

Committee:	Date:
Planning and Transportation Sub-Committee	22 November 2022
Subject: Poultry Market Charterhouse Street London EC1A 9LH Part demolition, repair, and refurbishment of the building known at the Poultry Market, Charterhouse Street at ground, first and basement levels, associated with a change of use of the building to provide a museum and ancillary uses and areas; including: works associated with an entrance structure on West Poultry Avenue; internal alterations including creation of a part new first floor; fabric removal and refurbishment on all floors; replacement glazing; facade cleaning and other facade repair; levelling of ground floor; works of repair to the roof; installation of new heating and cooling equipment; new M&E services; repurposing of the south service bay and associated infill structure; remodelling of the north service bay; internal decoration; replacement balustrade; and other associated works as shown on the submitted plans and drawings.	Public
Ward: Farringdon Without	For Decision
Registered No: 19/01344/LBC	Registered on: 19 December 2019
Conservation Area: Smithfield	Listed Building: Grade II

Summary

The application relates to works to the grade II listed Poultry Market, which forms part of the Smithfield Market complex. Listed building consent is sought for remodelling of the interior and minor alteration to the exterior in order to enable the Museum of London to relocate to the Poultry Market. The works form part of a wider scheme that is under consideration (ref. 19/01343/FULEIA) which also involves the conversion of the General Market to the Museum of London. The General Market and Poultry Market would be connected by enclosing West Poultry Avenue.

Members resolved to grant planning permission for the wider scheme and the associated listed building consent on the 23 June 2020. Owing to delays in

the granting of permission for the wider scheme (due to matters relating to land interests), the listed building consent was not issued. The report associated with the wider development, including this listed building consent has been updated to reflect:

Minor alterations to the design of the scheme

Changes to material considerations since the applications were considered in 2020.

Updates to the Environmental Statement and supporting documents to account for changes in the locality since the applications were considered in 2020.

Review of all survey methodologies and data to ensure that the conclusions drawn in the application documentation are still robust.

The inclusion of a sequential test within the retail statement

The heads of terms and conditions have been revised in the light of the City's interest in the site.

A full re-consultation exercise has been carried out. Twelve letters of support have been received in conjunction with the wider scheme. In respect of the works to the Poultry Market SAVE comment that elements of the work need further consideration. When the scheme was considered in 2020 Historic England and The Twentieth Century Society set out that they are broadly supportive of the scheme in principle, all be it the Twentieth Century Society have expressed concern over the loss of the clerestory glazing to the Poultry Market.

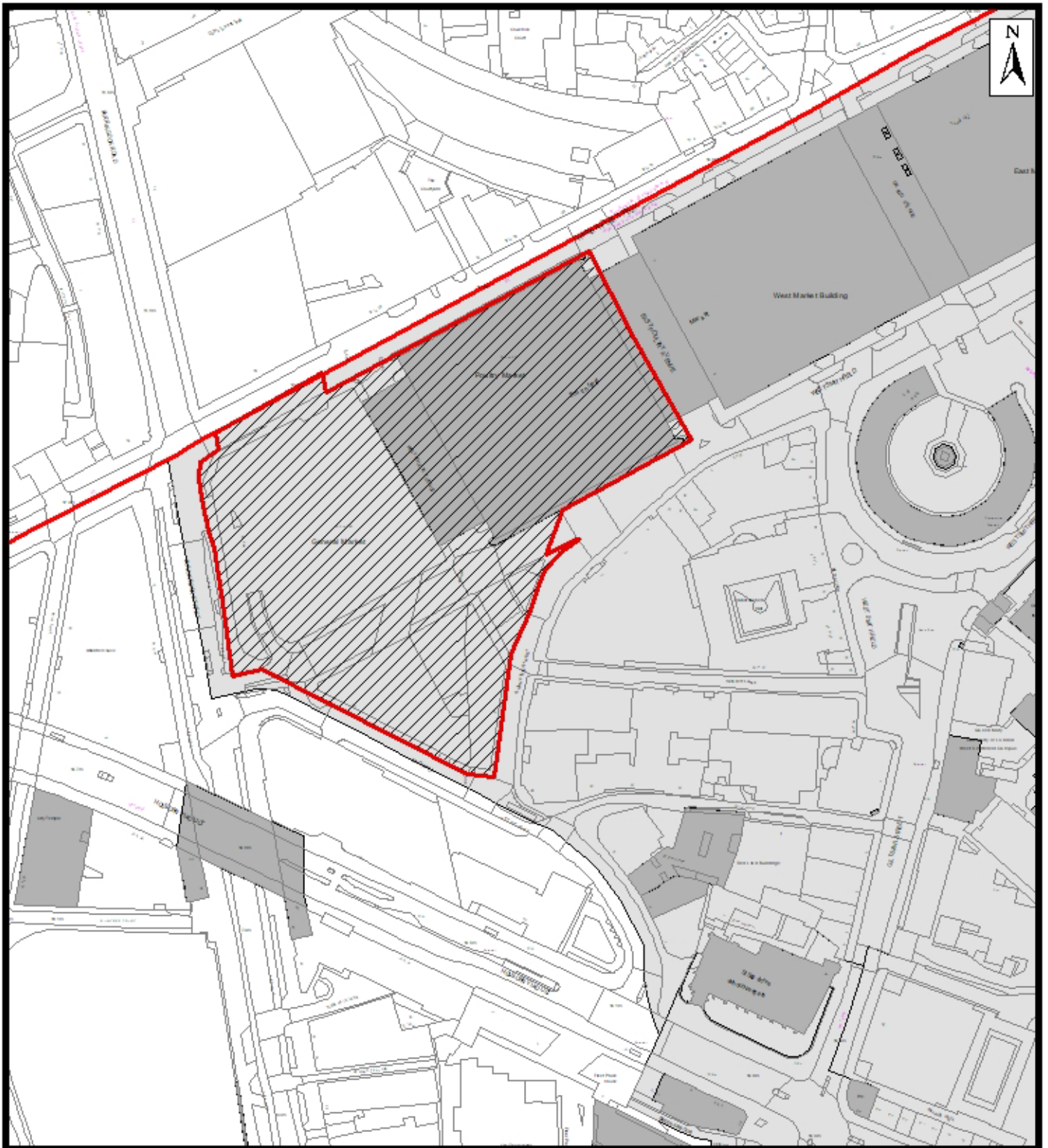
While the proposed works have been dealt with in a careful and skilful way and the scheme has been driven by best conservation practice, there is inevitably some harm to the historic fabric. The proposals would result in a medium level of less than substantial harm to the significance of the Poultry Market as a designated heritage asset through the comprehensive remodelling of the interior and the loss of its clerestory glazing. Otherwise, key features of the listed building which form its special architectural and historic interest, such as the shell dome and external architecture would be preserved. As part of the wider Museum scheme there would be works to the General Market, Fish Market, Red House, Iron Mountain and Engine House, within the setting of the listed building, but all these changes would have a benign effect and would not adversely affect the setting and therefore the significance of the listed building.

