

Committee:	Date:
Planning Applications Sub Committee	6 th May 2025
Subject: Montcalm Hotel, Whitbread Brewery, 52 Chiswell Street, London EC1Y 4SY Partial demolition of existing building, alteration and extension of the existing hotel, to include additional floorspace through upward extensions; altered and additional entrances; external urban greening; external plant enclosures; facade alterations; internal alterations; and, associated works.	Public
Ward: Coleman Street	For Decision
Registered No: 24/00864/LBC	Registered on: 13 August 2024
Conservation Area: The Brewery	Listed Buildings: Grade II* & Grade II

Summary

Listed Building Consent is sought for partial demolition of existing building, alteration and extension of the existing hotel, to include additional floorspace through upward extensions; altered and additional entrances; external urban greening; external plant enclosures; facade alterations; internal alterations; and, associated works.

The proposed development is located at the Montcalm Hotel at the Brewery, which comprises a collection of listed buildings that form part of the former Whitbread Brewery complex on the southern side of Chiswell Street. The site sits on the northern boundary of the City of London, abutting the London Borough of Islington. Silk Street runs to the west of the site, Milton Street to the east with additional buildings forming the rest of the Brewery complex sitting to the south – these are used as conference and events venue which is under a separate ownership to the Hotel and are not subject to the proposals presented within this application.

The site comprises 8 listed buildings, all listed at Grade II with the exception of the Grade II* Partners House, dated between 1700 and 1900. A further six Grade II listed

buildings are located within the immediate surrounding vicinity of the site, forming the remaining elements of the Whitbread Brewery complex which are not within the site boundary. The site is also located within the Brewery Conservation Area, and sits adjacent to the Chiswell Street Conservation Area (within the London Borough of Islington) and the Barbican and Golden Lane Estates Conservation Area.

The proposed development seeks to refurbish and upgrade the hotel to retain its status as a leading heritage hotel within the City of London with an enhanced visitor experience including improved quality of accommodation, amenity offering, enhanced inclusive access and a more sustainable operation. The proposals would result in an uplift of 8 bedrooms, an increase in the total number of rooms within the Hotel from 213 to 221 alongside new and improved bar, restaurant, lounge and events space at ground floor for the public and guests to use.

As part of the proposals, an existing non-original modern brick roof extension over the eastern wing of the Hotel is to be demolished. This extension is considered to be architecturally awkward and responds poorly to the heritage assets it sits above, whilst internally the extension is not accessible for a range of users, with level changes requiring navigation up and down steps and movement along narrow and disorientating corridors. Furthermore, the extension contains ad-hoc visible plant and has non-compliant fire escape routes on the fourth floor when considering present building safety standards.

A new larger 2 storey roof extension would replace these incoherent, dated additions with a compelling new architectural statement which would be clearly distinct but also compatible with the heritage assets below and the wider Brewery complex. The proposed architecture would be a striking, sophisticated, contemporary statement, evocative of the industrial history of the site. Importantly, the extensions would sit as part of a wider comprehensive upgrade of the Hotel which would future-proof the operation of the hotel and enhance the sustainability credentials of the buildings, improve inclusive access and provide renewed animation and activation to Chiswell Street.

Other improvements include works to the shopfronts along Chiswell Street to improve activation and animation to provide a stronger connection between the public facing areas of the Hotel and the street; a refurbishment of guestrooms at the upper floors; creation of a new gym and meeting room facilities; and new plant. The works would reveal internal features of heritage interest such as vaulted ceilings, iron pillars and skylights which had been covered in previous unsympathetic refurbishments.

A total of 5 no. of objections have been received for the listed building consent application. This includes objections from Historic England, the Georgian Group and the Society for the Preservation of Ancient Buildings. The objections primarily relate to (but not limited to) the appropriateness of the architectural treatment of the

proposals; the bulk, scale, height and massing of the proposals; the sense of overbearing; and the impacts on the character and appearance on both the Brewery and Chiswell Street Conservation Areas.

In response to these objection comments and Officer feedback, the original submission was revised and amended plans and supporting documentation were received on 25th November 2024. The amendments included alterations to the massing of the roof extension with the removal of three guestrooms to taper the building envelope to increase its set back from the building line of the heritage assets, a change in the colouration from jet black to charcoal grey to soften its appearance in addition to the inclusion of increased greening to the plant screen to provide visual contrast between the expressive roof line and plant. Furthermore, the amendments also included a strengthening of the identity of the former St Paul's Tavern Public House and an overview of general repairs to make good damaged fabric at the Hotel.

