



Planning Potential secured planning permission for a new ground floor façade to enable an upgrade of the City offices making use of the Class E provisions which allow retail to convert to office.

The site, in the Queen Street Conservation Area, forms a consistent block of mid-19th century buildings constructed in an Italianate style and built of stock brick or gault brick with painted stone or stucco dressings. The ground floor of the building had been used for retail.

The proposals sought to introduce a new ground floor office reception area and sensitively enhance the external appearance of the existing building, on three elevations, Cannon Street, College Hill and Cloak Lane. Symmetry was identified as an important element to the design to maintain a strong façade.

The design approach taken was to improve upon the existing poor quality and dated entrances as well as making them more accessible. We were able to explain the rationale behind the design and the materials. As such, we confirmed that the proposal would improve the visual appearance of the building, contributing to the attractiveness of the conservation area.

We noted that there would also be a wider benefit as the scheme included cycle parking, lockers and showers as part of the refurbishment of the building, but that these could not be controlled by condition as they were not captured by the application, due to the Class E provisions.

Summary of achievements

- Preparation and submission of the application
- Monitoring of planning application and securing consent under delegated powers
- Negotiation with LPA in respect of design.

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