

Comyn Ching Triangle

45-47(odd) Monmouth Street, 19-31(odd) Mercer Street, 1-21(odd) Shelton Street, WU2.

Ref: P14/58/A/EB2564(R1)

Condition(s):

1. That in respect of 53-71 (odd) Monmouth Street, 21-27 (odd) Mercer Street, 1-19 (odd) Shelton Street, the internal planning is understood to be indicative only of the manner in which the general distribution of shop, office and residential accommodation is to be arranged, and detailed drawings in respect of each individual building shall be submitted to and approved by the local planning authority in consultation with the GIC's Historic Buildings Division prior to the commencement of the relevant part of the work.
2. That detailed drawings to a scale of not less than 1:20 in respect of the new or modified shop front to 61, 63, 65 and 67 Monmouth Street and 3,5,7,9,11,13 and 15 Shelton Street, together with the new doors opening on to Ching Court, shall be submitted to and approved by the respective authorities prior to the commencement of works.
3. That detailed drawings in respect of the landscaping of Ching Court shall be submitted to and approved by the respective authorities prior to the commencement of the relevant part of the works.
4. That samples of all external facing materials to be employed in making good generally and in particular as regards partial reconstruction of the rear walls of the buildings following demolition of out buildings shall be provided and approved by the respective authorities prior to the commencement of the relevant part of the works.
5. The stability of the structures to remain shall be ensured to the satisfaction of the local planning authority in conjunction with the GIC's Historic Buildings Division before demolition of the remainder is commenced. The walls and foundations of the said structures shall be strengthened by such controlled grouting, reinforcement, shoring, stitching and ties as may be necessary and approved by the respective authorities in writing, and repaired so as to ensure they can stand as stable structures held by shaws or support if required.
6. The floors and roofs to be retained shall be properly strutted and supported to the satisfaction of the local planning authority in consultation with the GIC and the structures shall be given weather protection until the new buildings can provide support and protection.
7. That all works of making good shall be carried out so as to match the existing original work as closely as possible in terms of material and detailed execution.
8. That measured surveys and working drawings in respect of the existing interiors of 49 Monmouth Street (including the staircase, panelling and chimney pieces) and the interior of 55 Monmouth Street - sufficient to demonstrate the feasibility of incorporating the former into the latter - shall be submitted to and approved by the local planning authority in consultation with Officers of the G.L.C. Historic Buildings Division prior to the demolition of No. 49.