

Committee:	Date:
Planning and Transportation	22 April 2021
Subject: 2 - 7 Salisbury Court London EC4Y 8AA i) Part demolition of 2-7 Salisbury Court (Grade II listed; ii) remodelling at roof level; iii) formation of new facade to south elevation, and part new facade to west elevation; iv) replacement fenestration; v) new plant; and v) associated internal alterations. This application has been submitted alongside an application for planning permission (20/00997/FULEIA) and another application for listed building consent (20/00996/LBC).	Public
Ward: Castle Baynard	For Decision
Registered No: 20/00998/LBC	Registered on: 16 December 2020
Conservation Area: Fleet Street	Listed Building: NO

Summary

Members should refer to the report on application reference 20/00997/FULEIA which includes an analysis of this listed building consent application and the reasons supporting the recommendation in this report.

Recommendation

a) Listed building consent be granted for the works referred to above in accordance with the details set out on the attached schedule subject to the necessary endorsement being received from the Secretary of State allowing the City of London Corporation to determine the application as we see fit.

SCHEDULE

APPLICATION: **20/00998/LBC**

2 - 7 Salisbury Court London EC4Y 8AA

i) Part demolition of 2-7 Salisbury Court (Grade II listed; ii) remodelling at roof level; iii) formation of new facade to south elevation, and part new facade to west elevation; iv) replacement fenestration; v) new plant; and v) associated internal alterations.

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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 sculpture of TP O'Connor and accompanying plaque shall be carefully removed prior to demolition commencing, stored for the duration of building works, reinstated on 2-7 Salisbury Court and retained for the life of the building in accordance with detailed specifications including fixing details which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works affected thereby.
REASON: In the interest of visual amenity and to maintain the historic and cultural interest of the site in accordance with the following policy of the Local Plan: DM12.1.
- 3 No part of the building(s) shall be demolished (unless otherwise permitted by the Local Planning Authority in the circumstances identified in this condition) before a contract or series of contracts for the carrying out of substantial works of redevelopment have been made and planning permission has been granted for the development for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures. Works of demolition may be permitted prior to the completion of the contract(s) if the Local Planning Authority is satisfied that the site is required for archaeological investigation and the developer has submitted evidence to show that development will proceed upon completion of the investigation.

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 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.
REASON: To ensure the stability of the structure to be retained in accordance with the following policy of the Local Plan: DM12.3.
- 5 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 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) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces? ;
 - b) details including a photographic survey and description of joinery including window and door details that are:
 - i) to be retained for re-use in the new building;
 - ii) to be replicated in the new building;
 - iii) are to be discarded;
 - c) submission of a schedule and drawings of all joinery, conservation and repair method statement, including windows, doors and shopfront at a scale of 1:1, 1:15 or 1:10 as appropriate ;
 - d) submission of a method statement for cleaning including sample panels, which are to be assessed on site ;
 - e) a method statement for any conservation and repair of the retained fabric, including sample panels to be assessed on site;
 - f) details of all new material samples including masonry, bricks and all roof tiles and roof coverings to match existing ;
 - g) details of all new decorative panels and carved details including samples, which are to be assessed on site;
 - h) details of the proposed roof gables including junctions with the existing retained elevation and new structure including roof;
 - i) details of all junctions with the listed building;
 - j) details of the all junctions with the adjoining development;
 - k) construction details of new south elevation including all decorative details at a scale of 1:10 or as agreed;
 - l) details of the internal fit out for all public areas including lower ground, ground and first floors;

- m) details of the integration of plant, flues, ductwork, fire escapes, all services including any external manifestations and other excrescences at roof level;
- n) details of the external lighting OR a separate lighting condition?;
- o) details of the internal lighting for all public areas including lower ground, ground and first floors;
- p) details of all decorative metal work including railings;
- q) details of the rainwater goods and hopper heads;
- r) details of new external signage.

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.

- 7 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.
- 8 Archaeological Evaluation and geotechnical investigation shall be carried out to compile archaeological records in accordance with an Addendum to the Written Scheme of Investigation for Archaeological Evaluation Phase 2, to be submitted to and approved in writing by the Local Planning Authority before any commencement of the Phase 2 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 :DM: 12.4.
- 9 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.
- 10 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, such details to

show the preservation of surviving archaeological remains which are to remain in situ.

REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.

- 11 The archaeological evaluation shall be carried out in accordance with the 'Written Scheme of Investigation for an Archaeological Evaluation', dated 02/09/2020, hereby approved, in order to compile archaeological records. 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.
- 12 All commemorative plaques and markers on the existing building shall be carefully protected prior to demolition commencing and for the duration of building works.
REASON: In the interest of visual amenity and to maintain the historic and cultural interest of the site in accordance with the following policy of the Local Plan: DM12.1.
- 13 Prior to the commencement of relevant works details of new commemorative plaques on 2-7 Salisbury Court, including location, materials and fixing details, shall be submitted to and approved in writing by the Local Planning Authority. The approved commemorative plaques shall be installed 6 months prior to occupation and remain in situ for the lifetime of the building. The development shall be implemented in accordance with the approved details.
REASON: In the interest of visual amenity and to maintain the historic and cultural interest of the site in accordance with the following policy of the Local Plan: DM12.1.
- 14 Before any works are undertaken to the existing facades, a method statement, photographic survey and drawings for its retention, areas to be dismantled, areas to be refurbished and reinstatement, including any temporary support works, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition. The method statement must provide for the safe dismantling, secure storage, refurbishment and reinstatement in accordance with the approved details before any part of the new building is occupied.
REASON: To preserve the facades which make an important contribution to the character and appearance of Fleet Street Conservation Area in accordance with the following policies of the Local Plan: CS12, DM12.2.
- 15 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.

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.