

## SCHEDULE

APPLICATION: 23/00966/LBC

### 7 - 8 Bishopsgate Churchyard London EC2M 3TJ

**Refurbishment of the Bath House involving demolition of hard landscape slab and of 20th Century sections of the building above ground; ground floor extension to provide elevator shaft and cafe kiosk; external restoration, decoration and alteration including new accesses into the building; internal restoration, decoration and alteration including works to accommodate elevator shaft; new hard and soft landscaping including green roof and basement skylights; and exploratory works at basement level to facilitate further restoration activity.**

## 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 Before any works hereby consented are begun, a full survey including photographic record of the exterior and interior of the Bath House shall be submitted to and approved in writing by the Local Planning Authority.  
  
REASON: To ensure suitable record is kept of this version of the building in accordance with the following policy of the Local Plan:DM12.3.
- 3 Before work begins, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect original external and internal features of the building during the building work. These shall remain in place for the duration of the construction/ alteration work hereby permitted.  
REASON: To ensure the preservation of historic building features and fabric in accordance with the following policy of the Local Plan: DM12.3
- 4 Before any works hereby consented are begun details of the following shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent must be carried out in accordance with the approved details.
  - (a) a full schedule of the proposed works, including relevant methodology;
  - (b) detailed condition survey of the building;
  - (c) Details, including heritage method statement for works to unveil the potential survival of original or historic features, underneath existing modern fabric;

(d) Details, including a heritage method statement and samples of materials, of any repair works (including cleaning).

REASON: To ensure the preservation of historic building features and fabric 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 consent shall be carried out in accordance with the approved details:

(a) particulars and samples of all external and internal new materials;

(b) details of the design of any new proposed works, including repair and reinstatement works, and new elements such as the proposed new facades, including new doors and windows;

(c) details of the proposed new platform lift;

(d) details of the new glazed link;

(e) details of all junctions with historic fabric, including building, paving and public realm works;

(f) details of all building services and plant;

(g) details of new external and internal lighting;

(h) details of the new green roof, including planting, servicing and maintenance.

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 Before any works thereby affected are begun a Fire Strategy 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.

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 All new work and work in making good 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 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:

1813-FPA-XX-ZZ-DR-A-16402-P02

1813-FPA-XX-ZZ-DR-A-16403-P02  
1813-FPA-XX-ZZ-DR-A-16404-P02  
1813-FPA-XX-ZZ-DR-A-16405-P02  
1813-FPA-XX-ZZ-DR-A-16406-P02  
1813-FPA-XX-ZZ-DR-A-16407-P02  
1813-FPA-XX-ZZ-DR-A-16408-P02  
1813-FPA-XX-ZZ-DR-A-16409-P02  
1813-FPA-XX-ZZ-DR-A-16410-P02  
1813-FPA-XX-ZZ-DR-A-16411-P02  
1813-FPA-XX-ZZ-DR-A-16412-P02  
1813-FPA-XX-ZZ-DR-A-16413-P02  
1813-FPA-XX-ZZ-DR-A-16414-P02  
1813-FPA-XX-ZZ-DR-A-16415-P02  
1813-FPA-XX-ZZ-DR-A-16416-P02  
1813-FPA-XX-ZZ-DR-A-16417-P02  
1813-FPA-XX-ZZ-DR-A-16400-P02

## 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.