

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	29 June 2021
<b>Subject:</b> 65 - 65A Basinghall Street London EC2V 5DZ Alteration of 65/65a Basinghall Street to allow for the removal of the existing walkway bridge over Basinghall Street and the installation of new City Walkway bridge to be delivered as part of the redevelopment of 55 Basinghall/40 Basinghall Street (associated reference 21/00116/FULMAJ.	<b>Public</b>
<b>Ward:</b> Bassishaw	<b>For Decision</b>
<b>Registered No:</b> 21/00201/LBC	<b>Registered on:</b> 18 March 2021
<b>Conservation Area:</b>	<b>Listed Building:</b> NO

### Summary

This application relates to the grade II listed 65/65a Basinghall Street, designed by Richard Gilbert Scott (son of Giles Gilbert Scott) in a modern expressionist style. It is architecturally significant for its distinctive vaulted pre-cast concrete canopies, form, interconnected masses and use of materials and historically significant as work by the Gilbert Scott dynasty of architects.

The building plays a significant role within the public realm as it connects ground level routes to the City Walkway bridges across Basinghall Street and London Wall beyond. The connection that the north facing elevation of the listed building has with the bridge over Basinghall Street is the subject of this application.

It is proposed that the bridge over Basinghall Street would be demolished as part of the redevelopment of City Place House (55 Basinghall Street) and the reconfiguration of the City Tower Podium (40 Basinghall Street), these works are being considered in an accompanying report (ref. 21/00116/FULMAJ).

Construction of the existing bridge took place after 65 and 65A Basinghall Street was built. The preparation and making-good of 65 Basinghall Street and lifting of steel beams, took place around the existing vaults. The existing concrete

bridge structure is not integral to 65 Basinghall Street. Primary steel beams of the bridge bear onto the existing listed structure with holding-down bolts to stabilise the connection.

The replacement bridge would be of high architectural quality and its fixing would require minor alteration to the listed building. The replacement footbridge would abut the listed building in the same location as existing. It would comprise two deep steel beams that span circa 20.5m. The beams would also function as balustrades. Transverse spanning steel beams / ribs at close centres would support a light-weight deck (relative to the existing) and walking surface.

The new bridge would be supported at 65 Basinghall Street by the same shelf as the existing bridge at +18.88m AOD and by a proposed building column at 55 Basinghall Street. The junction would be made good and the integrity of the structure would be preserved.

