

From: [Ross Anthony](#)
To: [PLN - Comments](#)
Subject: Application Ref: 24/00864/LBC - The Whitbread Brewery 52 Chiswell Street London EC1Y
Date: 25 September 2024 15:45:15

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THIS IS AN EXTERNAL EMAIL

Address: The Whitbread Brewery 52 Chiswell Street London EC1Y

Application Ref: 24/00864/LBC

Proposal: 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.

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P about the above application for listed building consent.

HB&P do not wish to make any comments on the internal alterations and defer to Council's Conservation Officer on these matters. HB&P do, however, wish to strongly object to the proposed roof top additions to the buildings facing Chiswell Street, which includes the grade II listed former Entrance Wing to Whitbread's Brewery and to No 50-56 Chiswell Street (including the grade II buildings which the list description identifies as being 53, 54 and 55 Chiswell Street).

The Brewery Conservation Area encompasses the remaining former Whitbread's Brewery buildings on the south side of Chiswell Street. It is a small and tightly defined conservation area characterised by a close-grained townscape, consisting of varied scale, 18th and 19th century buildings set around a paved internal courtyard. The two public houses at either end of the site and the arched entrance to the courtyard provide focus and definition for the conservation area. The buildings within the conservation area are mostly listed at Grade II* or Grade II.

While HB&P recognise that the existing roof tops to 53-56 have been altered in the past, the proposed 'industrial' inspired upward addition is completely inappropriate for the host heritage assets, in terms of scale, design and materials. It is an intrusive addition and not at all sympathetic to the architectural form or nature of these Georgian and Victorian buildings.

We strongly disagree with the claim that 'The introduction of a contrasting modern form within the context of the existing, mixed, streetscape is wholly appropriate and the listed buildings would continue to be read and understood in much the same way as they are now...' The dominance of the additions is highly distracting and harms the surviving historic streetscape, the significance and architectural interest of the heritage assets, as well as the harming the character of the conservation area.

The application is therefore considered contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the desirability of preserving the buildings and

conservation area, the setting and features of special architectural and historic interest which they possess.

Policy: Chapter 16 of the NPPF (2023), particularly paragraph 205, that states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Recommendation: Withdrawal or refusal on heritage grounds.

Regards

Ross Anthony

Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.

27/09/24

Application: 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.

LPA Reference: 24/00863/FULL & 24/00864/LBC

Address: Hotel The Whitbread Brewery 52 Chiswell Street London EC1Y 4SA

Dear Ms Barral,

Thank you for consulting the Georgian Group on the above applications for Planning Permission and Listed Building Consent. Based on the available information, the Group forwards its objection to both applications for the reasons set out below.

Significance of Heritage Assets and Surrounding Area

The application site contains several listed buildings associated with the site's former use as the Whitbread Brewery. Those assets are set out within the HTVIA, and their architectural, historic and archaeological interest are clearly described and will therefore not be expanded on here. As a collective, they possess a distinctive character which is of a consistent scale with a clear material palette and forms the Brewery Conservation Area.

Chiswell Street Conservation Area has a similarly distinctive character and is located north of the application site, which once comprised a whole, before the boundary changes in 1994 which divided the site into two conservation areas. Both are therefore complimentary to one another with views between them contributing to their interest and setting. This is best appreciated along Chiswell Street, within Sundial Court and down Lamb's Passage where the historic scale and operation of the former brewery site can be appreciated.

Proposals

The applicant intends to expand the existing floorspace of the hotel by extending the buildings on the site upwards, including those listed buildings along Chiswell Street.

Proposals and their Impact

The buildings associated with the historic Whitbread Brewery site located on the north and south of Chiswell Street create a distinctive and important group with considerable architectural and historic interest. Views within this enclave contribute to the

interest of both the Brewery Conservation Area and Chiswell Street Conservation Area as the consistent scale, form and palette of materials are evident. The proposed roof extensions would be contrary to each of these characteristics causing harm to the Brewery Conservation Area and setting of the Chiswell Street Conservation Area.

