

Committee:	Date:
Planning and Transportation	26 January 2021
Subject: Philpot House 2-3 Philpot Lane London EC3M 8AN Demolition of chimney attached to Grade II Listed 2 and 3 Philpot Lane.	Public
Ward: Bridge And Bridge Without	For Decision
Registered No: 20/00769/LBC	Registered on: 8 October 2020
Conservation Area: Eastcheap	Listed Building: Grade II

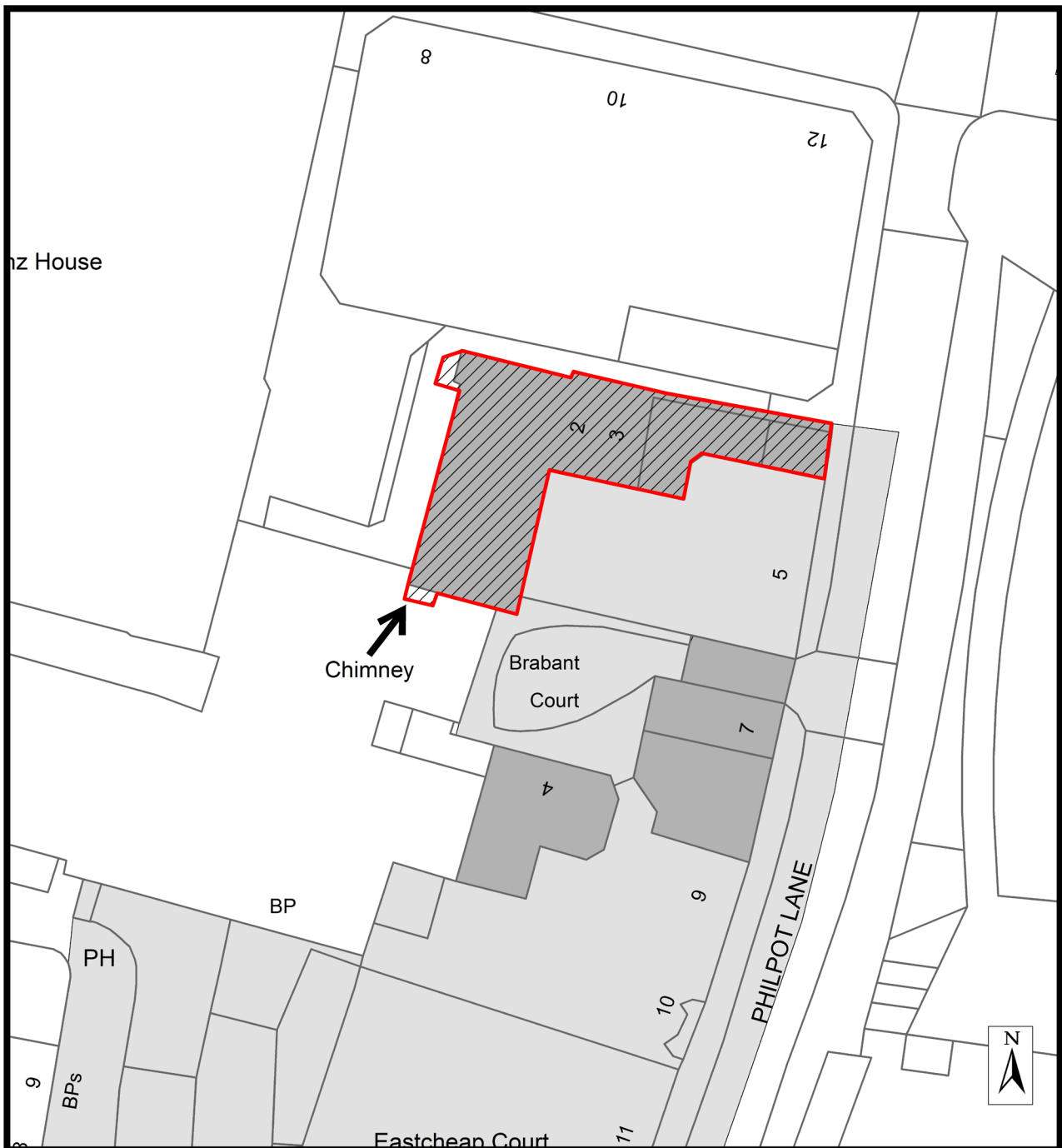
Summary

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







© Crown copyright and database rights 2020 OS 100023243

ADDRESS:

2-3 Philpot Lane, London EC3M 8AN

CASE No.
20/00769/LBC

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



DEPARTMENT OF THE BUILT ENVIRONMENT



2-3 Philpot Lane – Chimney



2-3 Philpot Lane – Aerial View

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.

DM12.3 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: 20/00769/LBC

Philpot House 2-3 Philpot Lane London

Demolition of chimney attached to Grade II Listed 2 and 3 Philpot Lane.

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 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.
- 3 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-16700 1:1250 + 1:500 @A3 Site Location Plan

PP-FPA-XX-B1-DR-A-16701 1:50 @A1 Existing, Demolition & Proposed - Basement Plan

PP-FPA-XX-LG-DR-A-16702 1:50 @A1 Existing, Demolition & Proposed - Lower Ground Plan

PP-FPA-XX-00-DR-A-16703 1:50 @A1 Existing, Demolition & Proposed - Ground Floor Plan rev A

PP-FPA-XX-01-DR-A-16704 1:50 @A1 Existing, Demolition & Proposed - Level 01 Plan rev A

PP-FPA-XX-02-DR-A-16705 1:50 @A1 Existing, Demolition & Proposed - Level 02 Plan rev A

PP-FPA-XX-03-DR-A-16706 1:50 @A1 Existing, Demolition & Proposed - Level 03 Plan rev A

PP-FPA-XX-04-DR-A-16707 1:50 @A1 Existing, Demolition & Proposed - Level 04 Plan rev A

PP-FPA-XX-05-DR-A-16708 1:50 @A1 Existing, Demolition & Proposed - Level 05 Plan rev A

PP-FPA-XX-RF-DR-A-16709 1:50 @A1 Existing, Demolition & Proposed - Roof Plan rev A

PP-FPA-XX-XX-DR-A-16710 1:50 @A1 Existing Elevation - South
PP-FPA-XX-XX-DR-A-16711 1:50 @A1 Demolition Elevation - South

PP-FPA-XX-XX-DR-A-16712 1:50 @A1 Proposed Elevation - South

PP-FPA-XX-XX-DR-A-16720 1:50 @A1 Existing Elevation - West
PP-FPA-XX-XX-DR-A-16721 1:50 @A1 Demolition Elevation - West

PP-FPA-XX-XX-DR-A-16722 1:50 @A1 Proposed Elevation - West
PP-FPA-XX-XX-DR-A-16730 1:50 @A1 Existing Elevation - North
PP-FPA-XX-XX-DR-A-16731 1:50 @A1 Demolition Elevation - North

PP-FPA-XX-XX-DR-A-16732 1:50 @A1 Proposed Elevation - North

Schedule of Listed Building Consent Works - 2-3 Philpot Lane.
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.