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**Directorate of Regeneration,
Enterprise & Skills**
The Woolwich Centre, 5th
Floor
35 Wellington Street
London, SE18 6HQ

20/3386/L

23 December 2021

DECISION NOTICE - LISTED BUILDING CONSENT GRANTED

Dear Mr Josh Hymer

Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (As Amended)

Site: Woolwich Exchange, Land bound by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich SE18 7BZ
Applicant: Spray Street Quarter LLP
Proposal: Internal and external alterations, repair and refurbishment works to the Grade II listed Former Woolwich Covered Market to facilitate the change of use of the building to a cinema (sui generis), together with food and beverage and retail uses (class E/sui generis) at the ground floor and mezzanine levels.

Further detailed explanation (not forming part of the formal description of development set out above):

The detailed works include:

The refurbishment and retention of the lamella roof structure and tie rods, including replacing the roof covering and removing the brick column encasements;
Internal modification to facilitate the use of the building as a Cinema, including the insertion of cinema 'pods', mezzanine structures and the excavation of a basement;
Refurbishment of the glazed tympanums at the east and west elevations;
Removal of the early 20th century boundary walls and retention of the 1932 door surrounds;
Refurbishing the Plumstead Road façade and replacing the existing concertina shutters/entrance with demountable kiosk structures.

(This listed building application is submitted in connection with the full application 20/3385/F for the wider redevelopment of the site)

Drawings

19076-13-IE-3,4, 19076-13-B-G, 19076-13-C-G, 19076-13-E-1,2, 19076-13-E-3,4, 19076-13-IE-1,2, 202101-PHA-20-01-DR-A-8150, 202101-PHA-20-B1-DR-A-8153, 202101-PHA-20-B2-DR-A-8154, 202101-PHA-20-GF-DR-A-8152, 202101-PHA-20-MZ-DR-A-8151, 202101-PHA-20-R1-DR-A-8155, 202101-PHA-20-XX-DR-A-8156, Design and Access Statement, Heritage Impact Assessment, Planning Statement, Planning Summary, Structural & Civil Engineering Report and Covering Letter.

The Royal Borough of Greenwich as Local Planning Authority grants Listed Building Consent for the development described above and referred to in your application dated 30 October 2020 and in accordance with the plans submitted.

There are 13 further conditions which are set out within this decision notice..

Yours faithfully



Assistant Director

Notes

The Council in assessing the merits of this application have taken into consideration the provisions of the National Planning Policy Framework

You are reminded that you may also require approval under the Building Regulations. Advice and application forms can be obtained from Building Control at this address, by telephone on 020 8921 5413 or by emailing building.control@royalgreenwich.gov.uk

SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 20/3386/L

At: Woolwich Exchange, Land bound by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich SE18 7BZ

Condition 1

Time Limit

The development to which this permission relates must be begun not later than the expiration of five (5) years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Condition 2

Approved Plans

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Proposed Former Woolwich Covered Market (8150 Series)			
Drawing Title	Drawing Ref.	REV	Date
Woolwich Covered Market First Floor Plan	202101-PHA-20-01-DR-A-8150	P1	12.11.2020
Woolwich Covered Market Mezzanine Floor Plan	202101-PHA-20-MZ-DR-A-8151	P1	12.11.2020
Woolwich Covered Market Ground Floor Plan	202101-PHA-20-GF-DR-A-8152	P1	12.11.2020
Woolwich Covered Market First Basement Floor Plan	202101-PHA-20-B1-DR-A-8153	P1	12.11.2020
Woolwich Covered Market Second Basement Floor Plan	202101-PHA-20-B2-DR-A-8154	P1	12.11.2020
Woolwich Covered Market Existing Roof Plan	202101-PHA-20-R1-DR-A-8155	P1	12.11.2020
Woolwich Covered Market Demolition Plan	202101-PHA-20-XX-DR-A-8156	P1	12.11.2020

The development hereby permitted shall be carried out broadly in accordance with the following approved documents:

Approved Reports

Title	Author	Date
Design and Access Statement	PHA, GHA and HTA	October 2020
Planning Statement	Lichfields	30.10.2020
Heritage Impact Assessment	Lichfields	October 2020
Woolwich Covered Market Structural and Engineering Report	Elliot Wood	13.10.2020
Planning Summary	Lichfields	30.10.2020

Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the

application and is acceptable to the local planning authority.

Condition 3

Pre-commencement conditions

Method Statement for Demolition / removal of historic features

No demolition or removal of historic features (including the Lamella roof structure and associated beams/frames) shall take place on site until a method statement for demolition / removal plan, including details of the precautions taken to secure and protect the external and internal features of the Grade II listed building (Former Woolwich Covered Market) against accidental loss or damage during the building work, have been submitted to, and approved in writing by, the Local Planning Authority.