The views provided within the TVHIA show the impact of the proposed roof extensions on the listed buildings and their setting. This is particularly clear within views 2, 5 and 6 where the setting of the terrace is harmed, and the form of the buildings obscured. View 4 shows the impact the proposed development would have on views from the north of the site which would have historically been part of the Whitbread Brewery. Here the roof extensions appear as a dominant element, drawing the eye away from the existing built form. This similarly applies to kinetic views down Chiswell Street detracting from the ability to appreciate the distinctive character within this small enclave in the City of London.

Policy and Guidance

Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 makes it a statutory duty for the local authority or Secretary of State, when considering whether to grant listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Regarding planning permission, section 66(1) of the Act makes it statutory duty for decision makers to have special regard to the desirability of preserving listed buildings or their setting. Section 72 of the Act states that special attention must be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Guidance on carrying out this statutory duty is set out by the Government within the National Planning Policy Framework (NPPF). Paragraph 205 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Any harm caused to the significance of a designated heritage asset will need a clear and convincing justification for doing so in line with paragraph 206 of the NPPF.

Planning practice guidance set out by the government requires any harm identified to either be classified as less than substantial or substantial harm. If the harm is identified as less than substantial, then in line with paragraph 208 of the NPPF this harm should be weighed against the public benefits associated with the proposed scheme.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that ‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise’.

London Plan Policy HC1 states ‘development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed.’

The City of London’s Local Plan Core Strategic Policy CS12 sets out the City’s objective 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’.

Policy CS13 states the City's objective to 'protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks'.

The following advice from paragraph 013 of the Planning Practice Guidance accompanying the NPPF entitled 'What is the setting of a heritage asset and how can it be taken into account?' is directly relevant: 'When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change'. Additionally, Historic England's guidance on the setting of heritage assets states: 'Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset'.

Paragraph 013 of the Planning Practice Guidance additionally states: 'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each'.

Recommendation

As the application stands there would be less than substantial harm caused to the significance of 53, 54 and 55 Chiswell Street as a group of grade II listed buildings and 56 Chiswell Street. The character and interest of the Brewery Conservation Area and the Chiswell Street Conservation Area are heavily intertwined. The roof extensions would be visible in both kinetic and static views where the scale, materiality and form would obscure and detract from the character and appearance of the Brewery Conservation Area, and the setting of the Chiswell Street Conservation Area. This harm would be less than substantial.

The Georgian Group recommends the applications for Planning Permission and Listed Building Consent be refused by your local authority.

In determining this application, you should bear in mind the statutory duties contained within sections 16(2), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Yours sincerely,

Eddie Waller IHBC
Conservation Adviser for London and South East England

From: Daly, Breda [REDACTED]
Sent: 16 October 2024 11:26
To: Roberts, Thomas [REDACTED]
Cc: Parker, Joanna [REDACTED]
Subject: Chiswell Street: 24/00863/FULL

THIS IS AN EXTERNAL EMAIL

Good morning Tommy

Please find attached our response to the above planning consultation. Please take this as our response to the LBC too. I've not issued the authorisation for the LBC at this time to allow for any changes to the proposals.

Thanks
Breda

Breda Daly BA (Hons), MA, IHBC
Inspector of Historic Buildings and Areas
London and South East Region

Historic England
4th Floor, Cannon Bridge House
25 Dowgate Hill | London | EC4R 2YA

Please note I work part-time. My working days are usually Monday, Wednesday and Thursday



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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Historic England

Mr Thomas Roberts
City of London
PO Box 270
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Direct Dial: [REDACTED]

Our ref: P01583264

16 October 2024

Dear Mr Roberts

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HOTEL THE WHITBREAD BREWERY 52 CHISWELL STREET LONDON EC1Y 4SA
Application No. 24/00863/FULL**

Thank you for your letter of 1 October 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

The site forms part of the former Whitbread Brewery, a large industrial complex that stood here for over 200 years. The listed buildings on Chiswell Street are survivors of its early Georgian establishment and Victorian redevelopment. When the brewery closed in the 1970s, the site was cleared, and the listed buildings extended to the rear at roof level. This development is visible from the street and has some harmful impacts.

Whilst many aspects of proposals to alter and extend the listed buildings on this site do not raise issues for Historic England, the height, scale and bulk of the proposed roof extensions would, in my view, cause harm to designated heritage assets through development in their setting.

