

GREATER LONDON AUTHORITY

Good Growth

Julian Shirley
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

GLA ref: GLA/1200cd/13
Hackney Council ref: 2014/2427
Date: *****DRAFT*****

Dear Mr Shirley,

Town & Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Bishopsgate Goodsyard
GLA reference: GLA/1200cd
Hackney Council reference: 2014/2427
Applicant: Bishopsgate Goodsyard Regeneration Ltd

GRANT OF LISTED BUILDING CONSENT SUBJECT TO CONDITIONS

The Mayor of London, acting as the Local Planning Authority, hereby grants listed building consent for the following works, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Restoration and repair of existing Grade II listed Oriel and gates and adjoining historic structures to provide principal western pedestrian gateway into associated development and to accommodate proposed Class A1/A2/A3/A5 retail use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site.”

At: Land known as Bishopsgate Goods Yard including Braithwaite Street as bounded by Shoreditch High Street, Bethnal Green Road, Sclater Street, Brick Lane, Wheeler Street, Commercial Street and Quaker Street within the London Boroughs of Hackney and Tower Hamlets, London, E1

Subject to the following conditions:

Conditions

Condition 1 - Time limit

The development to which this consent relates must be commenced no later than three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Condition 2 - Compliance with approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the Local Planning Authority:

07-XX-DR-A-05_10-010 REV P1; 07-XX-DR-A-05_10-011 REV P1; 07-XX-DR-A-05_10-012 REV P2; 07-B0-DR-A-05_10-B00 REV P1; 07-00-DR-A-05_10-000 REV P1; 07-01-DR-A-05_10-100 REV P1; 07-B0-DR-A-05_10-B01 REV P1; 07-00-DR-A-05_10-001 REV P2; 07-01-DR-A-05_10-101 REV P1; 07-XX-DR-A-00_10-01 REV P1; 07-XX-DR-A-00_10-02 REV P1; 07-XX-DR-A-00_10-03 REV P1; 07-00-DR-A-00_10-7A000 REV P1; 07-01-DR-A-00_10-7A100 REV P1; 07-XX-DR-A-00_10-7A51 REV P1; 07-XX-DR-A-00_10-7A52 REV P1; 07-XX-DR-A-00_10-7A01 REV P1; 07-XX-DR-A-00_10-7A02 REV P1; 07-XX-DR-A-00_10-7A03 REV P1; 07-XX-DR-A-00_10-7A04 REV P1; 07-XX-DR-A-00_10-7A05 REV P1; 07-XX-DR-A-00_10-7A06 REV P1; 07-00-DR-A-00_10-7A001 REV P1; 07-00-DR-A-00_10-7A101 REV P1; 07-XX-DR-A-00_10-7A61 REV P2; 07-XX-DR-A-00_10-7A62 REV P2; 07-XX-DR-A-00_10-7A63 REV P2; 07-XX-DR-A-00_10-7A11 REV P3; 07-XX-DR-A-00_10-7A12 REV P3; 07-XX-DR-A-00_10-7A13 REV P2; 07-XX-DR-A-00_10-7A14 REV P3; 07-XX-DR-A-00_10-7A15 REV P3; 07-XX-DR-A-00_10-7A16 REV P3; 07-B0-DR-A-00_10-7BB00 REV P1; 07-00-DR-A-00_10-7B000 REV P1; 07-01-DR-A-00_10-7B100 REV P1; 07-XX-DR-A-00_10-7B51 REV P1; 07-XX-DR-A-00_10-7B52 REV P1; 07-XX-DR-A-00_10-7B53 REV P1; 07-XX-DR-A-00_10-7B54 REV P1; 07-XX-DR-A-00_10-7B01 REV P1; 07-XX-DR-A-00_10-7B02 REV P1; 07-XX-DR-A-00_10-7B03 REV P1; 07-XX-DR-A-00_10-7B04 REV P1; 07-XX-DR-A-00_10-7B05 REV P1; 07-XX-DR-A-00_10-7B06 REV P1; 07-B0-DR-A-00_10-7BB01 REV P1; 07-00-DR-A-00_10-7B001 REV P2; 07-01-DR-A-00_10-7B101 REV P1; 07-XX-DR-A-00_107B61 REV P1; 07-XX-DR-A-00_107B62 REV P2; 07-XX-DR-A-00_107B63 REV P2; 07-XX-DR-A-00_107B64 REV P2; 07-XX-DR-A-00_107B11 REV P1; 07-XX-DR-A-00_107B12 REV P1; 07-XX-DR-A-00_107B13 REV P1; 07-XX-DR-A-00_107B14 REV P1; 07-XX-DR-A-00_107B15 REV P1; 07-XX-DR-A-00_107B16 REV P1; 07-00-DR-A-00_10-7C000 REV P1; 07-01-DR-A-00_10-7C100 REV P1; 07-XX-DR-A-00_10-7C51 REV P1; 07-XX-DR-A-00_10-7C52 REV P1; 07-XX-DR-A-00_10-7C53 REV P1; 07-XX-DR-A-00_10-7C01 REV P1; 07-XX-DR-A-00_10-7C01 REV P1; 07-XX-DR-A-00_10-7C03 REV P1; 07-XX-DR-A-00_10-7C04 REV P1; 07-00-DR-A-00_10-7C001 REV P1; 07-01-DR-A-00_10-7C101 REV P1; 07-XX-DR-A-00_10-7C61 REV P1; 07-XX-DR-A-00_10-7C62 REV P1; 07-XX-DR-A-00_10-7C63 REV P1; 07-XX-DR-A-00_10-7C11 REV P1; 07-XX-DR-A-00_10-7C12 REV P1; 07-XX-DR-A-00_10-7C13 REV P1; 07-XX-DR-A-00_10-7C14 REV P1; 07-00-DR-A-00_10-7D000 REV P1; 07-01-DR-A-00_10-7D100 REV P1; 07-XX-DR-A-00_10-7D51 REV P1; 07-XX-DR-A-00_10-7D52 REV P1; 07-XX-DR-A-00_10-7D53 REV P1; 07-XX-DR-A-00_10-7D01 REV P1; 07-XX-DR-A-00_10-7D02 REV P1; 07-XX-DR-A-00_10-7D03 REV P1; 07-00-DR-A-00_10-7D001 REV P1; 07-01-DR-A-00_10-7D101 REV P1; 07-XX-DR-A-00_10-7D61 REV P1; 07-XX-DR-A-00_10-7D62 REV P1; 07-XX-DR-A-00_10-7D63 REV P1; 07-XX-DR-A-00_10-7D11 REV P1; 07-XX-DR-A-00_10-7D12 REV P1; 07-XX-DR-A-00_10-7D13 REV P1;

