

Committee:	Date:
Planning and Transportation	14 May 2020
Subject: Lambe's Chapel Crypt Mark Lane London EC3R 7LQ Dismantling, relocation and reconstruction of the Grade II listed Lambe's Chapel Crypt to basement level one including the provision of public access and associated exhibition (Sui Generis).	Public
Ward: Tower	For Decision
Registered No: 19/01277/LBC	Registered on: 21 January 2020
Conservation Area:	Listed Building: Grade II

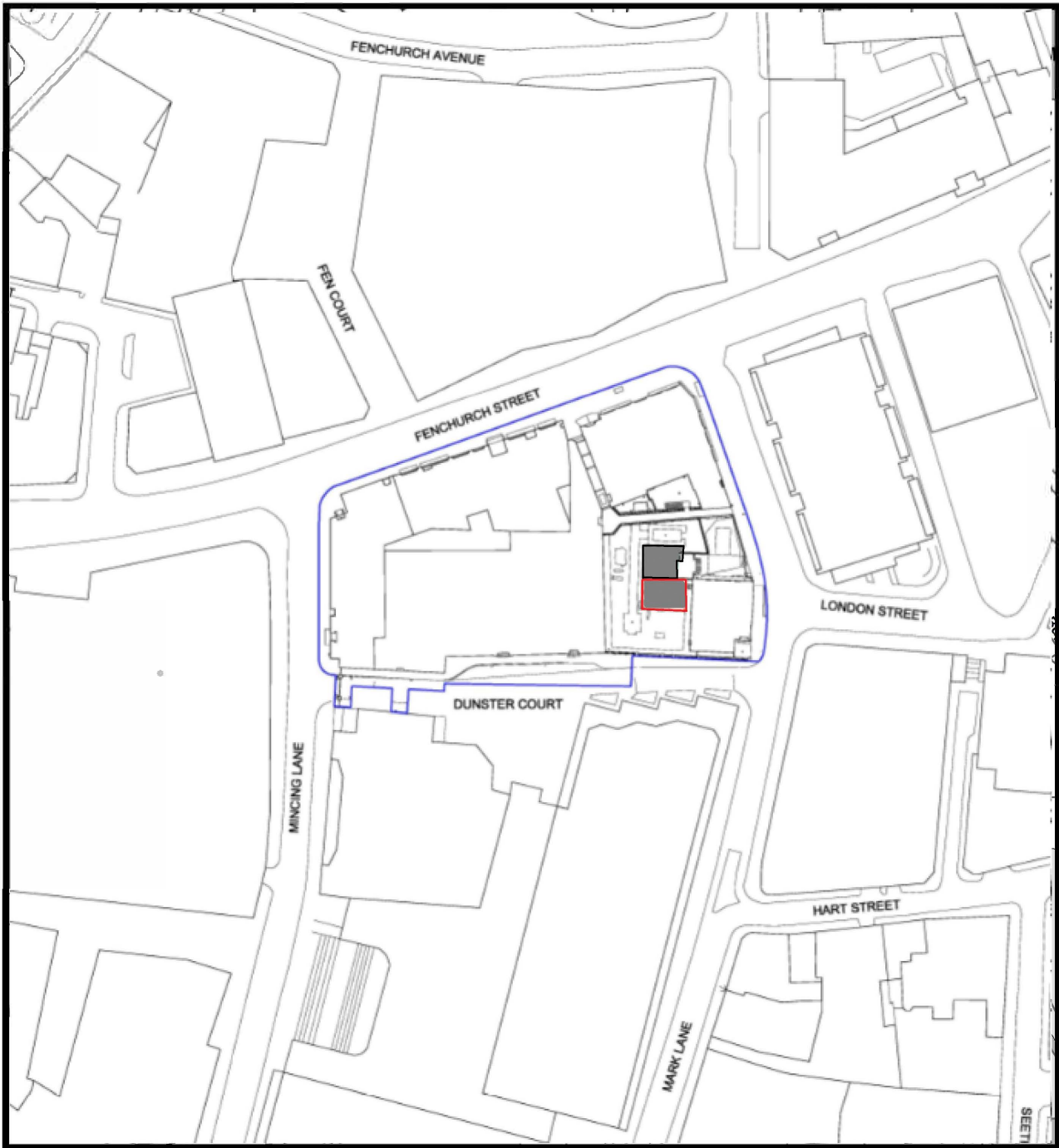
Summary

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:

Lambe's Chapel Crypt, Mark Lane, London, EC3R 7LQ

CASE No:

19/01277/LBC

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



DEPARTMENT OF THE BUILT ENVIRONMENT

SCHEDULE

APPLICATION: 19/01277/LBC

Lambe's Chapel Crypt Mark Lane London

Dismantling, relocation and reconstruction of the Grade II listed Lambe's Chapel Crypt to basement level one including the provision of public access and associated exhibition (Sui Generis).

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 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 all areas of the standing structure of Lambe's Chapel Crypt;

- (b) details of a condition survey of Lambe's Chapel Crypt and any proposals arising from the surveys including details of cleaning, conservation and consolidation work identified;
- (c) details of a method statement for demolition of modern structures and safeguarding of archaeological remains adjacent to Lambe's Chapel Crypt;
- (d) details of a method statement for dismantling Lambe's Chapel Crypt, to include recording of dismantling, protection and labelling of individual elements, secure storage and details of materials not to be reused in the reconstruction;
- (e) details of a method statement for the reconstruction of Lambe's Chapel Crypt to include details of materials to be reused, details of materials not to be reused, particulars and samples of any new materials, mortar samples and details of materials of all upper and external surfaces of the reconstruction;
- (f) details of basement level, materials and finishes, interpretation, all floor and wall surfaces in the new exhibition space
- (g) details of the marking out of the footprint and 'lost bays' of Lambe's Chapel Crypt in the new exhibition space of office Basement Level 1
- (h) details of exhibition and display cases to a scale of not less than 1:5, including location, materials and interpretation material, to include the history of Lambe's Chapel Crypt, its relocation from Monkwell Street, its associations with the Clothworker's Company, conservation and interpretation relating to its dismantling and relocation from the site of the Tower and remains of All Hallows Staining Church to the new exhibition space;
- (i) details of interpretation and display, to explain the archaeology, history and context of the site, including Lambe's Chapel Crypt, the Clothworkers Company, the Church, churchyard, parish and burials of All Hallows Staining, to include artefacts, and the results of a programme of archaeological work;
- (j) details of directional signs and information from the highway and public realm to the Lambe's Chapel Crypt and Exhibition space.

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.

- 5 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 nos. EPA-HIS-05-1-048 Rev P00, EPA-HIS-05-1-049 Rev P00, EPA-HIS-05-1-070 Rev P00, EPA-HIS-05-2-051 Rev P00, EPA-HIS-05-2-053 Rev P00, EPA-HIS-05-2-070 Rev P00, EPA-HIS-05-3-070 Rev P00, EPA-HIS-05-3-071 Rev P00, EPA-HIS-05-5-1-098 Rev P00, EPA-HIS-05-5-1-200 Rev P00 and EPA-HIS-05-5-3-111 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.