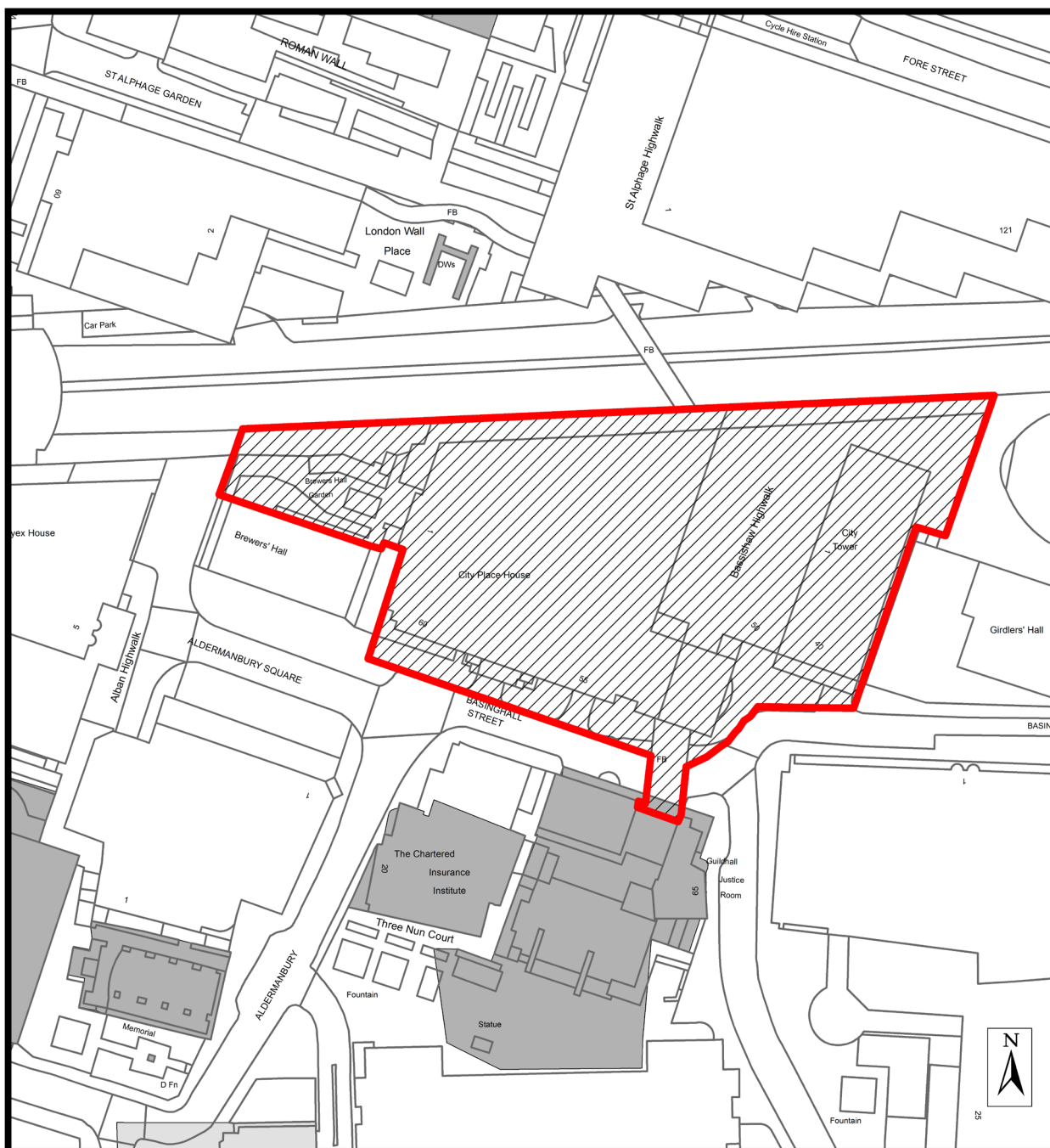
One comment has been received in conjunction with the application stating that it is important that the amount of time between closure of the existing walkway and the opening of the new one is minimised and that it is important the Corporation secures step in rights and funding by way of bond to enable it to secure the completion/opening of the new walkway in the event of the developer commencing but not completing the redevelopment scheme. The terms of the new walkway would be secured in the S.106 agreement attached to accompanying application 21/00116/FULMAJ.

The proposal would preserve and enhance the special architectural and historic interest and heritage significance of the listed building and its setting, subject to a condition requiring precise details of the junction between the new bridge and the listed building to be submitted for approval at detailed design stage, in accordance Local Plan Policies CS 12, DM 12.1 and DM 12.3, draft City Plan 2036 policies S11 and HE1, London Plan Policy HC 1 and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **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:

City Tower and City Place house  
40-45 & 65-65A Basinghall Street,  
London EC2V

CASE No.

21/00116/FULMAJ & 21/00201/LBC



**SITE LOCATION**



**LISTED BUILDINGS**



**CONSERVATION AREA BOUNDARY**



**CITY OF LONDON BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



**Walkway Bridge between 65/65a Basinghall Street and City Place House  
(looking west along Basinghall Street)**

## **Main Report**

Members should refer to the report on application reference 21/00116/FULMAJ which includes an analysis of this listed building consent application and the reasons for supporting the recommendation in this report.

## **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: 21/00201/LBC**

**65 - 65A Basinghall Street London EC2V 5DZ**

**Alteration of 65/65a Basinghall Street to allow for the removal of the existing walkway bridge over Basinghall Street and the installation of new City Walkway bridge to be delivered as part of the redevelopment of 55 Basinghall/40 Basinghall Street (associated reference 21/00116/FULMAJ).**

## **CONDITIONS**

- 1     The works hereby permitted must be begun before the expiration of five 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     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 faces of the bridge;
  - b) details of the junction between 65/65a Basinghall Street and the proposed new walkway bridge.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     All 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.
- 4     The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 898\_04\_05\_001\_REV01; 898\_04\_05\_102\_REV01; 898\_04\_05\_103\_REV01.  
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.