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application.

Condition 3 - Works to match

All new external and internal 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 material, 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 that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 4 - Brickwork to match

Any areas of new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 5 - Masonry cleaning

No cleaning of masonry or brickwork shall be undertaken until a method statement has been submitted and approved in writing by the Local Planning Authority in consultation with Historic England. The statement shall include:

- i) Details of the protection measures for internal and external surfaces where required- such measures to include methods of fixing (any drawings provided to be at 1:20 scale);
- ii) Details of proposed cleaning method(s);
- iii) Number, location and dimensions of test panels;
- iv) Drawings annotated to show the area and extent of proposed cleaning (existing submitted drawings can be used where appropriate);
- v) The proposed programme for cleaning.

The cleaning shall be undertaken in accordance with the standards agreed following inspection of test panels as confirmed in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 6 - New discoveries

Any currently hidden historic features that are revealed during the course of works shall be immediately protected and work suspended in the immediate relevant area whilst the Local Planning Authority is notified of the discovery. Works shall remain suspended until the Local Planning Authority authorise a scheme of works for preservation in situ; partial retention; or recording and removal.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 7 - Redundant services

All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building (Oriel Gateway) before the completion of the consented works hereby approved, unless agreed in writing with the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 8 - Salvage strategy

Prior to the moving or removal of any historic item a full schedule of all historic items to be moved within or removed from the site shall be submitted in writing for approval by the Local Planning Authority. The schedule shall include a plan (1:500) showing the location of the items and a gazetteer of photographs, and be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items. The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 9 - Protection strategy

Prior to any works being undertaken, a program to secure and protect the historic structures against loss or damage during building works (including potential theft during construction) shall be submitted in writing for approval by the Local Planning Authority. The relevant works shall be carried out in accordance with that program. Particular consideration should be given to the historic gates and their supporting structures and any historic ground surface finishes.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 10 - Structural assessment of load capacity

Prior to any works being undertaken a Structural Report, Design and Method Statement addressing the existing capacity of the Oriel Gateway structures to carry the loads proposed (including the proposed trees and tree pits, hard and soft landscaping, water attenuation, concrete capping and all new loads on the structure) and any structural interventions necessary to enable the carrying of such loads, shall be submitted to and approved in writing by the Local Planning Authority. The Report, Design and Method Statement shall include details of structural and ground movement monitoring of all structures; material testing; inspection of all structures and geotechnical site investigations (including trial pits). Such geotechnical / enabling works site investigations shall include details of all structures including the following:

- a) Existing foundations: size, level and formation;
- b) Existing arch extrados levels, fill material;
- c) Arch pier backing levels, fill material;
- d) Backfill material.