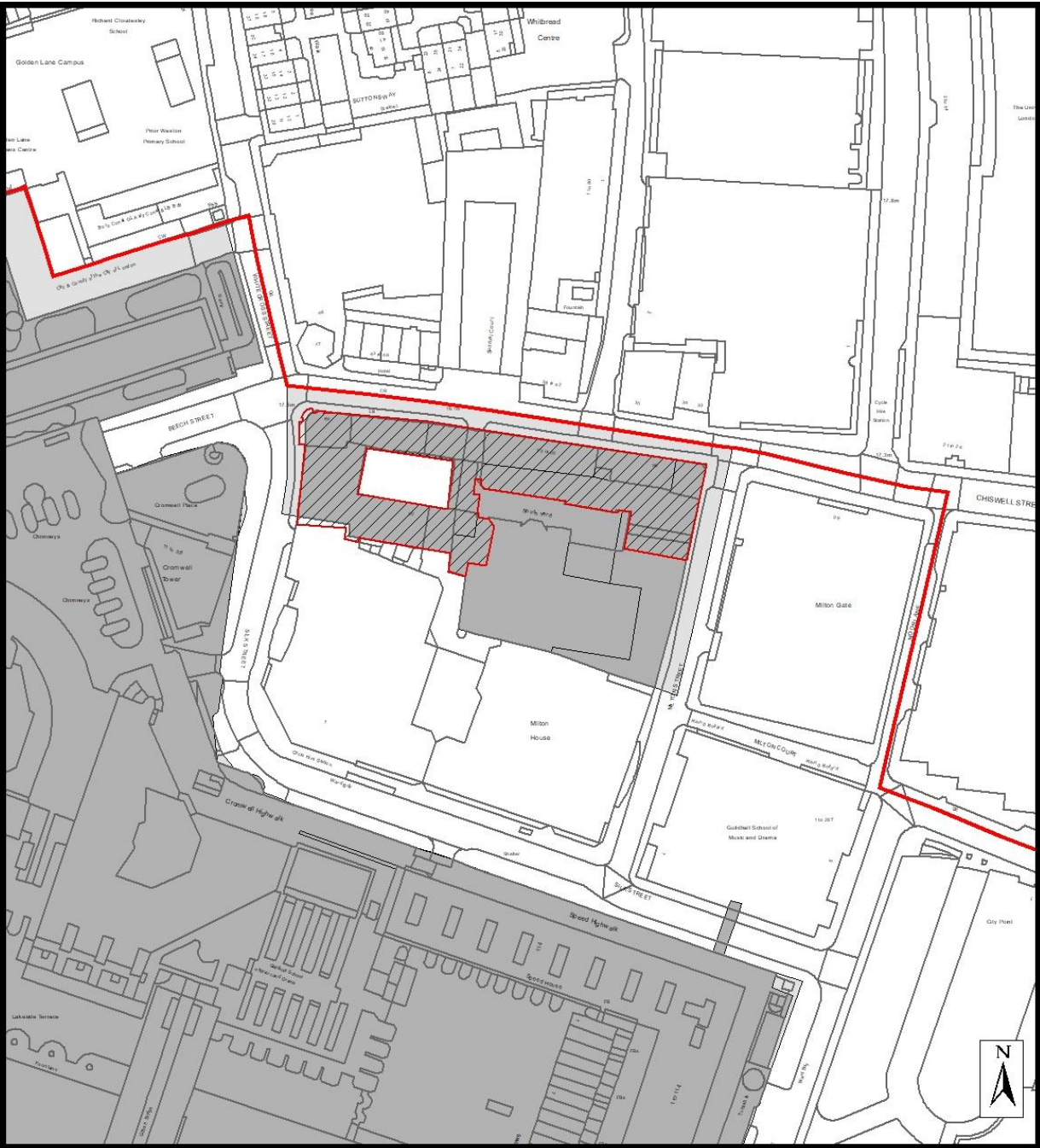
Officers consider that the proposed development would not result in any harm to the significance of the designated heritage assets that make up the site and the surroundings, whether directly through fabric alteration, or indirectly by means of visual change to their settings. Whilst clearly modern, the extension would in fact be contextual, in that it would be of an expressive, industrial architectural character that would suavely evoke the operational history of the site as a Brewery, that crucial context from which the buildings of the site and their significance ultimately derived. It would be clearly set back from the frontages of the listed buildings to an appropriately deferential extent and in architectural character would be clearly disassociated from them, resulting in a fascinating juxtaposition, one that would actually accentuate and more clearly define the polite frontages of the listed buildings below.

