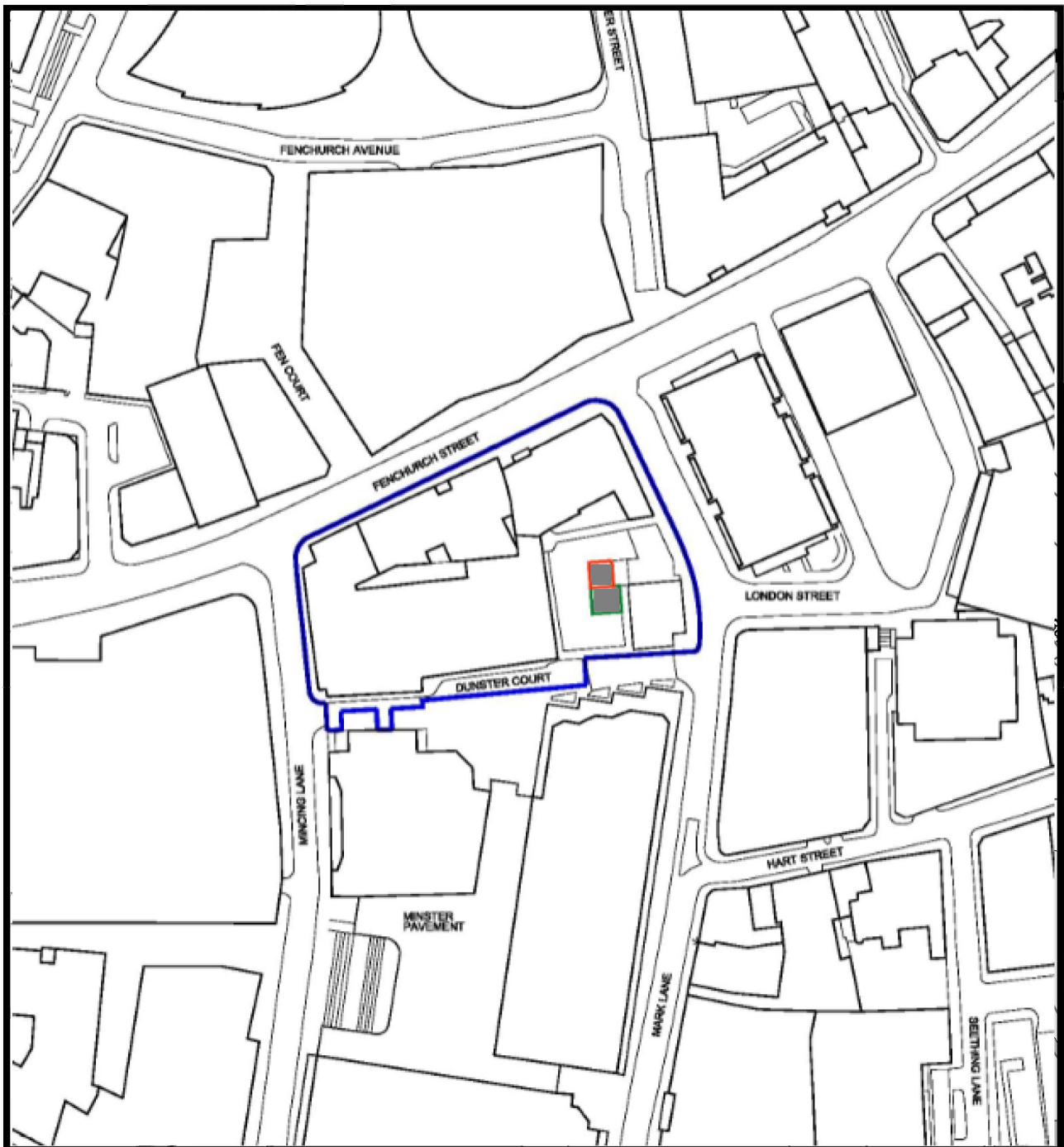
### Summary

Please refer to main report ref: 19/01307/FULEIA

### Recommendation

a) Listed building consent be granted for the works referred to above in accordance with the details set out on the attached schedule.

# Site Location Plan



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ADDRESS:

Tower of All Hallows Staining, Mark Lane, London, EC2M 3JY

CASE No:  
19/01283/LBC

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



**CITY  
OF  
LONDON**

DEPARTMENT OF THE BUILT ENVIRONMENT

## **SCHEDULE**

**APPLICATION: 19/01283/LBC**

**Tower of All Hallows Staining Mark Lane London**

**Alterations to and conservation of the Grade I listed Tower of All Hallows Staining.**

## **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 Geotechnical Site Investigation and archaeological recording 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.
- 3 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.
- 4 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.  
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.

- 5 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) recording of the positions of all grave ledger stones and markers, their dismantling, secure storage and reinstatement in their original locations,
  - (b) the recording and re-siting of grave ledger stones and markers recovered within the site of All Hallows Staining Church and Churchyard
- REASON: In the interests of amenity and to maintain the historic and cultural history of the site in accordance with the following policies of the Local Plan: CS12, DM12.4
- 6 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) recording of the standing structures of the Tower and remains of All Hallows Staining Church;
  - b) details of a condition and structural survey of the Tower and remains of All Hallows Staining Church and any proposals arising from the surveys including details of cleaning, conservation, repair or consolidation work identified;
  - c) details of monitoring equipment, a monitoring regime and programme, including review of results and potential actions identified during monitoring, to be placed on the Tower and remains of All Hallows Staining Church, during the pre-demolition, demolition, temporary and permanent foundation works, construction and post-construction phases of development;
  - (d) details of temporary and permanent structural support, (including scaffolding) of the Tower and remains of All Hallows Staining Church including a programme of work, a method statement and drawings to a scale of not less than 1:20
  - e) details of a method statement for the demolition of modern structures and safeguarding of archaeological remains adjacent to the Tower and remains of All Hallows Staining Church;
  - f) details of protection measures to the Tower and remains of All Hallows Staining Church, including any protective measures to the East and South arches for the duration of the implementation of the scheme;
  - g) details of protection measures to the Tower and remains of All Hallows Staining Church including any protective measures to the East and South Tower arches following completion of the development;
  - (h) details of the marking out of the footprint of the Church and Churchyard of All Hallows Staining in the open space adjacent to Mark Lane and Dunster Court;
  - (i) details of interpretation and display of the results of a programme of archaeological work to explain the archaeology, history and context of the site, including the Clothworkers Company, the Church, churchyard,

parish and burials of All Hallows Staining, Lambe's Chapel Crypt;

(j) details of directional signs, information panels and interpretation of the Church and Churchyard of All Hallows Staining, its history and the history of the site.

REASON: To ensure the protection of the significance and setting of the listed building and that the Local Planning Authority may be satisfied with the detail of the proposed works and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: CS12, DM12.4.

- 7 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: Location plan and dwg now. EPA-HIS-05-1-448 Rev P00, EPA-HIS-05-1-449 Rev P00, EPA-HIS-05-1-470 Rev P00, EPA-HIS-05-2-451 Rev P00, EPA-HIS-05-2-453 Rev P00, EPA-HIS-05-2-070 Rev P00, EPA-HIS-05-3-470 Rev P00, EPA-HIS-05-3-471 Rev P00, EPA-HIS-05-1-401 Rev P00, EPA-HIS-05-1-399 Rev P00, EPA-HIS-05-1-437 Rev P00, EPA-HIS-05-2-200 Rev P00, EPA-HIS-05-3-410 Rev P00 and EPA-HIS-05-3-411 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.