

**THE LONDON BOROUGH OF TOWER HAMLETS (CHRISP STREET) COMPULSORY
PURCHASE ORDER 2021 (the "Order")**

PROTECTED ASSETS CERTIFICATE

We hereby certify that:

1. LISTED BUILDINGS

- 1.1 The proposals in the Order will involve the alteration of the following buildings which have been listed under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

Chrisp Street Market Clock Tower

- (a) a Grade II listed clock tower at Market Square, Chrisp Street, Poplar London E14 6AQ (List Entry Number 1450866);
- (b) the proposals in the Order involve the cleaning, lighting and refurbishment of the clock tower. These proposals were set out within a report considered by the Council's strategic development committee on 15 February 2018. Informative 3 attached to planning permission PA/16/01612 (copy attached) notes that Listed Building Consent will be required for such works; and
- (c) Listed Building Consent has already been granted under reference PA/18/00413 on 11 April 2018 for essential repair works to the Clock Tower (copy attached).

The Festival Inn

- (a) a Grade II listed building at Kerbey Street, Chrisp Street Market, Polar, London E14 6AD (List Entry Number 1444269);
- (b) no works are currently proposed to the Festival Inn but the proposals involve a new wall adjoining its northern boundary wall;
- (c) these proposals were set out within a report considered by the Council's strategic development committee on 15 February 2018. Informative 3 attached to planning permission PA/16/01612 notes that Listed Building Consent will be required for such works;
- (d) no application for listed building consent has yet been submitted. We undertake to provide a copy of the application and any consent as soon as they are available.

2. BUILDINGS SUBJECT TO BUILDING PRESERVATION NOTICES

The proposals in the Order will not involve the demolition, alteration or extension of any buildings which are the subject of a buildings preservation notice.

3. OTHER BUILDINGS WHICH MAY BE OF A QUALITY TO BE LISTED

No buildings located on the land within the Order may qualify for inclusion in any statutory list under the criteria in the 'Principles of Selection for Listed Buildings' (November 2018) published by the Department for Digital, Culture, Media & Sport.

4. BUILDINGS WITHIN A CONSERVATION AREA

- 4.1 The proposals in the Order will involve the demolition of buildings which are included in the Lansbury Conservation Area, a conservation area designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.2 The following buildings will be demolished:

(a) Residential premises at:

- (i) Nos 1-8 Aurora House;
- (ii) Nos 1-16 Clarissa House;
- (iii) Nos 1-16 Ennis House;
- (iv) Nos 1-73 Fitzgerald House;
- (v) Nos 1-16 Kilmore House;
- (vi) Nos 20-30 (Even) Kerbey Street; and
- (vii) Nos 35-59 (Odd) Market Square.

(b) Commercial premises at:

- (i) 75 Chrisp Street (Poplar Boys Club);
- (ii) 159-185 East India Dock Road;
- (iii) 23-34 Market Square;
- (iv) 57-73 Chrisp Street / 10 Market Square (Co-op);
- (v) Lock ups 1-31 plus Lock ups 60-63 Market Square;
- (vi) 22, 22a, 22b Market Square (Post Office, William Hill and Iridium);
- (vii) 27 and 52 Market Way;
- (viii) 60 Market Way – The Young Prince;
- (ix) 4, 6-8, 12-14, 16, 18-20 Vesey Path; and
- (x) 9-11 Chrisp Street / 10 Vesey Path (Iceland).

4.3 Planning permission PA/16/01612 was granted on 25 March 2019 authorising such demolition (copy attached).

5. **SCHEDULED MONUMENTS**

The proposals in the Order will not involve the demolition, alteration or extension of any monuments scheduled under section 1 of the Ancient Monuments and Archaeological Areas Act 1979.

6. **REGISTERED PARKS/GARDENS/HISTORIC BATTLEFIELDS**

The proposals in the Order will not involve the demolition, alteration or extension of any parks, gardens or historic battlefields which are registered under section 8C of the Historic Buildings and Ancient Monuments Act 1953.

