3392/08-2609DS01

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Dear John

APPLICATION FOR LISTED BUILDING CONSENT
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN & COUNTRY PLANNING ACT 1990

15 / 17 BLACK FRIARS LANE, CITY, LONDON, EC4V 6ER

Introduction and Background

Metropolis Planning has been instructed by Structadene (LBG) Properties Limited to submit this application for Listed Building Consent in respect of works at 15–17 Black Friars Lane, London EC4V 6ER.

The application follows the discovery of a lath and plaster ceiling during investigative works undertaken in connection with previously approved consents 24/00927, 24/00928, 24/00925 and 24/00926.

The ceiling is concealed within the void between the structural timber floor above and a later suspended ceiling serving the operational ground-floor restaurant.

Subsequent investigation has established that the ceiling is in a severely deteriorated and structurally unsound condition, which presents a material health and safety risk.

The City of London District Surveyor has inspected the structure and has confirmed that the original ceiling is dilapidated and should ultimately be removed to ensure the long-term safety of the building.

Accordingly, a Listed Building Consent application is now made to regularise and authorise the necessary removal and associated remedial works.

Application Documentation

The application is supported by the following principal documentation:-

1. Completed Listed Building Consent application forms and certificates;

2. Supplementary Heritage Statement prepared by Cornwallis Rumley,

dated September 2026; and

3. Existing and proposed drawings and details prepared by Northlight Architects.

The Application Site

The application site comprises 15–17 Black Friars Lane, a Grade II listed, mid-19th century commercial building.

The affected historic lath and plaster ceiling is located above the ground-floor restaurant and is concealed within the void between the timber floor structure and the later suspended ceiling below.

The ceiling incorporates traditional lime/hair plaster and a simple coved plaster cornice. As set out in the Heritage Statement, this fabric is relatively modest in character and may not date from the building's primary phase.

Its contribution to the overall significance of the listed building is therefore considered relatively low.

Application Proposals

The proposed works comprise:-

> *"Removal of lath and plaster ceiling and associated cornice above the ground-floor restaurant, together with associated stabilisation and remedial works."*

The works would be carefully controlled and undertaken in accordance with the conservation strategy established within the Heritage Statement.

Development Plan and Heritage Policy

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, when determining an application for Listed Building Consent, to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest.

At strategic level, Policy HC1 of the London Plan 2021 requires proposals affecting heritage assets to conserve their significance, be sympathetic to their significance and appreciation within their surroundings, avoid harm where possible and identify opportunities for enhancement.

At local level, the relevant adopted development plan includes the City of London Local Plan 2015, which remains the City's adopted Local Plan.

The principal heritage policies include Policy CS12 (Historic Environment) and Policy DM12.3 (Listed Buildings), which seek to conserve or enhance the significance of the City's heritage assets and ensure that alterations do not detract from the special architectural or historic interest, character and significance of listed buildings.

The proposals have also been assessed within the Heritage Statement against the relevant national historic environment policies, including Policies HE4, HE5, HE6 and HE10 of the NPPF, addressing the conservation of heritage assets, assessment of significance and harm, decision-making in relation to designated heritage assets and appropriate recording where historic fabric is lost.

Assessment of Planning Considerations

The principal consideration is the effect of the proposed works on the special architectural and historic interest and significance of the Grade II listed building.

In this case, the affected fabric is concealed from public view, is of relatively modest architectural character and is assessed within the Heritage Statement as making a relatively limited contribution to the overall significance of the listed building. More importantly, its physical integrity has been substantially compromised by extensive failure of the plaster key and loss of structural cohesion.

The City of London District Surveyor has expressly identified the long-term safety concerns associated with the ceiling and the Heritage Statement concludes that complete in-situ retention is not structurally feasible.

Any identified harm is consequently assessed as being at the lower end of less than substantial harm. Against that harm there are clear public and heritage benefits arising from the works.

Removal would eliminate the identified risk of collapse and facilitate appropriate fire compartmentation between the commercial ground floor and the residential accommodation above.

The works would also facilitate the continued beneficial use of the building, including retention of the active commercial restaurant and implementation of the approved residential use of the upper floors.

Prior to removal, the ceiling and cornice would be comprehensively recorded, with the Heritage Statement proposing a Historic England Level 2/3 photographic record and deposition of the resulting information with the Greater London Historic Environment Record.

The works therefore accord with the statutory duty under the 1990 Act, London Plan Policy HC1, the relevant heritage policies of the City of London Local Plan and the national heritage policy framework.

Conclusion

On the basis of the above considerations, the proposals are considered to accord with the relevant statutory and development plan requirements and national heritage policy.

We therefore respectfully request that Listed Building Consent is granted for the proposed works.

I would be grateful to receive your early acknowledgement and to continue a dialogue with you as the application is progressed.

Yours faithfully

[redacted]

David Symonds
Associate

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