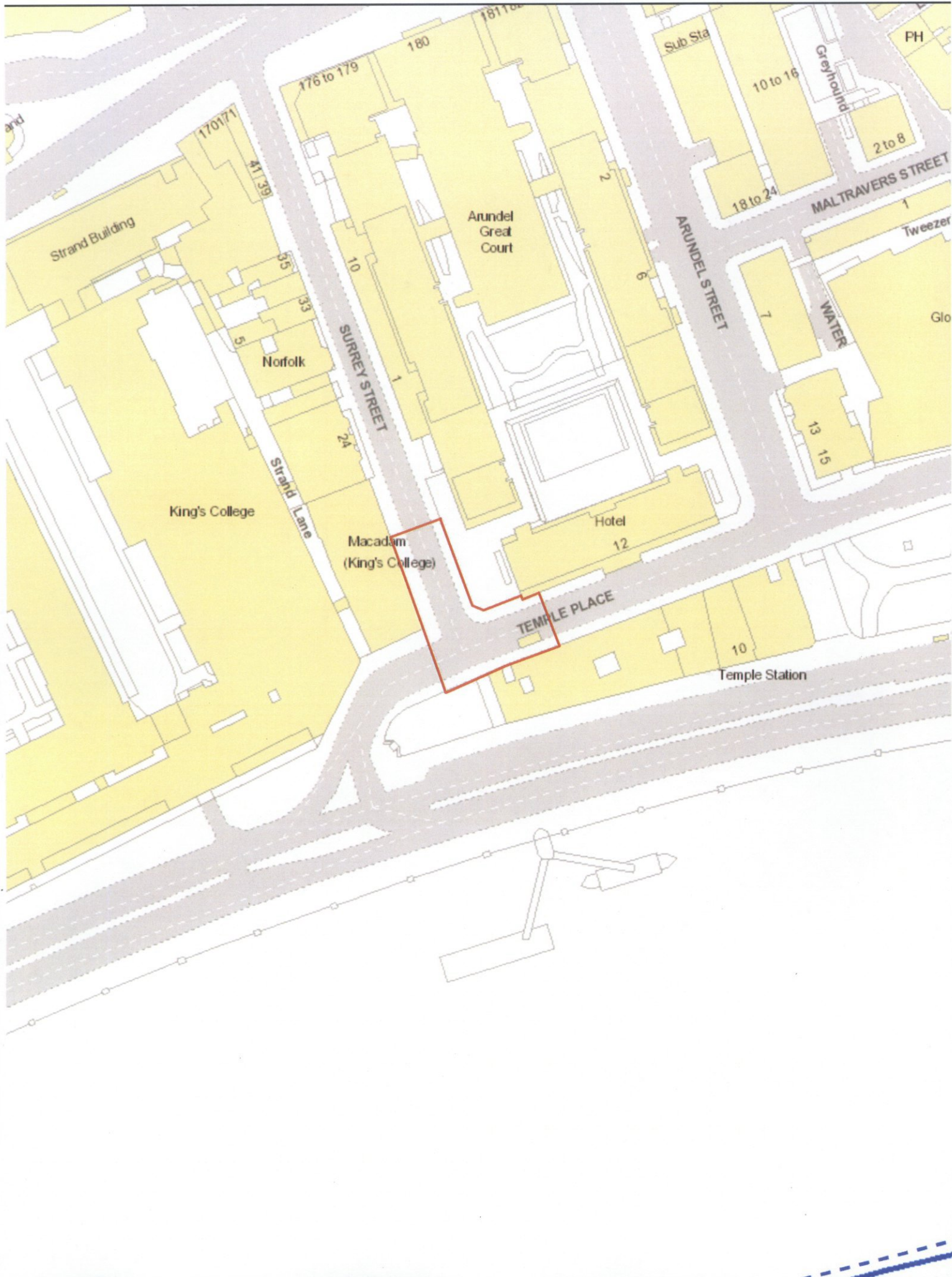


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 December 2014	Classification For General Release	
Report of Operational Director Development Planning		Wards involved St James's	
Subject of Report	Taxi Cab Shelter, Temple Place, London, WC2R 2PH		
Proposal	Relocation of the existing Cabmen's shelter from its current location on the southern side of Temple Place to the eastern side of Surrey Street.		
Agent	Transport for London		
On behalf of	The Garden Bridge Trust		
Registered Number	14/06116/LBC	TP / PP No	TP/20168
Date of Application	27.06.2014	Date amended/ completed	27.06.2014
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Strand		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.



