

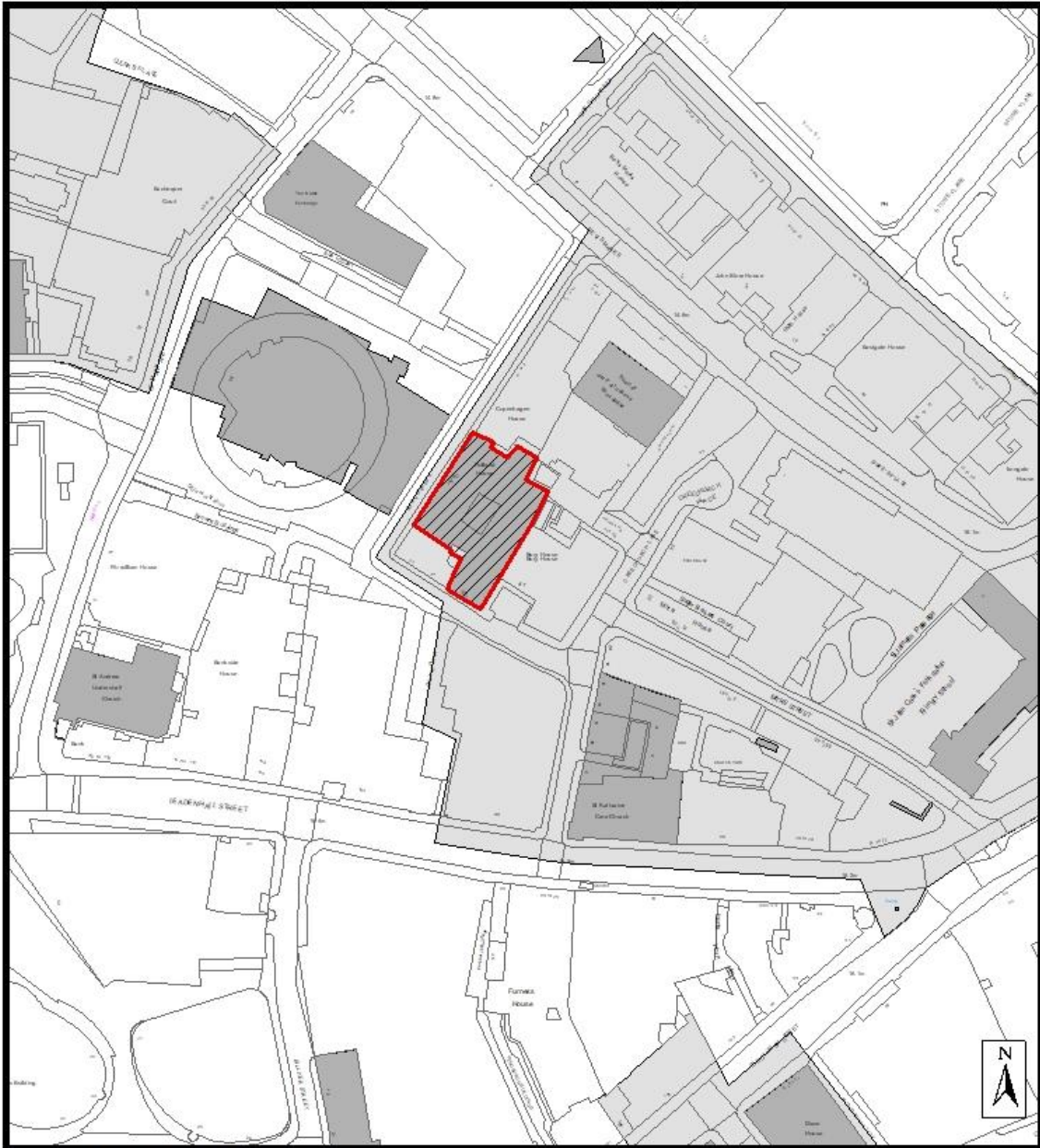
Committee	Date:
Planning Application Sub-Committee	13 December 2024
Subject: Holland House, 1 - 4, 32 Bury Street, London, EC3A 5AW 24/00011/LBC: Restoration works to Holland House including removal and reinstatement of external faience together with the removal and replacement of existing concrete beam; partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension resulting in ground plus 8 storeys; together with internal alterations including truncation of the existing lightwell, reconfiguration of partitions, installation of a new staircase, servicing and all other ancillary and associated works.	Public
Ward: Aldgate	For Decision
Registered No: 24/00011/LBC	Registered on: 11 March 2024
Conservation Area: Creechurch Conservation Area	Listed Building: Grade II*

