

NEW CITY COURT

Note submitted to the inquiry – 10 August 2022



Works to Conybeare House in the event that planning permission for the 2018 Scheme and/or 2021 Scheme is granted

1. In addition to the works proposed as part of the main New City Court development, the proposed relocation of Keats House will require minor works to be carried out to the interface Keats House shares with Conybeare House (which neighbours Keats House to the east). The proposed works comprise internal and external party wall alterations, in addition to works to refurbish the existing fire escape which adjoins both buildings.
2. Conybeare House forms part of the Grade II* listed Guys Hospital. Listed Building Consent applications and associated planning applications were submitted to LBS (refs 19/AP/5520 and 19/AP/5519 relate to the 2018 Scheme; 21/AP/2591 and 21/AP/2592 relate to the 2021 Scheme). These applications are yet to be determined as the main planning applications to which they relate are the subject of the appeals before the inspector.
3. Section 3 and paragraphs 4.2 and 5.2 of the Planning Statement of Common Ground address these works, but a brief summary is set out below:

Ref No.	Validation Date	Description
19/AP/5519 (Planning application - 2018 Scheme)	20 Sep 2019	Works to the party wall between Keats House (nos. 24-26 St Thomas Street) and Conybeare House, including: removal of link to Keats House, reinstatement of the string courses and cornice to Conybeare House, and refurbishment of existing fire escape. (Works associated with applications ref. 18/AP/4039 and 18/AP/4040 for adjoining New City Court 4-26 St Thomas Street, SE1 9RS).
19/AP/5520 (Listed Building Consent application - 2018 Scheme)	18 Oct 2019	Works to the party wall between Keats House (nos. 24-26 St Thomas Street) and Conybeare House, including: removal of link to Keats House, reinstatement of the strong courses and cornice to Conybeare House, and refurbishment of existing fire escape.
21/AP/2591 (Planning application - 2021 Scheme)	05 Aug 2021	Works to the party wall between Keats House (nos. 24-26 St Thomas Street) and Conybeare House, including removal of links to Keats House and the following works to Conybeare House: - Restoration of the corner and side wall of Conybeare House, exposed from the moving of Keats House west; - The cornice partially returned along the exposed side wall of Conybeare House; - Removal of the non-original existing parapet and replace with new coping; - Installation of a rendered based to the newly exposed wall; - Refurbishment of existing fire escape in Conybeare House; - Erection of a green wall on the exposed elevation of Conybeare House to screen

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		the fire escape, in front of which is a proposed new 750mm-deep planter for creeping foliage (associated application references 21/AP/2592 (listed building consent) and 21/AP/1361 and 21/AP/1364 for New City Court).
21/AP/2592 (Listed Building Consent application - 2021 Scheme)	23 Jul 2021	Works to the party wall between Keats House and Conybeare House, including: removal of link to Keats House, reinstatement of the string courses and cornice to Conybeare House and refurbishment of existing fire escape.

4. To avoid overcomplicating the main appeals, the minor works to Conybeare House do not form part of the appeals in front of the Inspector. The above applications would be considered at a local level in the event of a positive appeal decision.
5. The same is true with the supplemental planning application that would be required to consent the demolition of the back wall of the Northern line underground station, which would be submitted in the event of a positive Secretary of State's decision. As discussed in the planning obligations session of the inquiry, the S106 agreement for each scheme ensures that the permission could not be implemented without the development agreement with London Underground being in place to secure these works.

DP9 Ltd.

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