The London Borough of Tower Hamlets

2 February 2020

Enclosure 1

Listed Building Consent PA/18/00413

Mr Scott Hudson
Savills
Finsbury Circus House
Finsbury Circus
London
EC2M 7EB

Application Number: PA/18/00413

11/04/2018

Place Directorate
Development Management
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG

www.towerhamlets.gov.uk

Enquiries to: Julian Buckle

Tel: 020 7364 6657

Fax: 020 7364 5415

Dear Sir/Madam,

**Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992**

LISTED BUILDING CONSENT (CONDITIONAL)

In accordance with the Act and Regulations mentioned above, Tower Hamlets Council as the Local Planning Authority hereby gives notice of its decision to grant listed building consent for the works described in the schedule to this notice, and shown on the submitted plans and particulars subject to the conditions set out in the Schedule.

You are advised that this consent does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. In addition this consent does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG (020 7364 5009) for advice or guidance on the necessity for obtaining approval in this particular case.

Your attention is drawn to the following statement of applicants' rights arising from the refusal of listed building consent or grant of consent subject to conditions.

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within six months, or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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

SCHEDULE

Listed Building Consent (S8 P&LBC 1990)

Location: Chrisp Street Market, Clock Tower, Market Square, Chrisp Street, London

Proposal: Essential repair works to the Clock Tower.

Date: 11/04/2018

Reference: PA/18/00413

Application 15 February, 2018

Received on:

Application 15 February, 2018

Registered on:

Documents and Site Location Plan Promap

Drawings 100

101

102

103

120

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122

123

Heritage Statement dated February 2018

Condition Survey January 2018

Statement of positive and proactive engagement

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

Conditions and Reasons:

1 - The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice.

Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 - The works hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this listed building consent.

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

3 - The mortar mix shall match the original construction mortar of the building with regard to the grading of the aggregate, finish, and colour. The mortar must be lime based. The pointing profile shall match the original profile on the building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy SP10(4) of the Tower Hamlets Core Strategy 2010.

4 - The new joinery work shall match exactly the materials, dimensions and profiles of existing original work, except where otherwise shown in the drawings hereby approved.

Reason: To ensure that the special architectural or historic interest of this building is safeguarded in accordance with the requirements of Tower Hamlets Core Strategy policy SP10.

5 - No cleaning of external facing masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details.

Reason: To ensure that the special architectural or historic interest of this building is safeguarded in accordance with the requirements of Tower Hamlets Core Strategy policy SP10.

Enclosure 2

Planning Permission PA/16/01612

Mr Scott Hudson
Savills
Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

Application Number: PA/20/00395

27/03/2020

Place Directorate
Development Management
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG

www.towerhamlets.gov.uk

Enquiries to: Matthew Wong
Tel: 020 7364 7526
Email: Matthew.Wong@towerhamlets.gov.uk

S96a TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF NON-MATERIAL AMENDMENTS TO A PLANNING PERMISSION

Location: Chrisp Street Market, Chrisp Street, London
Proposal: Application for non-material amendment to planning permission
ref: PA/16/01612, Dated 25/03/2019
Non-Material Amendment(s) Sought:

Design alteration to blocks A, B and C including residential reconfiguration, redistribution of retail space, repositioning of loading bay, relocation of cycle parking and podium level alterations.

Schedule of Plans and Documents: Drawings:
5148-P-0-001;
5148-P-20-199 REV D;
5148-P-20-200 REV M;
5148-P-20-201 REV F;
5148-P-20-250 REV C;
5148-P-20-252 REV E;
5148-P-20-254 REV D;
5148-P-20-300 REV C;
5148-P-20-301 REV B;
5148-P-20-303 REV B;
5148-P-20-304 REV A;
5148-P-20-309 REV B;
5148-P-20-320 REV C;
MBSK200326-01;
MBSK200326-02.

Reports:
Stage 1 - Road Safety Audit - Mayer Brown (February 2020)

The local planning authority hereby approves the non-material amendments referred to in the schedule above.

Please note this decision should be read in conjunction with the original planning permission and any other subsequent amendment(s).

If you require any further information please contact the officer named at the top of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JP', with a large loop on the left and a horizontal stroke extending to the right.

Jennifer Peters, Divisional Director, Planning and Building Control