Recommendation

- (1) That the Planning and Development Director be authorised to issue a decision notice granting Listed Building Consent for the above proposal in accordance with the details set out in the attached schedule subject to authorisation or a direction to do so being received from Historic England pursuant to Section 14 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Site Location Plan



Site Location Application Plan



© Crown copyright and database rights 2024 OS 100023243

ADDRESS:
1-4, 32 Bury Street

CASE No.
24/00011/LBC

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



ENVIRONMENT DEPARTMENT

Site Photos



Figure 1: View of Holland House from St Mary Axe plaza.



Figure 2: View of Holland House (southwest elevation) from Bury Street.



Figure 3: View of Holland House and Renown House from Bury Street.



Figure 4: Proposed development - View from Bury Street.

Main Report

Please refer to committee report for 24/00021/FULEIA

Background papers

Please refer to the background papers listed in the committee report for
24/00021/FULEIA

Appendix A

Relevant London Plan Policies

Policy HC1 Heritage conservation and growth

Emerging City Plan 2040

Draft Strategic Policy S11: Historic Environment

Draft Policy HE1: Managing Change to Historic Environment Development

Local Plan 2015 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.

DM12.3 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: 24/00011/FULEIA

Holland House 1 - 4, 32 Bury Street London EC3A 5AW

Restoration works to Holland House including removal and reinstatement of external faience together with the removal and replacement of existing concrete beam; partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension resulting in ground plus 8 storeys; together with internal alterations including truncation of the existing lightwell, reconfiguration of partitions, installation of a new staircase, servicing and all other ancillary and associated works.

CONDITIONS

1	<p>Holland House and Bevis Marks Synagogue - Demolition and Construction Methodology and Structural Assessment</p> <p>Prior to the commencement of development a Demolition and Construction Methodology and Structural Assessment (prepared by a Heritage Accredited Structural Engineer), assessing implications of the demolition and construction phase, as well as any medium and long-term structural and non-structural implications for the listed buildings Holland House (Grade II*) and Bevis Marks Synagogue (Grade I), including a detailed methodology and specification of works which seek to mitigate any damage, shall be submitted and approved in writing by the Local Planning Authority and those relevant works carried out in accordance with the approved details.</p> <p>REASON: In order to safeguard the structure and the special architectural or historic interest of the listed buildings at Holland House and Bevis Marks Synagogue in accordance with the following policies of the Local Plan: CS12, DM12.1.</p>
2	<p>Holland House – site meeting</p> <p>Before work begins a site meeting shall be held between the local planning authority and the persons responsible for undertaking the works to ensure that the Conditions attached to the Listed Building Consent are understood and can be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority.</p>

	<p>REASON: In order to safeguard the structure and the special architectural or historic interest of the listed buildings at Holland House in accordance with the following policies of the Local Plan: CS12 and DM12.1.</p>
3	<p>Holland House - qualified professional specialising in conservation work</p> <p>Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the Local Planning Authority.</p> <p>REASON: In order to safeguard the structure and the special architectural or historic interest of the listed buildings at Holland House in accordance with the following policies of the Local Plan: CS12 and DM12.1.</p>
4	<p>Holland House -</p> <p>Before work begins the following shall be approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with approved details including:</p> <ol style="list-style-type: none"> 1. Façade repairs and alterations <ol style="list-style-type: none"> a. Particulars and samples of materials to be used on all external faces of the building including external ground and upper level surfaces b. A method statement for cleaning and repair c. A schedule of works and specification, including details of the quantity and repair of the faience tiles salvaged from the building d. Details of the reopening of the Bury Street entrance and other alterations 2. Repair works to the steel structure <ol style="list-style-type: none"> a. A condition survey of the existing historic structure b. A method statement for repair works c. A schedule of works and specification 3. Window Replacements <ol style="list-style-type: none"> a. Particulars and samples of the proposed windows b. A method statement for construction and installation c. A schedule of works and specification 4. Tenants entrance (west elevation) <ol style="list-style-type: none"> a. Particulars and samples of all materials and features b. A method statement for construction and installation 5. East Elevation (external wall) <ol style="list-style-type: none"> a. A condition survey of the historic fabric behind modern Portland stone b. Particulars and samples of proposed materials c. A method statement for construction and installation d. A schedule of works and specification 6. East Elevation (party wall with Bury House)

