

<b>Committee:</b>	<b>Date:</b>
Planning Applications Sub Committee	9 <sup>th</sup> September 2025
<b>Subject:</b>	

Custom House, 20 Lower Thames Street and River Wall, Stairs and Crane, Custom House Quay, London, EC3R 6EE.

Internal and External alteration, extension and refurbishment of Custom House (Grade I), and works to the associated River Wall, Stairs and Cranes (Grade II\*) for redevelopment into a hotel-led mixed-use building. External works: New public realm scheme to the quayside including removal of railings around riverside car park; replacement of southern ground floor external stairs (Central Wing) for new river terrace with step-free access; works to the southern elevation for improved access; refurbishment and relocation of historic crane; removal of vehicle ramp, construction of new vehicle lift; rebuilding of East Wing steps; new plant on the East Wing roof, provision of PV panels (Central Wing); removal of roof lanterns/rooflights to West Wing; amendments to existing plant room. Repair and refurbishment of window frames and sashes, and introduction of restoration glass. Historic glass reinstated to West Wing Courtyard. Installation of hotel signage, cleaning and repair of elevations, installation of external blinds, lowering of five Long Room window cills and removal of cabinetry to create two new access points to first-floor with railings to portico. Raising of West Wing courtyard floor for new external amenity space, including removal of existing lift and external staircase and the installation of a glazed extension. Introduction of a site-wide landscaping and lighting scheme, retention of historic fixtures, works to the river wall, western boundary wall and construction of new flood defences, servicing areas, vehicle drop off, cycle and disabled parking. Internal works: Installation of mechanical/electrical/plumbing services for hotel use; Hotel rooms with ensuite facilities, minor demolition and works for improved access and servicing; New spa (with pool) and decorative scheme throughout, New lifts in West and Central Wings; Repairs to historic floors, removal of modern raised floors; Refurbishment of existing cabinetry and all other associated internal works.

<b>Ward:</b> Billingsgate	<b>For Decision</b>
<b>Registered No:</b> 25/00271/LBC	<b>Registered on:</b> 19 <sup>th</sup> March 2025
<b>Conservation Area:</b> No	<b>Listed Building:</b> Grade I

### Amendments to the Committee Report

1. **Conditions**
2. The following conditions are to be amended as follows:

11	<p><b>Retention and Reuse of Historic Fabric</b></p> <p>Full details including methodology for the removal, assessment, on-site storage and reinstatement of historic fabric, including: all reused historic glass, lampposts, <del>war memorials</del>, <b>clocks, emblems, lamps</b>, commemorative and brass plaques, lanterns, granite setts, historic crane, all stonework and historic joinery including all doors and timber and glazed panelling to Kings Warehouse.</p> <p>Any intact historic fabric that is damage through removal should be replaced like-for-like from an approved source matching age and construction.</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>
14	<p><b>Approved Plans</b></p> <p>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:</p> <p>PL-DT-4-01      PL-GA-1-00      PL-GA-1-01      PL-GA-1-02      PL-GA-1-03      PL-GA-1-04      PL-GA-1-05      PL-GA-1-06      PL-SC-1-01      PL-SC-1-02      PL-SC-1-03      CUH-ORM-ZZ-00-DR-A-12150 Rev C01      CUH-ORM-ZZ-01-DR-A-12151 Rev C01</p>