Any demolition proposal shall be operated in accordance with the details so approved for the duration of the works.

No such features shall be disturbed or removed temporarily or permanently except as indicated in the approved method statement and drawings.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH1, DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 4

Sample Materials

Prior to the commencement of works above ground, full details in relation to facing materials and finishes which shall consist of a sample panel of all proposed facing materials (including kiosks, signage) showing the colour, texture, face bond and pointing) shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall thereafter be implemented in complete accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH1, DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 5

Detailed Drawings of Internal Historic Fabric

Drawings at a scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:5, as appropriate of all elevations for the new works shall be submitted to, and approved in writing by, the Local Planning Authority prior to the relevant part of the works commencing on site. The drawings shall show all appurtenances on the external elevations including but not limited to:

- a) Grilles, security alarms, video cameras, aerials, satellite dishes, all lighting including but not limited to floodlighting, security lighting, and or other appurtenances fixed on the external faces of the building;
- b) Plumbing, pipes, soil stacks, flues, vents, grilles, air bricks and ductwork fixed on the external faces of the building;
- c) Air conditioning units, plant rooms, plant equipment and the like.

The works shall only be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021), Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 6

Facia Signage

Prior to the implementation of the fascia on Plumstead Road, details of the fascia on Plumstead Road and associated signage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Plans, elevations and sections of proposed windows and doors at a scale of 1:10 or 1:5 as appropriate. Plan and section details shall indicate reveal depth.
- Details of proposed materials, samples and manufacturers specification as appropriate.

The works shall only be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH1, DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 7

Programme of Recording and Analysis for the areas of historic fabric to be lost

No demolition works associated with the implementation of Block A shall take place unless and until a programme of building recording (full photographic and textual recording) and analysis of the Former Woolwich Covered Market has been submitted to and approved in writing by the local planning authority in consultation with Historic England. The programme of recording and analysis shall be completed in strict accordance with the agreed details and shall be to a Level as defined in Historic England's Guide to Good Recording Practice (2016).

Reason: To ensure that an appropriate record is made of the building's architectural and historic significance in the interest of capturing a documentary record to help the understanding of our past and to assist in future planning, in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, policy HC1 of the London Plan (2021) and Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 8

Community Engagement

No development shall take place until details of the public engagement framework pertaining to the sites archaeological and historic fabric program of work have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: The planning authority wishes to secure public value in respect of the site's archaeological and building interest in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021).

Condition 9

Pre-commencement of works above ground conditions

Fletton Bricks

Detailed proposal for the re-use the for the historic fletton bricks from the internal metal piers supporting the lamella structure shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme incorporating these Fletton Bricks shall thereafter be implemented in complete accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH1, DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 10

Compliance conditions

Making good of retained fabric

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. All such works and finishes shall be maintained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH1, DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 11

Hidden / Revealed Historic Features – Former Woolwich Covered Market

Any hidden historic features which are revealed during the course of the works shall be retained in situ, and no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the details are submitted to and approved by the local planning authority of an inventory of the revealed features and any repairs or works proposed. Any works carried out shall be in accordance with such approval.

Reason: To ensure that an appropriate record is made of any fabric of architectural, historic and archaeological significance which may be revealed by the works hereby approved and in order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021), Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 12

Kiosk Condition – detachability

Full details of the proposed kiosks facing Plumstead Road and Scott's Passage in the form of a 1:20 elevation of the kiosk, together with a 1:20 section through the proposed kiosk and 1:5 sections (including the interface between the listed building and new build elements) of details shall be submitted to and approved by the Local Planning Authority, in writing, before

the relevant part of the works is commenced. The development shall not be carried out otherwise than in accordance with the approved details.

Detailed section-elevation drawings with all technical features should also be provided for the solid wall to the east of the market, including proposed landscape technical solutions.

The submitted detail shall include the roof water-drainage solutions, signage, lighting, windows operating systems and appearance when in the open and closed configurations. Material samples for all visible components of the kiosks should be submitted.

Reason: To ensure that the special architectural and historic interest of the locally listed building is safeguarded and that the proposal does not detract from the character and appearance of the listed building in line with Policy HC1 of the London Plan (2021), Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 13

Notification of works

Written notification of the start of works on-site shall be sent to Historic England, and a copy sent to the Local Planning Authority at least seven (7) days before the works hereby approved are commenced.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with paragraphs 199, 202, 205 of the National Planning Policy Framework (2021), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HC1 of the London Plan (2021) and policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Informative(s)

1. Positive and Proactive Statement

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

2. Written scheme of investigation

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

3. Control of Demolition

The site lies within an area where archaeological remains have been identified and any archaeological remains therein should be retrieved or recorded before they are damaged or destroyed due to the development hereby permitted