Officers consider that the proposed extension would be a confident, contextual and high-quality architectural response to the historic townscape and listed buildings within the site, the surrounds and the Brewery and Chiswell Street Conservation Areas, which would continue to be appreciated as a distinctive enclave in a dynamic area of London. The proposals would demonstrate how new additions to historic buildings need not necessarily be overly cautious or servile, but that such additions can, with the right contextual underpinning, instead possess an authenticity and spirit of their own, whilst coexisting harmoniously, even charismatically, with the historic buildings from which they grow. This conclusion is reached whilst attributing great weight and considerable importance, to the relevant statutory tests under s.16, s.66 and s.72 of the Act.

Recommendation

(1) That Listed Building Consent be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Application Plan



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ADDRESS:
Whitbread Brewery, 52 Chiswell Street

CASE No.
24/00864/LBC

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



ENVIRONMENT DEPARTMENT

Existing Site Photographs



Image 1: The site looking from the east at the junction of Chiswell Street / Bunhill Row with Milton Gate to the left, and Cromwell Tower / 1 Silk Street in the background



Image 2: Looking south towards the site, from Lamb's Passage with commercial development on Silk Street in the background



Image 3: Looking west along Chiswell Street, where the site meets the junction of Silk Street & Whitecross Street



Image 4: Looking north along Milton Street, with the site on the left



Image 5: Looking east within the South Yard, with the existing 2 storey extension visible on top of the rear block at the left



Image 6: Looking west within the South Yard

Main Report

Please refer to the committee report for 24/00863/FULL

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: **24/00864/LBC**

Hotel, The Whitbread Brewery, 52 Chiswell Street, London, EC1Y 4SA

Partial demolition of existing building, alteration and extension of the existing hotel, to include additional floorspace through upward extensions; altered and additional entrances; external urban greening; external plant enclosures; facade alterations; internal alterations; and associated works.

Re-consultation due to updated drawings.

CONDITIONS

Time Limit & Notification of Commencement

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced.

REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990

Protection of Historic Features

- 2 During the works, if hidden historic features of heritage significance are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

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.

Works to Match Existing

- 3 All new works and finishes and works of making good to the retained historic 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.

Structural Stability

- 4 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of fixing scaffolds and demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur or 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.

Construction Contracts

- 5 No external part of the building(s) shall be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment as authorised by this Listed Building Consent and the associated Planning Permission. Such contracts shall include the construction of all foundations, above ground framework and floor structures.

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.

Photographic Survey

- 6 Before any works hereby consented are begun, a full survey including photographic record of the exterior and interior of the buildings shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a suitable record is kept of this version of the building in accordance with the following policies of the Local Plan: DM12.3.

Deconstruction Method Statement

- 7 No external demolition works shall commence on site until a detailed deconstruction method statement has been submitted to and approved in writing by the Local Planning Authority, which includes details of structural monitoring and protection / preservation of historic features and fabric of the subject site and including surrounding designated heritage assets. The development shall be deconstructed in accordance with the statement as approved. Should any repairs be required these should be undertaken by

the developer in consultation with the Local Planning Authority and taking into consideration any listed building legislation.

REASON: To ensure the preservation of historic building features and fabric of designated assets, including those adjoining the site, in accordance with the following policies of the Local Plan: DM12.3.

Protection of Historic Features and Fabric

- 8 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 designated heritage assets 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.

Heritage Protection Methodology

- 9 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:

- (a) a full methodology for the proposed works, including a heritage method statement and a schedule of all proposed works;
- (b) detailed condition survey of the buildings;
- (c) details, including method statement for works to unveil the potential survival of original or historic features, underneath existing modern fabric.

All works pursuant to this consent must be carried out in accordance with the approved details.

REASON: To ensure the preservation of historic building features and fabric in accordance with the following policy of the Local Plan: DM12.3.

Protection of Historic Windows

- 10 Before work begins, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the windows during the building work, particularly the historic window glass. The agreed measures shall be carried out in full. No such features shall be disturbed or damaged or removed temporarily or permanently to facilitate protection except as indicated on the approved drawings or with prior approval in writing. Any intact historic window glass damaged during the building work shall be reported to the Local Planning

Authority and shall be replaced like-for-like from a suitable approved source.