Given our serious concerns about these proposals, I strongly recommend that the design approach is modified to reduce the impact of any new development on the heritage assets identified. To enable you to do so, the necessary LBC authorisation has not been issued at this time.

Historic England Advice



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Significance

Origins of the Whitbread Brewery

Samuel Whitbread bought the King's Head Brewhouse and associated courtyard on the south side of Chiswell Street in 1748. The site was cleared and by 1750 the new brewery began the mass production of porter. The operation expanded rapidly with new storehouses and engines as well as a counting house, tap room and other ancillary uses built to support the wider operation. By the time of Samuel Whitbread's death in 1786, the Chiswell Street brewery was producing more than 200,000 barrels a year. Its success spurred its expansion to both sides of Chiswell Street and by the early twentieth century, it had reached its greatest extent with production exceeding 330,000 barrels annually. The buildings were remodelled over time to encompass new technologies and to respond to the social changes in drinking establishments.

The buildings

This area suffered severe bomb damage during WWII, although the Brewery site survived largely intact. Post-war planning to rebuild here brought significant changes including the development of the Golden Lane and Barbican Estates to encourage residential and other uses within the City, inspired by the work of Le Corbusier at Unite in Marseille.

Brewing ceased here in 1976 and most of the industrial buildings cleared for new offices and homes. The buildings on Chiswell Street had already been listed in 1950 and were retained by the Whitbread Company for its corporate activities. These include:

Partners House (II*): the only pre-brewery building to survive, it dates to c.1700 notable for its window frames set flush with the brickwork and its protruding timber cornice. The rear element of its M-roof form was replaced in the 1970s with a flat roof extension

Entrance Wing (II): a segmental-arched carriageway entrance to the complex built as part of the 1890s redevelopment of the brewery although the buildings flanking this are earlier. It was extended east in the late nineteenth century and now has a modern mansard.

The Jugged Hare PH (No 49 and formerly The King's Head) (II): late nineteenth century pub built to replace an earlier pub associated with the brewery. It stands on the junction of Silk Street and Chiswell Street, defining the corner with a gently curving façade.

Chiswell Street (Former St Paul's Tavern) (II): the eighteenth-century pub was re-fronted in the mid-late nineteenth century with moulded stucco to the window



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architraves, a projecting cornice supported on consoles and sculpted projecting parapet.

Also listed Grade II are 53, 54 and 55 Chiswell Street, the bridge over the brewery yard, sugar room, former Porter Tun room, the brewery building on Silk Street and brewery building on Milton Street.

The surviving buildings were largely associated with the administrative and hospitality aspects of the industrial complex, such as offices and tap rooms. They represent differing periods of the brewery's 200-year presence on this site but are of a similar height, scale and mass which is reinforced by the coherence of their elevational rhythm and material palette. The close-grained townscape and modest scale of the buildings contributes to their local distinctiveness. The homogeneity in their character and appearance is particularly notable given the larger office buildings that surround them.

The modern roof extensions to the rear of the listed buildings were added in the late 1970s. They are visible from the street, particularly from Lamb's Passage, but their scale, form and materiality help to reduce their impact. Nevertheless, they do cause a degree of harm to the designated heritage assets.

Brewery and Chiswell Street Conservation Areas

The listed buildings described above fall within Brewery Conservation Area. It was designated following the 1994 local authority boundary amendment which transferred these buildings from LB Islington to the City. Chiswell Street Conservation Area, which was designated in 1985, remains within LB Islington, contains the other surviving Whitbread buildings to the north. Of a similar scale and character, together they form a highly distinctive enclave.

Beyond the conservation area boundary, the wider area is very mixed in appearance with largely high-density townscape in its immediate vicinity. While the Brewery Street Conservation Area contains a tight grain of mainly listed buildings set around a courtyard, its immediate setting is dominated by large-scale modern office developments.

The Barbican Estate, icon of the Brutalist Movement in Britain, forms part of this wider setting. Its high-level pedestrian walkway, known as the Podium, offers views of the conservation areas and particularly those buildings on the south side of Chiswell Street. The estate is listed Grade II and a main component of the Barbican and Golden Lane Estate Conservation Area.

