

Committee:	Date:
Planning and Transportation	21 September 2021
Subject: Snow Hill Police Station 5 Snow Hill London EC1A 2DP External and internal alterations together with demolition and new build associated with the change of use of a police station to a hotel with ancillary uses including: (i) refurbishment of facade to Snow Hill and the retained facade to Cock Lane; (ii) partial demolition, rebuilding and extension to provide a building ranging from 6 to 8 storeys, plus new plant at roof level; (iii) extension of existing sub-basement; and other ancillary works.	Public
Ward: Farringdon Without	For Decision
Registered No: 20/00933/LBC	Registered on: 20 November 2020
Conservation Area: Smithfield	Listed Building: Grade II

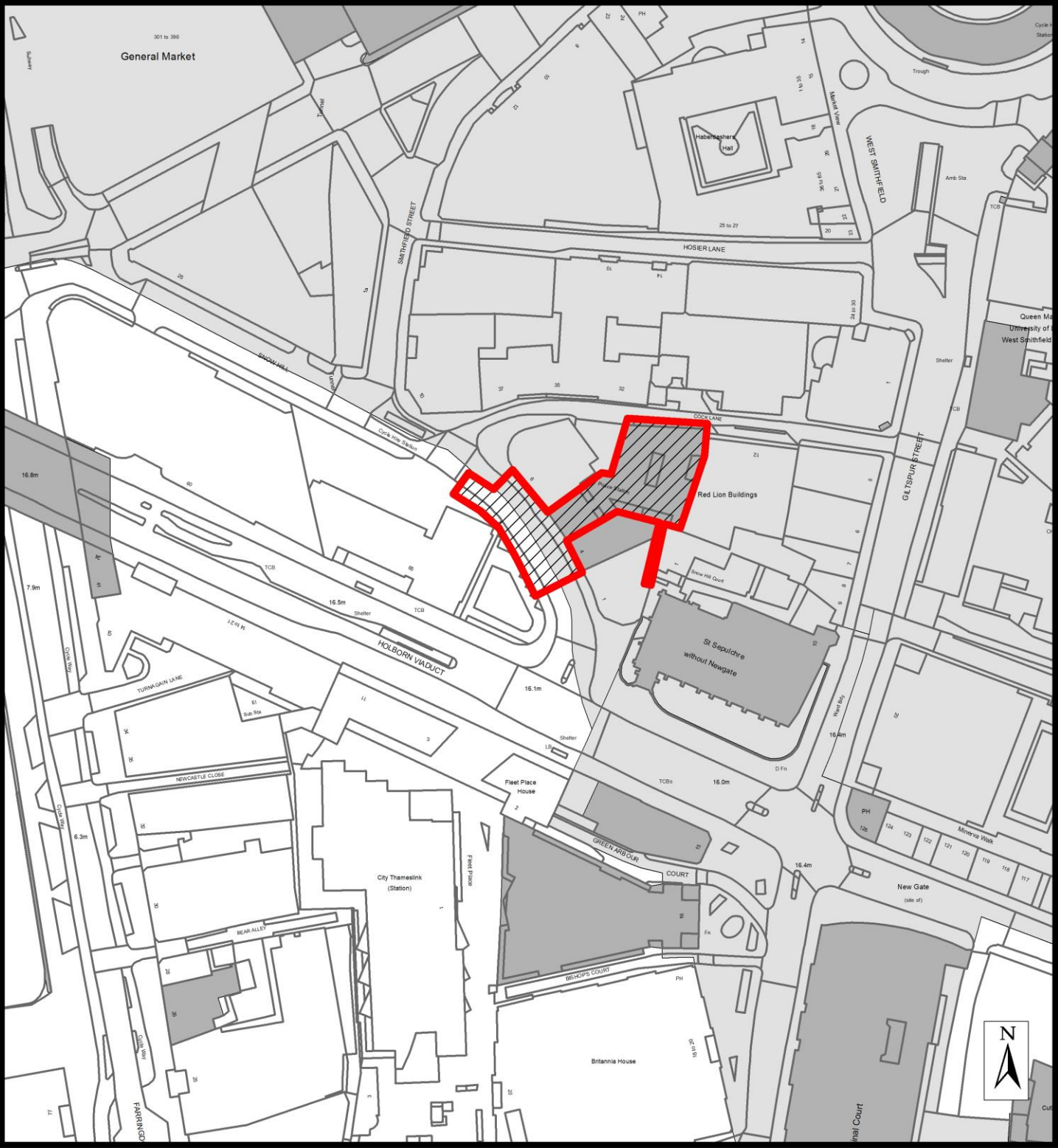
Summary

For full report please see 20/00932/FULMAJ

Recommendation

1. That Listed Building Consent is granted for the above proposal in accordance with the details set out in the attached schedule subject to:
 - (a) Planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highways Act 1980 in respect of those matters set out in the report, the decision notice not be issued until the Section 106 obligations have been executed.
2. That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

