

Committee:	Date:
Planning and Transportation	13 December 2022
Subject: Ibex House 42 - 47 Minories London EC3N 1DY Alteration and extension to the existing building at ground and lower ground floor on Haydon Street and Portsoken St with the incorporation of courtyard garden areas, an on-site servicing bay and blue badge parking areas adjacent; Roof level extensions at the 8th and 9th floors; Alterations to the ground floor Minories facade, including level access provision; Alteration and creation of roof terraces and green roofs; replacement / upgrade of balustrades on all elevations; internal reconfiguration of lower levels to incorporate a new mezzanine level, internal cycle storage, and refuse store; creation of a new learning / cultural centre at the ground floor corner of Portsoken Street and Minories; and retention of existing public house at ground floor / lower ground corner of Haydon Street and Minories including elevational alterations.	Public
Ward: Tower	For Decision
Registered No: 21/00794/LBC	Registered on: 28 October 2021
Conservation Area:	Listed Building: Grade II

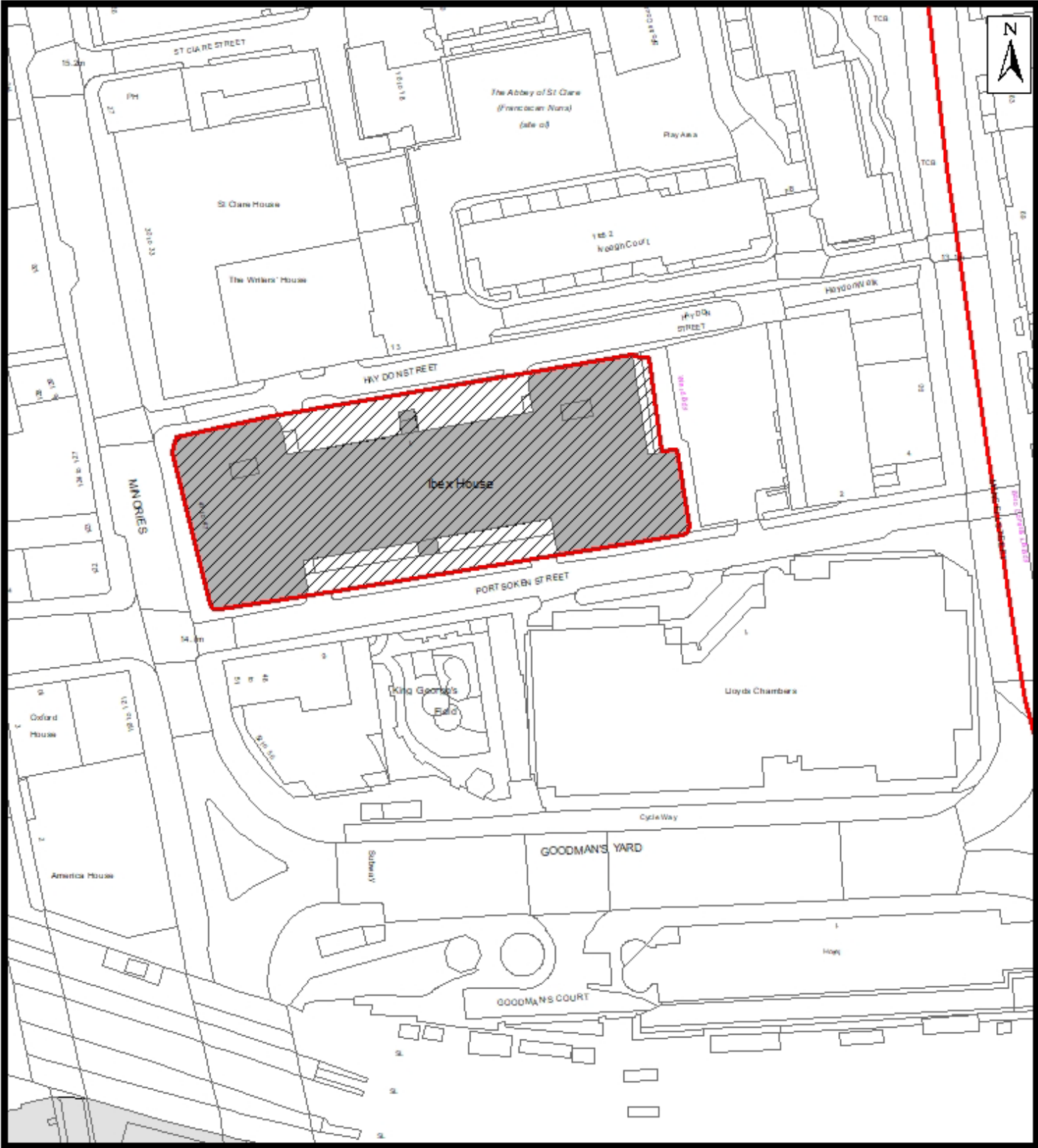
Summary

Refer to 21/00793/FULMAJ for full report

Recommendation

1. That listed building consent be granted for the above proposal in accordance with the details set out in the attached schedules 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 Highway Act 1980 in respect of those matters set out in the report, the decision notices not to 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:
Ibex House

CASE No.
21/00794/LBC

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



Main Report

For report please refer to 21/00793/FULMAJ

APPENDIX A

Background Papers

Application Documents

Cover Letter, Savills, updated 11 October 2022

Design and Access Statement, updated October 2022

Ground Movement Assessment, Card Geotechnics Limited, September 2022
(Rev 1)