The proposals and their impact



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Proposals

The proposals seek to alter and extend the existing hotel to create 19 additional bedrooms. There would also be internal alterations to improve access, fire egress and mechanical and electrical infrastructure. The most notable impact is the replacement of the 1970s roof extensions with new larger, more extensive development that would be clearly visible in street views.

The proposed new roof will be between 1 to 2 storeys higher than the existing 1970s roof extensions and sit forward of the current extension line, closer to the Chiswell Street façade. Whilst some of the new floorspace is for additional plant equipment, much of the additional volume is dedicated to the new hotel rooms.

Impacts

Although set back from the street frontage, the overall height and scale of the proposed extensions is substantially greater than the existing. The elongated saw-tooth roof form means that the new rooms have greater floor to ceiling heights than the existing. Whilst the design intent is to reflect the lost industrial character, it is visually conspicuous and creates an uncomfortable contrast with the polite architecture of the listed buildings below, their orthogonal character and proportions of scale based on classical principles.

The bulk and mass of the proposals are further emphasised by their materiality. The lower element would be fully glazed and highly conspicuous when lit at night. The dark grey and black mesh façade treatment to the upper roof element appears oppressive due to its colour, compounded by that it is relatively solid form.

The proposed roof extensions would, therefore, starkly contrast with the coherent low-rise scale of the 18th and 19th century buildings below. The bold architectural form of the proposed extension would make it a particularly overbearing presence in the context of the group of listed buildings and their homogeneous composition.

The other internal works will have some impacts on the listed buildings but do not raise substantive matters for Historic England.

Relevant policy and guidance

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the obligation on local planning authorities to pay special regard to preserving the special interest of listed buildings and their settings, and special attention to preserving or enhancing the character or appearance of conservation areas.

The National Planning Policy Framework (NPPF) sets out the Government's policies



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for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development. Relevant policies include: 201, 205, 206, 208, 209 and 212.

The London Plan 2021 provides the spatial development strategy for Greater London. Policy HC1 of the London Plan relates to heritage conservation and growth. Part C states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

Other relevant policy and guidance documents include:

- The London Plan (2021)
- The City of London Local Plan (2015)
- The Brewery Conservation Area Character Study (City of London, 2000)
- Chiswell Street Conservation Area Design Guidelines (LB Islington, 2002)
- The Setting of Heritage Assets (GPA 3, Historic England, 2015)

Recommendation

Historic England has concerns regarding the application on heritage grounds. The proposals would cause harm to a range of designated heritage assets including several listed buildings, the Brewery and Chiswell Street Conservation Areas through development within its immediate setting.

The harm relates to the scale and bulk of the extension scheme which we consider would have an overbearing presence in views from the east along Chiswell Street towards Whitecross Street and from the north along Lamb's Passage. It will also be visible from the Barbican Podium at Ben Johnson House where its height, scale and bulk will be clearly apparent in relation to the range of listed buildings.

We consider that the harm would be greatest to the component designations of the former Whitbread Brewery that are listed Grade II and in respect of Partners House, Grade II*. These buildings are also the heart of the Brewery Conservation Area and read in conjunction with the Chiswell Street Conservation Area to the north.

It is the harm to local street views of Partners House that would attract the most weight due to its exceptional significance as a Grade II* listed building (NPPF, Para 205). However, it should be recognised that this is seen in the context of a wider group of



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Grade II listed buildings associated with the brewery and that this has collective significance. I therefore strongly recommend that the height of the proposed development is reduced so it would appear subservient to the listed buildings below.

The NPPF also states that, if harm is unavoidable, opportunities should be sought to minimise the harm (NPPF, Paras 201 and 212). While a reduction in the height of the proposals would lower the harm to listed buildings and the Brewery Conservation Area, opportunities to reduce its overall bulk and mass, potentially with more muted façade treatments, should be explored to help reduce its impact.