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Data Source:





TAXI CAB SHELTER, TEMPLE PLACE, WC2

2. SUMMARY

The application site is located on the south side of Temple Place within the Strand Conservation Area.

Listed building consent is sought to relocate the existing Grade II listed cabmen's shelter from its current location on the southern side of Temple Place to the eastern side of Surrey Street.

The listed taxi cab shelter in Temple Place is proposed to be relocated to Surrey Street. The structure is designed to be moveable and there is no specific relevance to its location in Temple Place and the reasons for its listing. The alternative location is considered acceptable in historic building terms.

The application has been submitted in connection with the planning application for the Garden Bridge. It needs to be relocated due to proposed highway alterations to Temple Place. However, the proposal is acceptable in listed building terms on its own merits as a stand alone proposal.

3. CONSULTATIONS

ENGLISH HERITAGE

English Heritage are minded to direct as to the granting of listed building consent.

ADVERTISEMENT/SITE NOTICE: Yes

BACKGROUND PAPERS

1. Application form.
2. Letter from English Heritage dated 28 July 2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

Address: Taxi Cab Shelter, Temple Place, London, WC2R 2PH

Proposal: Relocation of the existing cabmen's shelter from its current location on the southern side of Temple Place to the eastern side of Surrey Street.

Plan Nos:

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s):

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must apply to us for approval of a detailed method statement showing how the taxi cab shelter is to be moved to its new location. You must not start work until we have approved what you have sent us. You must then carry out the operation in accordance with this approved method statement.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