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.

Construction Method Statement

- 11 No construction works shall commence on site until a detailed construction method statement has been submitted to and approved in writing by the Local Planning Authority, which includes details of structural monitoring and protection / preservation of historic features and fabric of the subject site and including surrounding designated heritage assets. The development shall be constructed in accordance with the statement as approved. Should any repairs be required these should be undertaken by the developer in consultation with the Local Planning Authority and taking into consideration any listed building legislation.

REASON: To ensure the preservation of historic building features and fabric of designated assets, including those adjoining the site, in accordance with the following policies of the Local Plan: DM12.3.

Listed Building Repairs

- 12 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 development pursuant to this permission shall be carried out in accordance with the approved details:

(a) comprehensive schedule and specification of internal and external repairs including, and not limited to, those provided within the indicative submitted schedule; and

(b) Details, including a heritage method statement and samples of materials, of repair works to historic fabric (including both internal and external cleaning).

REASON: To ensure 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.

Design Details – External

- 13 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 development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) Particulars and samples including junctions, joints, colour and texture finishes of the materials to be used on all external surfaces of the building including external ground level and upper level surfaces including all layer components of the cladding system proposed for roof extensions;
- (b) Construction of sample façade panels of agreed sections at agreed scales of the proposed façade of the roof extension including all layered components of the cladding system;
- (c) Details of apexes and eaves of the roof extension including joints between different roof forms;
- (d) Details of interfaces and junctions of extensions with existing listed buildings;
- (e) Details of the proposed new shopfronts, including details of the fenestration, entrances and detailing at a scale of no less than 1:20;
- (f) Details of new windows, including framing, colours, junctions and integrated window box planters;
- (g) Details of signage for all aspects of the building, including the restoration of the historic St Paul's Tavern fascia and hanging signage;
- (h) Details of rooftop including plant equipment, screening, planting and other infrastructure;
- (i) Details of all drainage and irrigation;
- (j) Details of the integration of M&E and building services into the external envelope;
- (k) Details of external ducts, vents, louvres and extracts;
- (l) Details of the integration of window cleaning equipment and the garaging thereof, plant, flues, and other excrescences at roof level including within the plant room;
- (m) Details of access to the roof for cleaning and maintenance, including details of mansafe equipment; and
- (n) Details of any soffits, privacy screens, handrails and balustrades.

REASON: To ensure 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.

Design Details – Internal

- 14 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 development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) Details of the reinstatement of the skylight above the staircase within the entrance wing;
- (b) Details of the flooring finishes within the ground floor spaces;

- (c) Details of the revealing of brick vaulted ceilings and final treatments and finishes;
- (d) Details of the revealing of iron columns and final treatments and finishes;
- (e) Detailed internal elevations, floorplans and ceiling plans of agreed historic spaces at an agreed scale including details of historic features and removed fabric; and
- (f) Detail of the final amount of fabric removal associated with the enlarged service risers.

REASON: To ensure that the Local Planning Authority may be satisfied that the special architectural and historic interest of the listed building is conserved and enhanced in accordance with the following policies of the Local Plan: DM 12.3.

Building Services within Historic Spaces

- 15 Prior to the commencement of the relevant works, full details of the restoration and incorporation of building services into the retained historic cellular spaces shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied that the special architectural and historic interest of the listed building is conserved and enhanced in accordance with the following policies of the Local Plan: DM 12.3.

Fire Strategy within Historic Spaces

- 16 Before any works thereby affected are begun a Fire Strategy, with consideration to the protection of historic features and fabric, 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.

Completion of Listed Building Repairs & Works

- 17 No occupation or operation of the new extension shall take place until a full schedule of complete repairs including photographs and details to the listed building has been submitted too and approved in writing by the Local Planning Authority. These repairs should include those listed in the application, in addition to any other repairs required during the works.

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.

Heritage Interpretation

- 18 No occupation or operation of the new extension shall take place until details of a piece of heritage interpretation for within the hotel lobby to include details of the history of the Whitbread Brewery shall be submitted to and approved in writing by the Local Planning Authority. The heritage interpretation shall be carried out as approved and so maintained in perpetuity.

REASON: In the interest of maintaining the historic interest of the site in accordance with the following policy of the Local Plan: CS12 and DM12.3.