Heritage Statement, Stephen Levrant Heritage Architecture Ltd, October 2022

Structural Assessment (External Works – Planning Amendments), PARMAR
BROOK, updated October 2022

Updated UGF Calculation Plan, BB UK, Rev B, November 2022

Window Drawings and Schedules, Stephen Levrant Heritage Architecture Ltd,
updated October 2022

Correct Area Schedule Addendum to DAS, AHMM Architecture, November
2022

Addendum to Statement of Community Involvement, London Communications
Agency, October 2022

Statement of Community Involvement, London Communications Agency, 2
September 2021

Streamline Moderne Learning Gallery Statement, AHMM Architects, 7 October
2022

Archaeology Desk-Based Assessment, MOLA, May 2021

Geotechnical and Geo-environmental Interpretative Report, CGL, March 2021

Planning Statement, Savills, September 2021

External Consultee Responses

Historic England, updated response, 22 November 2022

Historic England, Letter, 18 January 2022

Historic England, Letter of authorisation to determine application, 18 January
2022

20th Century Society, Letter, 7 January 2022

Public Comments: Objections

Comment – Miss Panagiota Markaki – 5 January 2022

Comment – Mr Mital Patel – 12 December 2021

Comment – Mikael Boman – 3 January 2021

APPENDIX B

Relevant London Plan 2021 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.

DM12.3 Listed buildings

6. To resist the demolition of listed buildings.
7. 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: 21/00794/LBC

Ibex House, 42-47 Minories London

Alteration and extension to the existing building at ground and lower ground floor on Haydon Street and Portsoken St with the incorporation of courtyard garden areas, an on-site servicing bay and blue badge parking areas adjacent; Roof level extensions at the 8th and 9th floors; Alterations to the ground floor Minories Facade, including level access provision; Alteration and creation of roof terraces and green roofs; replacement / upgrade of balustrades on all elevations; internal reconfiguration of lower levels to incorporate a new mezzanine level, internal cycle storage, and refuse store; creation of a new learning / cultural centre at the ground floor corner of Portsoken Street and Minories; and retention of existing public house at ground floor / lower ground corner of Haydon Street and Minories including elevational alterations.

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. 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.

3. 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

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. 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 permission shall be carried out in accordance with the approved details:

- a) Details of the proposed methodology for the removal and storage of existing glazing, faience, balustrades, and any other fabric or feature of interest along with details of their re-use.
- b) Samples and colour finishes of all external materials including a mock up panel of the black faience and typical crittall glazing.
- c) Details of junction of the new pavilions with existing fabric.
- d) Details of all external cleaning proposals.
- e) Details of the plant enclosure and fifth elevation for the plant.
- f) Detailed design and samples of materials for interior fit out at 1:20, 1:10 and 1:5 scale as appropriate, in respect to the proposed commercial spaces including the reception hub and circulation areas; the interior of the remodelled public house; the learning gallery and the interior of the pavilions, including circulation spaces.
- g) Construction details of the external sui generis use elevations at scale 1:20, 1:10 and 1:5 scale as appropriate.
- h) Construction details of the external public house elevation at scale 1:20; 1:10; 1:5 as appropriate.
- i) Construction details of all external elements of the pavilion extensions at scale 1:20, 1:10, 1:15 as appropriate.
- j) A detailed schedule with specifications for all repairs and replacement works to the historic building.
- k) Construction details of the new external entrance doors to Ibex House on Minorities and level access provision at scale 1:10 and 1:5 as appropriate.
- l) Details regarding the retention of the existing public house chute and its reuse.
- m) Detailed design of the roof terraces and southern winter garden areas including hard and soft landscaping.
- n) Details of all external lighting to the building, including roof terraces.
- o) Details and materials samples of all proposed external areas and interfaces with the existing building

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 policy of the Local Plan: DM12.3.

6. 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.

7. During and immediately after relevant opening up works commencing, a Historic Building Recording Level 2 is to be undertaken and in accordance with a written scheme of recording which shall be submitted to and approved in writing by the Local Planning Authority. This record shall include drawings and photographic records.

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. The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under the conditions of this listed building consent:

18082_ZZ_ZZ_DR_A_PL001 P02
18082_ZZ_ZZ_DR_A_PL080 P02
18082_ZZ_LGF_DR_A_PL01L P02
18082_ZZ_M1_DR_A_PL01M P02
18082_ZZ_UGF_DR_A_PL010 P02
18082_ZZ_01_DR_A_PL011 P02
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18082_ZZ_09_DR_A_PL019 P03
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18082_ZZ_M1_DR_A_PL10M P02
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18082_ZZ_03_DR_A_PL103 P02
18082_ZZ_04_DR_A_PL104 P02
18082_ZZ_05_DR_A_PL105 P02
18082_ZZ_05_DR_A_PL106 P02
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18082_ZZ_ZZ_DR_A_PL300 P02
18082_ZZ_ZZ_DR_A_PL301 P03
18082_ZZ_ZZ_DR_A_PL302 P02
18082_ZZ_ZZ_DR_A_PL304 P02
00098-REV P04

INFORMATIVES

1. In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.
2. AHMM should be retained for the detailed construction stage of the project.
3. This permission must in no way be deemed to be an approval for the display of advertisement matter indicated on the drawing(s) which must form the subject of a separate application under the Advertisement Regulations.