

Committee:	Date:
Planning and Transportation	26 October 2021
Subject: 120 Fleet Street London EC4A 2BE Alterations to and refurbishment of the existing Grade II* listed Daily Express Building at 120 Fleet Street, including works to detach the building from the River Court with demolition of part of linking floorplate and structure from basement level 01 to level 06, demolition of roof and installation of new roof with associated roof garden, erection of new north facade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new facade and shopfront, demolition of level 06 landing and extension to existing oval staircase to provide access to new roof with new core on north side incorporating new lift between roof top level and basement level 01, installation of new staircase between rooftop level and basement level 02, demolition of mezzanine at basement level 01, removal of internal partitions and associated works.	Public
Ward: Castle Baynard	For Decision
Registered No: 21/00524/LBC	Registered on: 16 June 2021
Conservation Area: Fleet Street	Listed Building: No

Summary

For full report please see 21/00538/FULEIA

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 Highways Act 1980.

Main Report

For report please see 21/00538/FULEIA

Appendix A

Background Papers – 21/00524/LBC:

Comment City of London Police 20/07/2021
Letter Historic England 27/07/2021
Email Mr Chris Rogers 04/08/2021
Letter Twentieth Century Society 04/08/2021
Letter Historic England 11/10/2021

Application Documents – 21/00524/LBC:

Design and Access Statement, 16/06/2021, Bjarke Ingels Group
Environmental Statement Vol. 3 (Listed Building Heritage Report),
16/06/2021, Bjarke Ingels Group
Cover Letter, 16/06/2021, DP9
Drawing Schedule, 16/06/2021, Bjarke Ingels Group

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

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.

Relevant Local Plan Policies

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SCHEDULE

APPLICATION: 21/00524/LBC

120 Fleet Street London EC4A 2BE

Alterations to and refurbishment of the existing Grade II* listed Daily Express Building at 120 Fleet Street, including works to detach the building from the River Court with demolition of part of linking floorplate and structure from basement level 01 to level 06, demolition of roof and installation of new roof with associated roof garden, erection of new north facade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new facade and shopfront, demolition of level 06 landing and extension to existing oval staircase to provide access to new roof with new core on north side incorporating new lift between roof top level and basement level 01, installation of new staircase between rooftop level and basement level 02, demolition of mezzanine at basement level 01, removal of internal partitions and associated works.

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 be retained thereafter:
 - (a) particulars and samples of the materials to be used on all external faces of the building to be inspected on site;
 - (b) details of the proposed new internal and external elevations including details of new fenestration and entrances at all levels;
 - (c) details of replacement Vitrolite, including sample;
 - (d) details of proposed ground floor elevations;
 - (e) details of all ground floor entrances;
 - (f) details of soffits, handrails and balustrades;
 - (g) details of all alterations to the existing facades;
 - (h) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
 - (i) details of plant and ductwork to serve the development;
 - (j) details of ventilation and air-conditioning for the development;
 - (k) details of all ground level surfaces including materials to be used;
 - (l) details of external surfaces within the site boundary including landscaping;
 - (m) details of planting and screens at roof terrace level;

(n) details of interior fit our proposals for entrance, lobby and reception in relation to historic fabric, including identification of exhibition space;
(o) details of floor finishes to the main public circulation spaces including historic staircase, reception and lobby;
(p) door and joinery schedule for the entire building;
(q) lighting proposal to the public amenity space, including roof terrace, historic staircase, reception and lobby;
(r) irrespective of the approved demolition plants, details are required of the internal doors leading to the main floor stair core which are to be retained and refurbished

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

- 3 Within 3 months after the commencement of demolition a pre-construction services contract or series of contracts in preparation 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 commencement of procurement of all foundations, above ground framework and floor structures. Works of demolition may be permitted after 3 months and 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 Before any works thereby affected are begun, details shall be provided covering a detailed schedule of works for the refurbishment and fit out of the main lobby, stair core, basement and a typical upper floor.
- 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 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 demolition contract has been made and planning permission has been granted for the development for which the contract provides. 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.

- 6 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.
- 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 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.
- 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, 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, floors, doors and the staircase and 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 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.

- 11 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; and
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
- 12 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.
- 13 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:
- PA-10-001 Existing Daily Express Location Plan
 - PA-10-010 Existing Basement 02 Floor Plan
 - PA-10-011 Existing Basement 01 Floor Plan
 - PA-10-012 Existing Basement 01 Mezzanine Daily Express
 - PA-10-013 Existing Ground Level Floor Plan
 - PA-10-014 Existing Upper Ground Level Floor Plan
 - PA-10-015 Existing Level 01 Floor Plan
 - PA-10-016 Existing Level 02 Floor Plan
 - PA-10-017 Existing Level 03 Floor Plan
 - PA-10-018 Existing Level 03 Mezzanine Daily Express
 - PA-10-019 Existing Level 04 Floor Plan
 - PA-10-020 Existing Level 05 Floor Plan
 - PA-10-021 Existing Level 06 Floor Plan
 - PA-10-022 Existing Level 07 Floor Plan

PA-10-023 Existing Level 08 Floor Plan
 PA-10-024 Existing Level 09 Floor Plan
 PA-10-025 Existing Roof Plan
 PA-10-100 Existing N-S Section
 PA-10-101 Existing E-W Section
 PA-10-200 Existing Fleet Street Elevation
 PA-10-201 Existing St. Bride Elevation
 PA-10-202 Existing Shoe Lane Elevation
 PA-10-210 Existing Daily Express North Elevation
 PA-10-211 Existing Daily Express East Elevation
 PA-10-212 Existing Daily Express South Elevation
 PA-10-213 Existing Daily Express West Elevation
 PA-30-B2 Demolition Daily Express Basement Level 02 Plan
 PA-30-B1 Demolition Daily Express Basement Level 01 Plan
 PA-30-B1M Demolition Daily Express Basement Level 01 Mezzanine
 Plan
 PA-30-000 Demolition Daily Express Ground Level Plan
 PA-30-001 Demolition Daily Express Upper Ground & Level 01 Plans
 PA-30-002 Demolition Daily Express Level 02-03 & 04 Floor Plans
 PA-30-003 Demolition Daily Express Level 05 & 06 Floor Plans
 PA-30-004 Demolition Daily Express Terrace Level & Roof Plans
 PA-30-100 Demolition Daily Express N-S Section
 PA-30-101 Demolition Daily Express E-W Section
 PA-30-200 Demolition Daily Express Fleet Street Elevation
 PA-30-201 Demolition Daily Express Shoe Lane Elevation
 PA-80-B2 Proposed Daily Express Basement Level 02 Plan
 PA-80-B1 Proposed Daily Express Basement Level 01 Plan
 PA-80-000 Proposed Daily Express Ground Level Plan
 PA-80-001 Proposed Daily Express Upper Ground & Level 01 Plans
 PA-80-002 Proposed Daily Express Level 02-03 & 04 Floor Plans
 PA-80-003 Proposed Daily Express Level 05 & 06 Floor Plans
 PA-80-004 Proposed Daily Express Terrace Level & Roof Plans
 PA-80-100 Proposed Daily Express N-S Section
 PA-80-101 Proposed Daily Express E-W Section
 PA-80-200 Proposed Daily Express North Elevation
 PA-80-201 Proposed Daily Express East Elevation
 PA-80-202 Proposed Daily Express South Elevation
 PA-80-203 Proposed Daily Express West Elevation
 PA-90-001 Daily Express Building Typical Facade Detail

8353-PL-GA-101 Landscape General Arrangement - Terrace levels

8253-DE-SD-308 Soft landscape details - Terrace sections

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.