Approved Plans and Particulars

- 19 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:

Indicative Planting:

11602-EPR-01-EL-DR-A-TP0432 rev P02 - INDICATIVE EAST WING ELEVATIONS PLANTING

11602-EPR-00-RF-DR-A-TP0308 rev P02 - INDICATIVE ROOF PLAN PLANTING

11602-EPR-00-ZZ-DR-A-TP0431 rev P02 - INDICATIVE COURTYARD NORTH ELEVATION PLANTING

11602-EPR-00-03-DR-A-TP0307 rev P01 - INDICATIVE THIRD FLOOR PLAN PLANTING

Sections:

11602-EPR-00-ZZ-DR-A-TP0503 rev P02 - Existing, Demolition and Proposed Section D-D - Through Carriageway

11602-EPR-00-ZZ-DR-A-TP0502 rev P02 - Existing, Demolition and Proposed Section C-C - Through Lightwell

11602-EPR-00-ZZ-DR-A-TP0501 rev P02 - Existing, Demolition and Proposed Section B-B - Through New Entrance

11602-EPR-00-ZZ-DR-A-TP0500 rev P02 - Existing, Demolition and Proposed Section A-A - Through East Wing

11602-EPR-00-ZZ-DR-A-TP-0504 rev P01- Existing, Demolition and Proposed Section E-E – Through Southwest Wing

Elevations:

11602-EPR-00-ZZ-DR-A-TP0422 rev P02 - PROPOSED EAST WING ELEVATIONS

11602-EPR-00-ZZ-DR-A-TP0420 rev P02 - PROPOSED CHISWELL ST ELEVATION

Proposed Courtyard North Elevation 11602-EPR-00-ZZ-DR-A-TP0421 rev P02

11602-EPR-00-EL-DR-A-TP0423 – rev P01 - PROPOSED WEST WING ELEVATIONS

11602-EPR-00-EL-DR-A-TP0424 – rev P01 - PROPOSED WEST WING ELEVATIONS

Demolitions:

Demolition Chiswell St. Elevation 11602-EPR-00-EL-DR-A-TP410 rev P02

Demolition Courtyard North Elevation 11602-EPR-00-EL-DR-A-TP411 rev P02

Demolition East Wing Elevations 11602-EPR-00-EL-DR-A-TP412 rev P02

Demolition West Wing Elevations 11602-EPR-00-EL-DR-A-TP413 rev P02

Floorplans:

11602-EPR-00-B1-DR-A-TP0299 rev P01 – PROPOSED BASEMENT FLOOR PLAN OVERVIEW

11602-EPR-00-RF-DR-A-TP0336 rev P02 - WING B PROPOSED ROOF FLOOR PLAN

11602-EPR-00-RF-DR-A-TP0326 rev P02 - WING A PROPOSED ROOF FLOOR PLAN

11602-EPR-00-RF-DR-A-TP0306 rev P02 - PROPOSED ROOF FLOOR OVERVIEW

11602-EPR-00-05-DR-A-TP0305 rev P02 - PROPOSED FIFTH FLOOR PLAN OVERVIEW

11602-EPR-00-04-DR-A-TP0324 rev P03 - WING A PROPOSED FOURTH FLOOR PLAN

11602-EPR-00-04-DR-A-TP0304 rev P03 - PROPOSED FOURTH FLOOR PLAN OVERVIEW

11602-EPR-00-03-DR-A-TP0323 rev P03 - WING A PROPOSED THIRD FLOOR PLAN

11602-EPR-00-03-DR-A-TP0303 rev P03 - PROPOSED THIRD FLOOR PLAN OVERVIEW

11602-EPR-00-02-DR-A-TP0302 rev P01 - PROPOSED SECOND FLOOR PLAN OVERVIEW

11602-EPR-00-01-DR-A-TP0301 rev P02 - PROPOSED FIRST FLOOR PLAN OVERVIEW

11602-EPR-00-MZ-DR-A-TP0300M rev P01 - PROPOSED MEZZANINE FLOOR PLAN OVERVIEW

11602-EPR-00-GF-DR-A-TP0300 rev P02 - PROPOSED GROUND FLOOR PLAN OVERVIEW

11602-EPR-00-GF-DR-A-TP0320 rev P01 - WING A PROPOSED GROUND FLOOR PLAN

11602-EPR-00-GF-DR-A-TP0330 rev P01 - WING B PROPOSED GROUND FLOOR PLAN

11602-EPR-00-01-DR-A-TP0331 rev P01 - WING B PROPOSED FIRST FLOOR PLAN

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.

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 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This consent is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.