



**CORPORATION
OF LONDON**

The City Planning Officer

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Department of Planning & Transportation

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Our Reference:

05/00194/FULL

Your Reference:

Washbourne Greenwood Development Planning
Richard Greenwood
Old School Studios
Erasmus St
Westminster
SW1P 4HR

Case Officer:

Claire Brady

Decision Dated:

12 May 2005

Town and Country Planning Act 1990

PLANNING PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The Common Council of the City of London hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein. Your attention is drawn to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 05/00194/FULL

Location: Tower of St Mary Somerset Church 211 Upper Thames Street London EC4

Proposal: External alterations and extension to existing tower (76 sqm). Use as a single dwelling house with ancillary office accommodation (Class C3) (190 sqm).

REASON FOR APPROVAL

The decision to grant this planning permission has been taken having regard to the policies in the City of London Unitary Development Plan 2002 set out below, the London Plan, which forms part of the Development Plan for the City of London, and to all relevant material considerations:

HOUS1 - Provision of residential accommodation

HOUS9 - General environment

HOUS11 - Accessible housing

REC1 - Resisting the loss of Open Space

UTIL6 - Waste storage and collection

ENV2 - Important Views, Prospects & Panoramas

ENV4 - Street network and open spaces

ENV6 - Alterations and extensions

ENV16 - Listed buildings: Alterations

ENV17 - New uses for listed buildings

ENV18 - Settings of listed buildings
ENV28 - Building services
ENV32 - Land use
ENV36 - Floodlighting
ARC1 - Assessment of archaeological potential
ARC2 - Preservation of archaeological remains
ARC3 - Recording of archaeological remains

The Corporation concludes that the development is generally in accordance with the Development Plan. This is only intended as a summary of the reasons for granting planning permission. For further details on the reasons for this decision please see the application report by contacting the Department of Planning and Transportation on 020 7332 1710 or by visiting the Department's home page on the Corporation's web site.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Before any works thereby affected are begun details shall be submitted to and approved in writing by the Local Planning Authority showing:
 - (a) particulars and samples of the materials to be used on all external surfaces of the building;
 - (b) details of all alterations to the existing facade, including cleaning and repair methods, external lighting
 - (c) details of new windows and external joinery;
 - (d) details of new double glazed inserts to existing windows;
 - (e) details of junctions between original building and extension;
 - (f) details of new stonework facades to extension;
 - (g) details of new roof structure;and shall be implemented thereafter in accordance with those details.
REASON: To ensure that 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 Unitary Development Plan 2002: ENV2, ENV6, ENV16, ENV18, ENV28 and ENV36.
- 3 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan 2002: UTIL 6, ENV 1.
- 4 No doors or gates shall open over the public footway.
REASON: In the interests of public safety.