The less than substantial harm caused by the proposals would be significantly outweighed by the substantive public benefits that the work would secure. These include the sensitive revival of the market buildings and the public realm, securing a strategic development that offers significant social, economic and environmental benefits include job creation, tourism and income generation, securing a visitor attraction that is accessible and inclusive for all telling the story of London and giving the public the ability to appreciate some of the most historically significant buildings in London. Overall it is considered that the proposal represents an exceptional opportunity for this area of Smithfield.

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:

Poultry Market, General Market and The Annexe Buildings, West Smithfield

CASE No.

19/01344/LBC



SITE LOCATION



LISTED BUILDINGS



CONSERVATION AREA BOUNDARY



CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT

Main Report

Members should refer to the report on application reference 19/01343/FULEIA which includes an analysis of this listed building consent application and the reasons 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: 19/01344/LBC

Poultry Market Charterhouse Street London

Part demolition, repair, and refurbishment of the building known at the Poultry Market, Charterhouse Street at ground, first and basement levels, associated with a change of use of the building to provide a museum and ancillary uses and areas; including: works associated with an entrance structure on West Poultry Avenue; internal alterations including creation of a part new first floor; fabric removal and refurbishment on all floors; replacement glazing; facade cleaning and other facade repair; levelling of ground floor; works of repair to the roof; installation of new heating and cooling equipment; new M&E services; repurposing of the south service bay and associated infill structure; remodelling of the north service bay; internal decoration; replacement balustrade; and other associated works as shown on the submitted plans and drawings.

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 all repairs to original internal and external fabric of the Poultry Market, including but not limited to the hexagonal glass blocks, all brickwork types, ceramic tiles, granite and concrete mixes;
 - b) details of the proposed reuse of original fabric within the building including but not limited to: lunette glazing, doors, traders' signage, ironmongery, meathooks;
 - c) particulars and samples of the proposed replacement glazing systems across the building including a scale mockup of the proposed clerestorey glazing and samples of the proposed fritted glass;
 - d) particulars and samples of the proposed new elements of the building's entrances including signage, overpanels and roller shutters;
 - e) particulars and samples of the proposed mineral render to the dome roof and details of the layout of the replicated shutter marks;

- f) particulars and samples of the metal framework for West Poultry Avenue signage including junctions with existing fabric and associated infrastructure;
- g) particulars and samples of the composite flooring for West Poultry Avenue;
- h) details of the junctions between the proposed entrance glazing and existing west walls to West Poultry Avenue;
- i) details of lighting and security installations throughout the building;
- j) details of the junctions of the proposed Temporary Gallery structure with the existing fabric of the building, including but not limited to the bridges at ground floor level and the first floor level walkway;
- k) details of the east arrivals area of the building, including reuse of the traders' units at the east end of the ground floor;
- l) details of the proposed security gates to the staff terrace and other alterations to the first-floor level balustrade;
- m) details of the proposed internal passenger lift serving the Temporary Gallery;
- n) details of the conversion of the pavement lights to smoke vents;
- o) details of the integration of plant, flues, fire escapes, lift overruns and other excrescences at roof level.
- p) details of the proposed entrances to West Poultry Avenue including particulars and samples of the cast concrete portals

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 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.