	CUH-ORM-ZZ-02-DR-A-12152 Rev C01 CUH-ORM-ZZ-03-DR-A-12153 Rev C01 CUH-ORM-ZZ-04-DR-A-12154 Rev C01 CUH-ORM-ZZ-B1-DR-A-12199 Rev C01 CUH-ORM-ZZ-M1-DR-A-12198 Rev C01 CUH-ORM-ZZ-NO-DR-1-12550 Rev C01 CUH-ORM-ZZ-RF-DR-A-12155 Rev C01 CUH-ORM-ZZ-SO-DR-A-12551 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12350 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12351 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12352 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12353 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12354 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12355 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12356 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12357 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12552 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12553 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12554 Rev C01 CUH-ORM-ZZ-00-DR-A-12810 Rev C01 CUH-ORM-ZZ-00-DR-A-12820 Rev C01 CUH-ORM-ZZ-00-DR-A-12830 Rev C01 CUH-ORM-ZZ-00-DR-A-12850 Rev C01 CUH-ORM-ZZ-00-DR-A-12851 Rev C01 CUH-ORM-ZZ-00-DR-A-12852 Rev C01 CUH-ORM-ZZ-00-DR-A-12853 Rev C01 CUH-ORM-ZZ-01-DR-A-12811 Rev C01 CUH-ORM-ZZ-01-DR-A-12821 Rev C01 CUH-ORM-ZZ-01-DR-A-12831 Rev C01 CUH-ORM-ZZ-02-DR-A-12202 Rev C01 CUH-ORM-ZZ-02-DR-A-12812 Rev C01 CUH-ORM-ZZ-02-DR-A-12822 Rev C01 CUH-ORM-ZZ-02-DR-A-12832 Rev C01 CUH-ORM-ZZ-03-DR-A-12203 Rev C01 CUH-ORM-ZZ-03-DR-A-12813 Rev C01 CUH-ORM-ZZ-03-DR-A-12823 Rev C01 CUH-ORM-ZZ-03-DR-A-12833 Rev C01 CUH-ORM-ZZ-04-DR-A-12204 Rev C01 CUH-ORM-ZZ-04-DR-A-12814 Rev C01 CUH-ORM-ZZ-04-DR-A-12824 Rev C01 CUH-ORM-ZZ-04-DR-A-12834 Rev C01 CUH-ORM-ZZ-B1-DR-A-12249 Rev C01 CUH-ORM-ZZ-B1-DR-A-12819 Rev C01 CUH-ORM-ZZ-B1-DR-A-12828 Rev C01 CUH-ORM-ZZ-B1-DR-A-12839 Rev C01 CUH-ORM-ZZ-M1-DR-A-12248 Rev C01 CUH-ORM-ZZ-M1-DR-A-12827 Rev C01 CUH-ORM-ZZ-M1-DR-A-12838 Rev C01 CUH-ORM-ZZ-NO-DR-A-12600 Rev C01 CUH-ORM-ZZ-NO-DR-A-12701 Rev C01 CUH-ORM-ZZ-RF-DR-A-12205 Rev C01 CUH-ORM-ZZ-SO-DR-A-12601 Rev C01 CUH-ORM-ZZ-SO-DR-A-12700 Rev C01 CUH-ORM-ZZ-ZZ-DR-A-12015 Rev C01
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CUH-ORM-ZZ-ZZ-DR-A-12400	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12401	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12402	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12403	Rev C01
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CUH-ORM-ZZ-ZZ-DR-A-12405	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12406	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12407	Rev C01
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CUH-ORM-ZZ-ZZ-DR-A-12881	Rev C01
CUH-ORM-ZZ-ZZ-DR-A-12890	Rev C01
CUH-ORM-ZZ-B1-DR-A-12829	Rev C02
CUH-ORM-ZZ-00-DR-A-12200	Rev C02
CUH-ORM-ZZ-00-DR-A-12855	Rev C01
CUH-ORM-ZZ-01-DR-A-12201	Rev C02
CUH-ORM-ZZ-01-DR-A-12801	Rev C02
CUH-ORM-ZZ-02-DR-A-12802	Rev C02
CUH-ORM-ZZ-03-DR-A-12803	Rev C02
CUH-ORM-ZZ-04-DR-A-12804	Rev C02
CUH-ORM-ZZ-B1-DR-A-12809	Rev C02
CUH-ORM-ZZ-B1-DR-A-12840	Rev C01
CUH-ORM-ZZ-XX-DR-A-12841	Rev C01
CUH-ORM-ZZ-00-DR-A-12002	Rev C01
CUH-ORM-ZZ-00-DR-A-12000	Rev C01
<b>CUH-ORM-ZZ-00-DR-A-12800</b>	<b>Rev C02</b>
CUH-NDY-ZZ-00-DR-M-57001	Rev P03
CUH-NDY-ZZ-XX-DR-M-55001	Rev P03
CUH-NDY-ZZ-ZZ-DR-M-57302	Rev P03
CUH-NDY-ZZ-00-DR-N-70102	Rev P03
CUH-NDY-ZZ-01-DR-N-70104	Rev P03
CUH-NDY-ZZ-02-DR-N-70105	Rev P03
CUH-NDY-ZZ-03-DR-N-70106	Rev P03
CUH-NDY-ZZ-04-DR-N-70107	Rev P03
CUH-NDY-ZZ-B1-DR-N-70101	Rev P03
CUH-NDY-ZZ-B1-DR-N-70501	Rev P02
CUH-NDY-ZZ-B1-DR-N-70503	Rev P02
CUH-NDY-ZZ-M1-DR-N-70103	Rev P03

	<p>CUH-NDY-ZZ-ZZ-DR-N-70401 Rev P03 CUH-NDY-ZZ-ZZ-DR-N-70402 Rev P03 CUH-NDY-ZZ-ZZ-DR-N-70403 Rev P03</p>
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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