

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	26 January 2021
<b>Subject:</b> St Benet's Place London EC3V 0EE Temporary removal, alteration and reinstatement of the Grade II Listed Iron Gateway in St Benet's Place.	<b>Public</b>
<b>Ward:</b> Bridge And Bridge Without	<b>For Decision</b>
<b>Registered No:</b> 20/00743/LBC	<b>Registered on:</b> 14 October 2020
<b>Conservation Area:</b>	<b>Listed Building:</b> Grade II

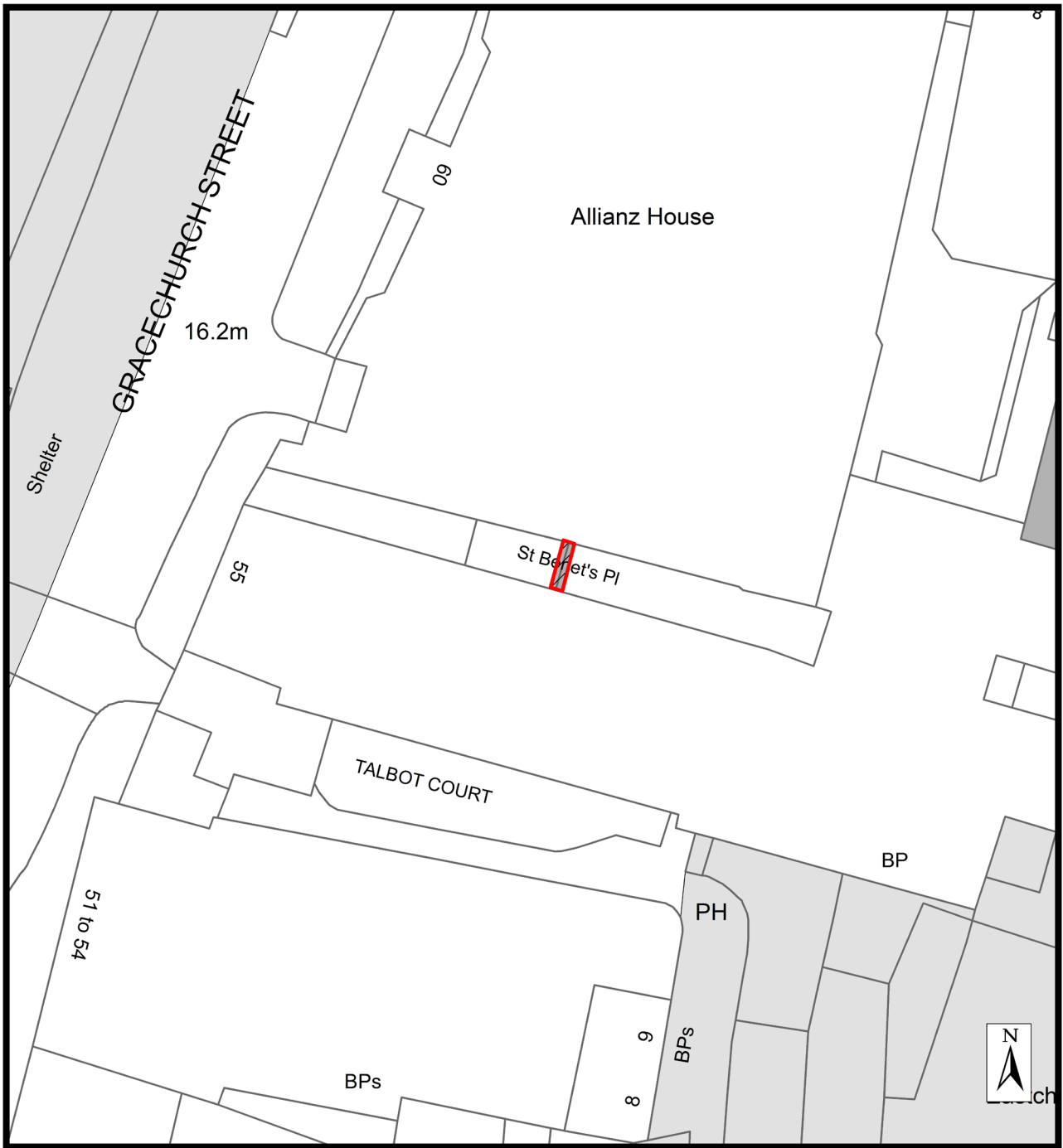
### Summary

Members should refer to the report for application reference 20/00671/FULEIA which includes consideration of this listed building consent application and the reasons supporting the recommendation in this report.

### Recommendation

That listed building consent be granted for the above proposal in accordance with the details set out in the attached schedule.

# Site Location Plan







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ADDRESS:

St Benet's Place, London EC3V 0EE

CASE No.  
20/00743/LBC

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



DEPARTMENT OF THE BUILT ENVIRONMENT



## 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.

### ***DM12.3 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: **20/00743/LBC**

**St Benet's Place London EC3V 0EE**

**Temporary removal, alteration and reinstatement of the Grade II Listed Iron Gateway in St Benet's Place.**

## CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.  
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The listed gates shall not be removed more than one month prior to the commencement of development approved under planning permission 20/00671/FULEIA.  
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 3 Prior to commencement of the relevant works a methodology and specification of works, covering the detail of removing, storing, alterations, restoring and the reinstatement of the gates, to include detailed drawings of fixings and any other alteration, shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with those details.  
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 4 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.  
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 5 The listed gates shall be reinstated in accordance with the drawings hereby approved, or as approved under conditions of this consent, prior to the first occupation of any part of the development approved under planning permission 20/00671/FULEIA.  
REASON: To ensure that the Local Planning Authority may be satisfied with the detail and to protect the special architectural and historic

interest of the building in accordance with the following policies of the Local Plan: DM 10.1, DM 12.1, DM12.3

- 6 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: PP-FPA-XX-XX-DR-A-16800; PP-FPA-XX-00-DR-A-16801 rev A; Schedule of Listed Building Works September 2020.  
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.