- 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:

Site Demise

2125-SWA-SI-00-DR-A-PL001 Proposed Site - Demise Line - Above Ground PA01

2125-SWA-SI-B1-DR-A-PL002 Proposed Site - Demise Line - Below Ground PA01

Site

2125-SWA-SI-ZZ-DR-A-PL003 Proposed - Location Plan PA01

2125-SWA-SI-ZZ-DR-A-PL004 Existing - Site Plan PA01

2125-SWA-SI-ZZ-DR-A-PL005 Proposed - Site Plan PA02

Proposed

2125-SWA-PM-B1-DR-A-PL040 Demolition PM - Plan - Basement
PA01

2125-SWA-PM-BM-DR-A-PL041 Demolition PM - Plan - Basement
Mezzanine PA01

2125-SWA-PM-00-DR-A-PL042 Demolition PM - Plan - Ground
PA02

2125-SWA-PM-01-DR-A-PL043 Demolition PM - Plan – First
PA01

2125-SWA-PM-02-DR-A-PL044 Demolition PM - Plan - Second (Roof
Plant) PA01

2125-SWA-PM-RF-DR-A-PL045 Demolition PM - Plan - Roof

2125-SWA-PM-ZZ-DR-A-PL061 Demolition PM - Elevations - North &
East PA01

2125-SWA-PM-ZZ-DR-A-PL062 Demolition PM - Elevations - South &
West PA02

2125-SWA-PM-ZZ-DR-A-PL068 Demolition PM - Sections - East -
West & North - South PA01

2125-SWA-PM-ZZ-DR-A-PL069 Demolition PM - Short Sections -
North - South & South - North PA01

2125-SWA-PM-ZZ-DR-A-PL070 Demolition PM - Section - Loading
Bay & Learning Bay PA01

2125-SWA-PM-B1-DR-A-PL073 Proposed PM - Plan – Basement
PA01

2125-SWA-PM-BM-DR-A-PL074 Proposed PM - Plan - Basement
Mezzanine PA01

2125-SWA-PM-00-DR-A-PL075 Proposed PM - Plan - Ground
PA02

2125-SWA-PM-01-DR-A-PL076 Proposed PM - Plan - First
PA01

2125-SWA-PM-02-DR-A-PL077 Proposed PM - Plan - Second (Roof
Plant) PA01

2125-SWA-PM-RF-DR-A-PL078 Proposed PM - Plan - Roof PA01

2125-SWA-PM-ZZ-DR-A-PL094 Proposed PM - Elevations - North &
East PA01

2125-SWA-PM-ZZ-DR-A-PL095 Proposed PM - Elevations - South &
West PA02

2125-SWA-PM-ZZ-DR-A-PL101 Proposed PM - Sections - East -
West & North - South PA02

2125-SWA-PM-ZZ-DR-A-PL102 Proposed PM - Short Sections -
North - South & South - North PA02

2125-SWA-PM-ZZ-DR-A-PL103 Proposed PM - Section - Loading
Bay & Learning Bay PA01

2125-SWA-SI-ZZ-DR-A-PL106 Proposed PM & GM - Section - East -
West PA02

2125-SWA-PM-ZZ-DR-A-PL108 Proposed PM - Internal Elevation -
First Floor Balcony North & East PA01

2125-SWA-PM-ZZ-DR-A-PL109 Proposed PM - Internal Elevation -
First Floor Balcony South & West PA01

2125-SWA-PM-ZZ-DR-A-PL110 Proposed PM - Bay Study - West
Smithfield Street Ground and First Floor Glazing PA01

2125-SWA-PM-ZZ-DR-A-PL111 Proposed PM - Bay Study - West
Smithfield Street Dome Clerestorey PA01
2125-SWA-PM-00-DR-A-PL112 Proposed PM - Bay Study - Learning
Entrance PA01
2125-SWA-PM-00-DR-A-PL113 Proposed PM - Elevation - East
Poultry Avenue External Doors PA01
2125-SWA-PM-00-DR-A-PL114 Proposed PM - Elevation - East
Poultry Avenue UKPN PA01
2125-SWA-PM-ZZ-DR-A-PL115 Proposed PM - Section - Monitor
Roof PA01
2125-SWA-PM-ZZ-DR-A-PL116 Proposed PM - Elevation & Plan -
West Poultry Avenue Entrance PA01
2125-SWA-PM-ZZ-DR-A-PL116 Proposed PM - Elevation & Plan -
West Poultry Avenue Entrance PA01
2125-SWA-PM-ZZ-DR-A-PL141 Proposed PM- Bay study - Lecture
Theatre Entrance PA01

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.