Given the extent of our concerns and to enable you to address these with the applicant, the necessary LBC authorisation has not been issued at this time.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Breda Daly

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]





Mr Thomas Roberts
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Our ref: L01583525

19 December 2024

Dear Mr Roberts

Arrangements for Handling Heritage Applications Direction 2021

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

**THE WHITBREAD BREWERY 52 CHISWELL STREET LONDON EC1Y 4SA
Application No 24/00864/LBC**

Applicant:	Alasdair Buckle DP9
Grade of building(s):	II*
Proposed works:	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
Drawing numbers:	Drawing series 11602-EPR numbers 00-B1-DR-A-TP-0299, GF-DR-A-TP0300, MZ-DR-A-TP0301, 02-DR-A-TP0302, 03-DR-A-TP0303, 04-DR-A-TP0304, 05-DR-A-TP0305, RF-DR-A-TP0306, GF-DR-A-TP0320, 03-DR-A-TP0323-04-DR-A-TP-0324, RF-DR-A-TP0326, GF-DR-A-TP0330, 01-DR-A-TP0331, RF-DR-A-TP0336, 03-DR-A-TP0307, RF-DR-A-TP0308, EL-DR-A-TP0431, EL-DR-A-TP0432; and drawing series 11602-EPR-00-ZZ-DR-A-TP numbers 0500-0504 inclusive, 410-413 inclusive and 11602-EPR-00-EL-DR-A-TP0420 to 0424 inclusive.
Date of application:	12 August 2024
Date of referral by Council:	30 September 2024
Date received by Historic England:	30 September 2024
Date referred to MHCLG:	16 October 2024

You are hereby authorised to determine the application for listed building consent



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Historic England

referred to above as you think fit.

Yours sincerely

Breda Daly

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Application: 24/00863/FULL & 24/00864/LBC
Date: 23 December 2024 11:32:18

THIS IS AN EXTERNAL EMAIL

Dear Ms Gelleh,

Thank you for consulting the Georgian Group on the amended plans for the Whitebread Brewery site. We acknowledge the amendments made to the proposed applications for Planning Permission and Listed Buildings, however they do not address our previous concerns.

The Group maintains its objection to the applications for Planning Permission and Listed Building Consent.

Kind regards,

Eddie Waller IHBC
Conservation Adviser
London and South East England



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Historic England

Mr Thomas Roberts
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Our ref: P01583264

19 December 2024

Dear Mr Roberts

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HOTEL THE WHITBREAD BREWERY 52 CHISWELL STREET LONDON EC1Y 4SA
Application No. 24/00863/FULL**

Thank you for your letter of 29 November 2024 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England provided advice on the original application on 16 October 2024 in which I outlined our serious concerns about these proposals on heritage grounds.

Whilst amendments have subsequently been made to the scheme, the impact of the height, scale and bulk of the proposed roof extensions remain broadly similar. Our advice therefore remains unchanged, and I remain of the view that the development would cause harm to a range of designated heritage assets including several listed buildings, the Brewery and Chiswell Street Conservation Areas through development within its immediate setting.

As set out in our earlier letter, the harm relates to the scale and bulk of the extension scheme which we consider would have an overbearing presence in views from the east along Chiswell Street towards Whitecross Street and from the north along Lamb's Passage. It will also be visible from the Barbican Podium at Ben Johnson House where its height, scale and bulk will be clearly apparent in relation to the range of listed buildings.

We consider that the harm would be greatest to the component designations of the former Whitbread Brewery that are listed Grade II and in respect of Partners House, Grade II*. These buildings are also the heart of the Brewery Conservation Area and read in conjunction with the Chiswell Street Conservation Area to the north.



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It is the harm to local street views of Partners House that would attract the most weight due to its exceptional significance as a Grade II* listed building (NPPF, Para 205). However, it should be recognised that this is seen in the context of a wider group of Grade II listed buildings associated with the brewery and that this has collective significance.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice letter of 16 October 2024 need to be addressed in order for the application to meet the requirements of the National Planning Policy Framework. In its current form, we object to these proposals.

Should your authority be minded to grant consent, careful consideration should be given to the conditions associated with it to secure the design outcomes aspired to by these proposals. Careful consideration should be given in particular to materials, junction details and securing repairs to historic fabric that are set out as public benefits prior to occupancy.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Breda Daly

Inspector of Historic Buildings and Areas



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