



Planning and Transportation Committee Annex Pack – External Comments

Date: MONDAY, 29 JANUARY 2018
Time: 10.00 am
Venue: LIVERY HALL - GUILDHALL

8. 54 - 58 BARTHOLOMEW CLOSE LONDON EC1A 7HP

For Decision
(Pages 1 - 86)

9. TELEPHONE KIOSK O/S ROYAL EXCHANGE BUILDINGS LONDON EC3V 3NL

For Decision
(Pages 87 - 90)

11. BT TELEPHONE KIOSK - 1 LOTHBURY

For Decision
(Pages 91 - 98)

Item received too late for circulation in conjunction with the Agenda.

John Barradell
Town Clerk and Chief Executive

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16/01017/FULL - Residents' Objections

October 2016 Consultation Responses (27 objectors)

Online 23 October 2016 Miss Varuni Dharma
Online 24 October 2016 Mr Stephen Newell
Online 24 October 2016 Mr David Woodley
Online 25 October 2016 Mr Danny Brower
Online 25 October 2016 Mr Jonathan Brower
Online 27 October 2016 Mr Edward Ng-Cordell
Online 27 October 2016 Mr Ralph Marshall
Online 28 October 2016 Mr John Weeks
Online 28 October 2016 Mrs Susan Weeks
E-mail 28 October 2016 Professor Raymond P. Clark, OBE
Online 29 October 2016 Mr Charles Colbourne
Online 29 October 2016 Dr Anita Menon
Online 30 October 2016 Ms Emily Evans
Online 30 October 2016 Ms Yit Ho Tang
Online 30 October 2016 Dr Ferdinand Chu
Online 30 October 2016 Dr Ferdinand Chu
Online 30 October 2016 Mr Patrick Gutmann
Online 30 October 2016 Mr Colman Treacy
Online 30 October 2016 Mr Kevin Swann
Online 30 October 2016 Mrs Diana Dickinson
Online 30 October 2016 Mrs Caroline Colbourne
Online 31 October 2016 Mr Nicholas Grosse
Online 02 November 2016 Mrs Judith Payne (x2)
Online 02 November 2016 Mr Rupom Pal
Online 02 November 2016 Mr Kurt Pollington
Online 06 November 2016 Dr Alistair Gordon-Brown
E-mail 07 November 2016 Anne Holmes
Online 17 November 2016 Mr Stephen Levy

November 2017 Consultation Responses (24 Objectors)

Online 03 November 2017 Mrs Helen Clifford (nee Hudson)
Online 03 November 2017 Mr Paul Clifford

E-mail 07 November 2017 Mr Colman Treacy
Online 07 November 2017 Mrs Diana Dickinson
Online 07 November 2017 Mr Tom Gardner
E-mail 08 November 2017 Paul Disley-Tindell
Online 08 November 2017 Mrs Lindsay Cullen
Online 09 November 2017 Mr Rod Gutney
Online 09 November 2017 Dr Anita Menon
E-mail 11 November 2017 Professor Raymond P. Clark, OBE
E-mail 13 November 2017 Stephen Levy
E-mail 14 November 2017 Dr Alistair Gordon-Brown
Online 16 November 2017 Miss Varuni Dharma
Online 16 November 2017 Dr Ferdinand Chu
Online 17 November 2017 Mr Volf Frishling
Online 17 November 2017 Mr Ralph Marshall
Online 17 November 2017 Mr Muhammad Asim Shaikh
Online 18 November 2017 Mr Jonathan Brower
Online 18 November 2017 Mr Danny Brower
Online 19 November 2017 Mr Kevin Swann
E-mail 19 November 2017 Miss Varuni Dharma
Online 20 November 2017 Mr Kurt Pollington
Online 21 November 2017 Miss Varuni Dharma
Online 21 November 2017 Mrs Clare James
Online 25 November 2017 Mrs Helen Clifford
Online 30 November 2017 Mr Julian Payne
Online 02 December 2017 Mrs Judith Payne

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to the plans proposed for 54-58 Bartholomew Close.

I reside at 28 Bartholomew Close and live directly opposite 54-58 Bartholomew Close. The proposed addition of an extra floor plus a roof terrace will:

- a) limit the sunlight entering into my apartment. Sadly, the sunlight entering my apartment has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- b) cause my residence to be overlooked and invade my privacy, as I have three windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- c) create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood which will sadly affect the tranquillity of this historic close in the City of London.

I am very disheartened by this proposal and am afraid I may be forced out of my home due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application. I sincerely hope this application will not be approved.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Stephen Newell

Address: Flat 4, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I live on the ground floor of the building immediately opposite the proposed extension of 54-58 Bartholomew Close. There is very little natural light in the flat at the moment and the proposed height extension would reduce substantially the little light we have.

I also query why an office block would require a roof garden!

On a general note, very little has been done for the existing residents of Bartholomew Close with regard to the noise and general chaos that we have had to put up with for the past year or so. 54-58 is currently used as a site office, so not only do we have to put up with all the works and road closures, but also with the men/vehicles noisily meeting outside our flat way before and after the agreed working hours. Would anyone put up with that for years?

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr David Woodley

Address: Flat 27 28 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I live on the fourth floor opposite the proposed development.

I wish to object to the proposal on the following grounds:

1. I have read the daylight analysis undertaken by GIA and take issue with a number of its findings. I request the details of the results specifically for my flat (27). The so called "technical transgressions" nonetheless afflict 12 rooms which would see a >20% reduction in visible Skylight.

I request that the planning authorities base their decision on the facts rather than the opinion of GIA technicians who have no knowledge of my own flat. Standing in the middle of my living room I can assure you that I would lose visibility of the sky if the proposed development were approved.