Site Location Plan



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ADDRESS:
5 Snow Hill
EC1A 2PD

CASE No.
20/00932/FULMAJ & 20/00933/LBC

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



DEPARTMENT OF THE BUILT ENVIRONMENT

Main Report

For report please see 20/00932/FULMAJ

Appendix A

Background Papers – 20/00933/LBC

Application documents

Existing plans: 5177-P-100, 5177-P-101, 5177-P-102, 5177-P-103, 5177-P-104, 5177-P-105, 5177-P-106, 5177-P-107, 5177-P-108, 5177-P-109, 5177-P-110, 5177-P-111, 5177-P-112, 5177-P-113, 2019-4988-002 P1.

Design and Access Statement, Axiom Architects, November 2020

Planning Statement, Daniel Watney, November 2020

Covering Letter, Daniel Watney, 13/11/2020

Historic Building Report, Donald Insall Associates, November 2020

Addendum Historic Building Report, Donald Insall Associates, February 2021

Statement of Significance, Donald Insall Associated, November 2020

Archaeological Desk-based assessment, MOLA, October 2020

Archaeological Desk Based Assessment – Addendum, MOLA, February 2021

External

Email Twentieth Century Society (pre-application advice to Applicant), 28/10/2020

Letter Historic England (pre-application advice), 24/08/2020

Letter Historic England 21/12/2020

Letter Daniel Watney 03/03/2021

Letter Historic England 09/03/2021

Letter LAMAS Historic Buildings 08/03/2021

Letter Historic England 13/04/2021

Email Daniel Watney 11/08/2021

Appendix B

Relevant London Plan Policies

Policy HC1 Heritage conservation and growth

Relevant Draft City Plan 2036 Policies

HE1 Managing change to heritage assets

S11 Historic 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.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.

3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

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: 20/00933/LBC

Snow Hill Police Station 5 Snow Hill London

External and internal alterations together with demolition and new build associated with the change of use of a police station to a hotel with ancillary uses including: (i) refurbishment of facade to Snow Hill and the retained facade to Cock Lane; (ii) partial demolition, rebuilding and extension to provide a building ranging from 6 to 8 storeys, plus new plant at roof level; (iii) extension of existing sub-basement; and other ancillary works.

(Please note that revised drawings and supplementary information have been submitted in support of the application.)

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 Notwithstanding the details shown on the approved plans, 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 and shall retained thereafter:
 - (i) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces including brick samples panels to be inspected on site ;
 - (ii) details of the shadow gap for block B at the junction between retained structure and extension
 - (iii) details of the proposed new internal and external elevations to Block B including typical details of new fenestration and entrances and mansard extension including dormers;
 - (iv) details of a typical bay of the development for new internal and external facades to Block B;
 - (v) typical details of brickwork including for the new external walls for atrium Block B ;
 - (vi) details of all ground floor elevations;
 - (vii) details of all ground floor entrance(s);
 - (viii) details of window schedule including retained and upgraded, refurbished and replaced including full joinery details to the Block A and retained Block B;
 - (ix) details of the mansard and new dormer windows and rooflights to Block A;