The works shall thereafter be carried out in accordance with the approved Report, Design and Method Statement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 11 - Archaeological watching brief

All works of excavation, regardless of whether at established ground level or above the historic arch structures, shall be subject to an archaeological watching brief, details of which shall be submitted in writing for approval by the Local Planning Authority in consultation with Historic England.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 12 - No use of piling

There shall be no use of piling (whether in the form of Pali Radice or otherwise) through the existing arch structures of the Oriel Gateway.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 13 - Opening up works

Any necessary works of opening up, or excavation, to assess the existing composition and condition of the oriel window and supporting structures shall be submitted in writing for approval by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 14 - Oriel Gateway surveys

Notwithstanding the approved drawings and documents, prior to any works being undertaken, a detailed survey and assessment of the existing Oriel Gateway, including the oriel window and supporting structures, the iron double gates within the main entrance, the iron single gate to the former ramp, the associated iron pier, the winding mechanism and all other listed elements, shall be prepared by a suitably qualified and experienced person and submitted in writing for approval by the Local Planning Authority. The survey shall reference the existing Alan Baxter survey and shall address the following points:

- a) The survival of historic fabric;
- b) The physical composition of the asset;
- c) The condition of the asset and any issues with condition;

- d) The structure of the asset and any issues with structure; and
- e) A Specification and Schedule of the Works proposed to the surviving historic fabric to address issues with condition and structure. This shall include details of the proposed materials and methods to be used and (in the case of iron elements) the proposed paint or other finish to be applied together with details of whether and how any gates will be fixed open or closed.

The relevant works shall be carried out in accordance with the surveys, Specification and Schedules of Works so approved and not otherwise.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building

Condition 15 - Off site repair

Notwithstanding the approved drawings and documents, in the event that dismantling and off site repair is proposed, prior to any such works being undertaken, a survey and report shall be prepared by a suitably qualified and experienced person and submitted to and approved in writing by the Local Planning Authority. The survey and report shall address the following:

- a) Providing a justification for the necessity of this approach;
- b) Providing a Method Statement for i) the detailed recording of the structure prior to dismantling; ii) the proposed methods, techniques and tools of dismantling; iii) the method for clearly identifying the elements; iv) the postal address of the location for storage and repair and the identity of the person responsible for the safekeeping of the dismantled elements; v) the proposed methods, techniques materials used for reinstatement.

For the avoidance of doubt, the process shall be in three phases as outlined below:

- c) Phase A: These works shall take place only after the approval of the Method Statement and parts a) and b) above and before Phase B. The detailed recording of the building elements and the proposed method for identifying the elements, together with the full address of the location of storage of the building elements and the full contact details of the person responsible for their retention shall be provided to the Local Planning Authority prior to the commencement of Phase B. If the details of the location or the person change, the Local Planning Authority shall be informed.
- d) Phase B: These works shall take place only after the approval of Phase A and part c) above. The works of dismantling, identifying, storage and repair shall take place in accordance with the details approved by the Local Planning Authority and not otherwise.
- e) Phase C: These works shall take place only after the approval of Phase B and part d) above. The works of reinstatement shall take place in accordance with the details approved by the Local Planning Authority and not otherwise.
- f) The reinstatement of all the dismantled building elements shall take place within three years of the date of this consent.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 16 - Oriel window details

Notwithstanding the approved drawings, details of the proposed works to the oriel window and supporting structure shall be submitted in writing for approval by the Local Planning Authority and shall include:

- a) Details of repairs, including relevant method statements and samples, as necessary;
- b) Details of proposed new decorative stonework over oriel window;
- c) Details of the site levels in areas adjacent to the oriel window, including a section drawing to a suitable scale through the front axis of the oriel itself showing the ground levels from pedestrian surface to the arch extrados showing materials and details;

d) Details of surface treatments to the inner side of the oriel window, including ground finishes, roof finishes and treatment of stonework;

e) Details of new fenestration to oriel window;

The relevant work shall be carried out in accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 17 - Other details

Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun.

a) Details of repairs to walls and arches, including relevant method statements;

b) Details of new opening to wall on Commercial Street frontage

c) Details of ground finishes and reinstatement of any original features;

d) Details of proposed modern finishes, railings and screens at the upper level, signage, shopfronts, and infill screens to arches;

e) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;

f) Details of proposed lighting;

g) Details of the proposed junction between new concrete capping and other concrete structure and historic brickwork, together with details of any membrane to protect the brickwork and increase the potential reversibility of the change.

The relevant work shall be carried out in accordance with such approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Condition 18 - Conditions meeting

Before the start of works 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.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building

Condition 19 - Expert supervision

Before the start of works details of the person who will supervise the hereby approved works of alteration or demolition shall be submitted to and approved in writing by the Local Planning Authority. The required detail shall include details of the person's qualifications, relevant experience and their supervisory role. The person shall be an appropriately qualified professional specialising in conservation work. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.



John Finlayson
Head of Development Management

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of listed building consent or from the grant of consent subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal against the local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted consent for the proposed works or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission or consent to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990 or sections 32-37 of the Planning (Listed Buildings and

Conservation Areas) Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission or consnet is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.