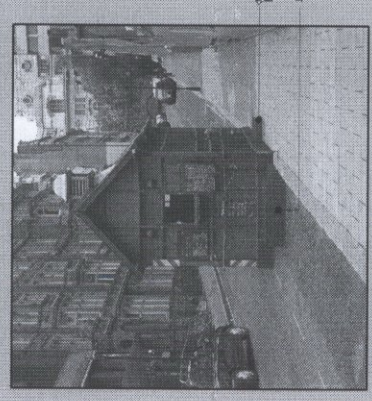
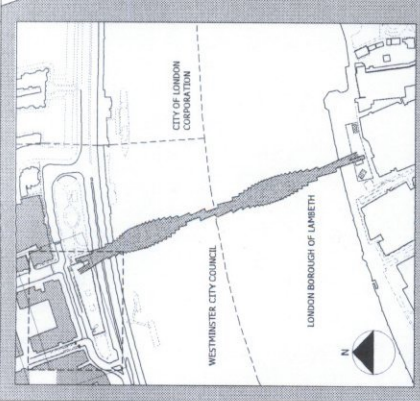
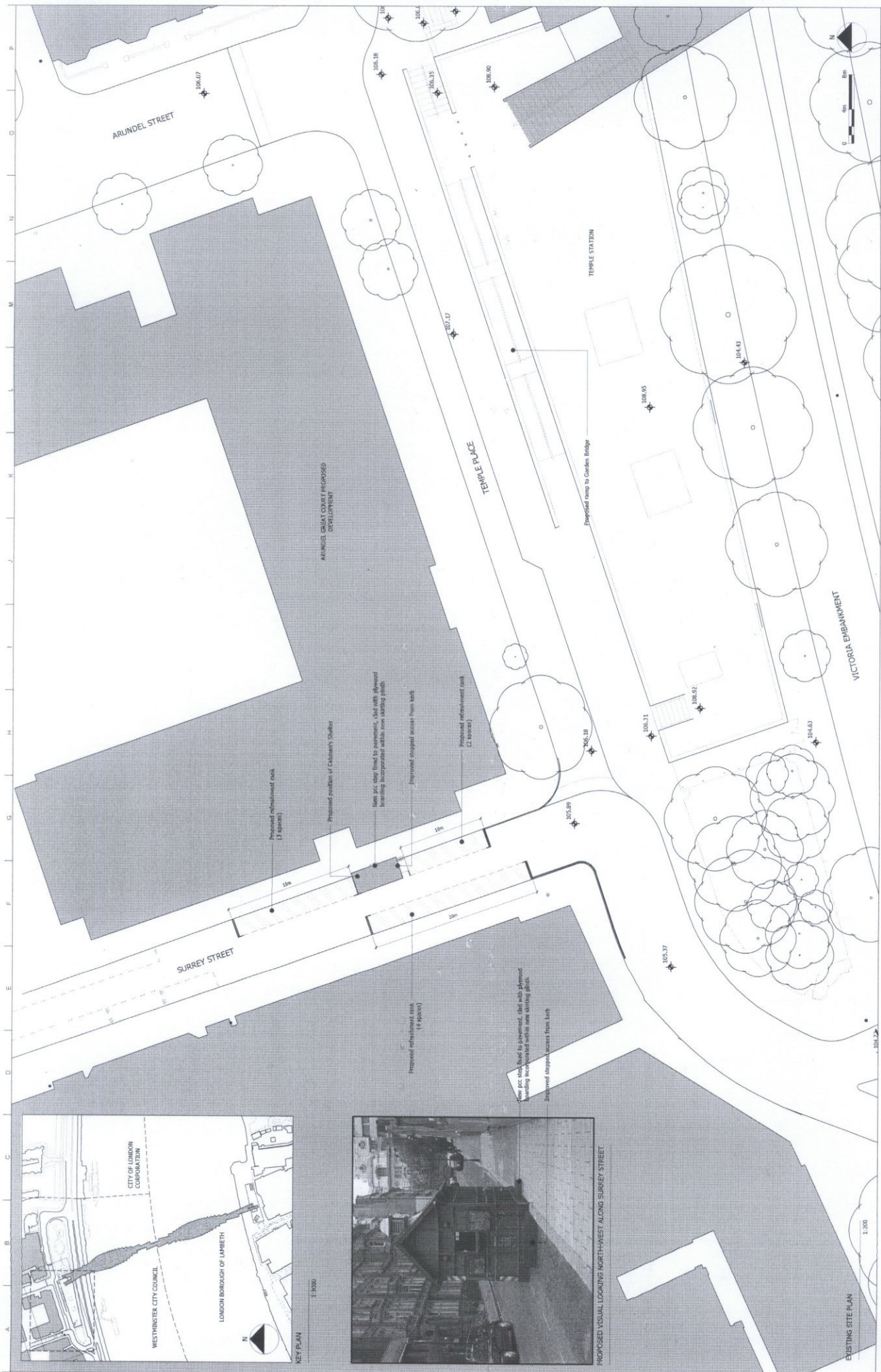
Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.



PROPOSED VISUAL LOOKING NORTH-WEST ALONG SURREY STREET

Notes

Item	Date	By	CHKD	Appd
C	25/08/14	BC	JP	
B	17/08/14	BC	JP	
Visualisation updated				

Landscape Consultant: **Dan Pearson Studio**
 The Brewery The Chantry 20 Westminster London SW1E 6JQ
 T: +44 (0)20 7282 3000
 www.danpearsonstudio.com

Design Consultant: **Heathcote studio**
 388 - 388 City Hall Road London EC6A 3TE
 T: +44 (0)20 7332 8800
 www.heathcote.com

Engineering Consultant: **ARUP**
 13 Blythe Street London EC2A 4DF
 T: +44 (0)20 7652 1000
 www.arup.com

Planning Status: **For approval to Westminster City Council**

Applicant: **Garden Bridge Trust**
 Project Title: **Garden Bridge**
 Scale of A1 As shown
 Discipline: **Architecture**

Drawing Title: **Proposed Cabmen's Shelter Relocation from Temple Place to Surrey Street Planning**
 Drawing No: **LA - A - P - 0010**

Revision: **C**

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