- (x) details of soffits, hand rails and balustrades;
- (xi) details of all alterations to the existing facades;
- (xii) details of junctions with adjoining premises;
- (xiii) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
- (xiv) details of plant and ductwork to serve the development
- (xv) details of ventilation and air-conditioning for the development;
- (xvi) details of all ground level surfaces including materials to be used;
- (xvii) details of external surfaces within the site boundary including hard and soft landscaping;
- (xviii) obscured glazing and internal privacy screen details ;
- (xix) final details of the interior fit out for the Heritage Rooms within Block A including reflective ceiling plans, joinery and plasterwork details;
- (xx) details of the Atrium space including rooflight, fit out, bridges, new openings in the soffits and staircases, stair lift and relationship to the retained elevation of Block A and recreated elevation of Block B and identified areas for exhibition space;
- (xxi) the rear elevation of Block A shall be unpainted, and details of specification of repairs and cleaning including samples to be inspected on site and detailing of openings in relation to windows;
- (xxii) details of works to the internal vaults to Block A;
- (xxiii) final details of the service runs within block A including AC details within atrium, public reception spaces. staircases and heritage rooms;
- (xxiv) interior fit out proposals for Block A Entrance, lobby and reception in relation to historic fabric including identification of exhibition zones
- (xxv) floor finishes to the main public circulation spaces including historic staircases, reception, lobby and Reading Room;
- (xxvi) door and joinery schedule for the interior of Block A and rear elevation Block B
- (xxvii) lighting proposals to the public areas of the hotel including historic staircases, reception, lobby, Reading Room and atrium;
- (xxviii) details of new secondary glazing to Block A windows;
- (xxiv) details of the proposed external green wall to Cock Lane elevation including planting and maintenance.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.3.

- 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 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.
- 6 All commemorative plaques on the existing building shall be retained for the life of the building and not removed during refurbishment.
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.
- 7 Before any works thereby affected are begun details shall be provided of the proposed protective measures for retained historic fabric and features for the duration of works on site shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details and so retained thereafter:
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 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 development pursuant to this permission shall be carried out in accordance with the approved details and so retained thereafter:
 - a. The details for the reinstatement of the police lamps previously located on the Snow Hill facade. If it is not possible to reinstate the

original lamps, details for an appropriate replica or replacement must be submitted. The plans and details for the reinstatement or replacement of these lamps must be completed in consultation with City Police prior to relevant works commencing.

b. The above works shall be completed in full and inspected by the Local Planning Authority prior to occupation

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.

- 9 Notwithstanding the details shown on the approved plans, 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) specification, methodology and samples for repairs, cleaning and reinstatement of the external elevations to Block A and the retained external elevation to Block B the development shall then be undertaken only in accordance with this method statement. ;
 - b) specification, methodology and samples for repairs; cleaning and ,reinstatement of the historic interiors of Block A and in Block B the staircase and related enclosure and the Reading Room the development shall then be undertaken only in accordance with this method statement.
 - c) the above works in a) and b) shall be completed in full and inspected by the Local Planning Authority prior to occupation
- 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.
- 10 Notwithstanding the details shown on the approved plans, 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. A methodology and monitoring strategy to ensure the stability of the retained structures of the historic building including in relation to Block B the main staircase; reading room and Cock Lane facade.
- Reason: to ensure that the Local Planning Authority may be satisfied with detail of the proposed development in accordance with the following policies DM12.3
- 11 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.

- 12 Prior to commencement to the relevant part of the work
(a) a full Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi external and public-facing parts of the building and of internal lighting levels and how this has been designed to reduce glare and light trespass. This should include details of the replica police lanterns.
Post installation (b) Details of final lux levels for all external lighting, including a test light glare assessment on site attended by the Local Planning Authority officers with adjustments to be agreed in writing
All works and management measures pursuant to this consent shall be carried out, put in place and maintained in accordance with the approved details and lighting strategy.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.3
- 13 Prior to the commencement of the relevant works a full Signage strategy shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of design, location, fixing and lighting .
The Applicant should note that separate advertising consent may be required.
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.
- 14 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:
- 5177-P-010-A; 5177-011-A; 5177-P-114; 5177-P-115; 5177-P-116; 5177-P-117; 5177-P-118; 5177-P-119; 5177-P-120; 5177-P-121; 5177-P-122; 5177-P-123; 5177-P-198-B; 5177-P-199-B; 5177-P-200-C; 5177-P-201-C; 5177-P-202-C; 5177-P-203-C; 5177-P-204-C; 5177-P-205-C; 5177-P-206-B; 5177-P-207-B; 5177-P-208-B; 5177-P-209-A; 5177-P-210-A; 5177-P-211-B; 5177-P-300-A; 5177-P-301; 5177-P-302-A; 5177-P-303-D; 5177-P-304-B; 5177-P-305; 5177-P-306; 5177-P-307; 5177-P-308; 5177-P-309; 5177-P-310; 5177-P1-401; 5177-P1-402; 5177-P1-403; 5177-P1-404; 5177-P1-405; 5177-P1-406; 5177-P1-407; Email from Daniel Watney dated 17.06.2021 regarding the site area.

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.