	<p>a. Details of the interconnections between the listed building and the proposed tower floor levels, including alignment and connection of floor slabs and the new lift core</p> <p>7. Internal works</p> <p>a. Details of works to the Heritage Lobbies including but not limited to any requisite repairs and particulars and samples of the materials thereof;</p> <p>b. Details of the works to the Atrium including but not limited to the junctions of the new floor slabs with the existing elevations, requisite repairs and particulars and samples of the materials thereof, and its presentation</p> <p>c. Details of works to the first floor Heritage Interiors, including but not limited to any repairs, minor alterations and works of re-presentation</p> <p>8. South Elevation (party wall with Renown House)</p> <p>a. Details of the proposed extension of the floor slabs of the listed building behind, and their junctions with, the retained elevations of Renown House</p> <p>b. Details of the treatment of the retained sections of party wall between Renown House and Holland House</p> <p>9. Rooftop additions</p> <p>a. Particulars and samples of materials to be used on all external faces of the building</p> <p>b. A method statement for demolition of existing upper level floors and construction of new structure and facades</p> <p>c. A schedule of works and specification, including details of the quantity and repair of the faience tiles salvaged from the building</p> <p>d. External Lighting and landscaping at roof level</p> <p>10. Details of junctions with adjoining buildings;</p> <p>11. Details of the integration of window cleaning equipment, building maintenance equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;</p> <p>12. Details of ventilation and air-conditioning;</p> <p>13. Details of external surfaces within the site boundary including hard and soft landscaping;</p> <p>REASON: In order to safeguard the structure and the special architectural or historic interest of the listed buildings at Holland House in accordance with the following policies of the Local Plan: CS12 and DM12.1.</p>
5	<p>Holland House – tilework replacement or repairs</p> <p>Prior to practical completion, details of any other repairs and replacement tilework to the elevations resulting from further investigations 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.</p>

	<p>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.</p>
6	<p>Holland House – precautions to secure features during building work</p> <p>Prior to practical completion, details of any other repairs and replacement tilework to the elevations resulting from further investigations 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.</p> <p>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.</p>
7	<p>Holland House - new works and finishes to match the existing</p> <p>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.</p> <p>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.</p>
8	<p>Holland House – Approved Plans</p> <p>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:</p> <p>4458-ST-DM-07-098 4458-ST-DM-07-099 4458-ST-DM-07-100 4458-ST-DM-07-101 4458-ST-DM-07-102 4458-ST-DM-07-103 4458-ST-DM-07-104 4458-ST-DM-07-105 4458-ST-DM-07-106 4458-ST-DM-07-107 4458-ST-DM-07-001 4458-ST-DM-07-002 4458-ST-DM-07-003 458-ST-PR-07-001 458-ST-PR-07-002 458-ST-PR-07-003</p>

458-ST-PR-07-004
458-ST-PR-07-005
458-ST-PR-07-006
458-ST-PR-07-007
458-ST-PR-07-008
4458-ST-PR-07-009
4458-ST-PR-07-010
4458-ST-PR-07-011
4458-ST-PR-07-012
4458-ST-PR-07-013
4458-ST-PR-07-014
4458-ST-PR-07-015
4458-ST-PR-07-016
4458-ST-PR-07-202
4458-ST-PR-07-203
4458-ST-PR-07-204
4458-ST-PR-07-205

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.