I would be happy for the planning department to visit my flat if it aids the decision making process.

2. In addition to daylight analysis there are of course a number of other issues to address and which I object to below:

- Outlook: ruined from both my bedroom and living room windows which overlook 54 Bartholomew close.

- Sense of enclosure: The addition of another floor and the resulting impact to visible skyline and sunlight. I note that a sunlight assessment has not been undertaken but my balcony will lose the sunlight that it currently receives in the afternoon. I therefore therefore request that a full sunlight analysis is undertaken (as it has been for neighbouring properties)
- Privacy: A significant increase in the number of windows which will look down into my property.
- Access to outdoor space i.e. roof garden: leading to loss of privacy and an increase in noise in what hitherto was a quiet residential corner of Bartholomew close.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Danny Brower

Address: Flat 40 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: During the consultation process the builders said there would not be any further extension. Any further extension will block my right to light. It will also invade my privacy. It will create extra noise and cause an increase in traffic in a narrow road. The development is already overbuilt.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Jonathan Brower

Address: Flat 40 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: During the consultation process the builders said there would not be any further extension.

Any further extension will block my right to light. It will also invade my privacy.

It will create extra noise and cause an increase in traffic in a narrow road.

The development is already overbuilt.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Edward Ng-Cordell

Address: Flat 38 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I live on the 6th floor of Spencer Heights, 28 Bartholomew Close. I object to (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level for the following reasons:-

1. The proposed additional floors will reduce light to the apartments in Spencer Heights, reducing their amenity and value;
2. The proposed additional floors will reduce privacy to the apartments in Spencer Heights, in particular to the 4th - 7th floors that will be overlooked by the additional floor and roof terrace;
3. The proposed roof garden will generate additional noise, this is a particular concern given the increased number of flats and retail units that are part of the Barts Square development;
4. When Helical Bar originally proposed the Barts Square works, residents at Spencer Heights were given assurances that the height of 54-58 Bartholomew Close would not be increased; and
5. The increased numbers of office, retail and residential units that are part of the Barts Square development will have and have already had a significant impact on all of the above and the proposed extensions would further increase this, in particular as they are directly opposite Spencer Heights.

I hope my objection will be taken into account and planning permission for the proposed extension rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Ralph Marshall

Address: 22 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:1) This development will severely limit the sunlight that I will receive in my flat. The sunlight I receive has already been limited by other developments in this very small area.

2) I believe that this proposed new development will further restrict my privacy as the extension directly faces all the windows in my flat.

3) This development will severely impact on noise and the general welfare of the existing properties in this very restricted area.

4) I strongly oppose this proposal.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr John Weeks

Address: Flat 41 28 Spencer Heights London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Firstly, I recall that the owners of the Bartholomew Close residential scheme (the same owners of this building) declared that they would not seek to extend 54-58 . This commitment was made at a residents meeting whilst the developer was trying to get planning permission for the Bartholomew Close development. Gemma Delves of City of London planning will have notes.

2 The proposed additional floor is not materially set back from the street, has no architectural merit, and has higher ceilings than the rest of the building which looks disproportionate, and is invasive. Nor does it fit in architecturally with the building next door, where the windows are mansarded.

3 The proposed lift shaft that protrudes above the building is unnecessary, and objectionable for those looking onto the building. The lift should stop on the 4th floor, and then other means of disabled access should be investigated to allow access to the new 5th floor. Or else there should be no protuberance with a lift to the 5th.

4 The new proposed floor (and terraces) invade the privacy of those opposite.

5 There is no need for an additional roof terrace.

6 I read that other residents are questioning the lighting report that accompanied the development of the Barts residential project. Until the accuracy of the previous scheme lighting scheme report is

proven, I suggest that it would be unwise to accept this one.

7 Further noise and pollution is undesirable. The current site office is not being monitored by the City of London, where construction staff congregate noisily from 06.30 onwards, in flagrant breach of the permissions granted.

8 The developer applied for (and was granted) out of hours working recently, contrary to promises made to residents about working hours, and noise.

I would ask that if City Planning do permit any aspect of this extension, that they require, and then enforce, the restrictions so imposed, including no cranes/road restrictions, and no noisy period

Comments for Planning Application 16/01017/FULL

Application Summary

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Case Officer: Liam Hart

Customer Details

Name: Mrs Susan Weeks

Address: 96 Harmer Green Lane Welwyn Herts

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an owner of Flat 32, Spencer Heights. This flat is opposite the proposed additional floor, on the 5th floor.

I have inspected the plans for 54-58, and this additional proposed floor appears to add unnecessary volume to an area where additional volume has already been permitted, contrary to neighbours' interest. The new floor seems to have an excessive floor to ceiling height.

The proposed lift shaft will simply be an eyesore.

Further, I object to having an additional roof terrace to encourage office workers from across the street to peer into my flat.

Bartholomew Close is a very narrow street, and any development opposite will inevitably decrease the light in my flat.

It is not possible to see clearly what is proposed, as the plans submitted appear inconsistent with one another at the top floor level when comparing elevations.

In my view, this developer, and their chosen building contractors, have a very poor track record in adhering to any planning conditions attached to an approval- their workers do not start making a

noise at 8.00am- they start well before. This area can do without further disruption.

I recommend if the developer has to be allowed another floor, it is told to go away and produce accurate and consistent plans, in keeping with the original building, maybe with frosted glass windows in any additional floor, with no lift shaft extension, with the floor set substantially back from the street, with much smaller windows.

And that new application be proposed for further public consultation.

Hassall, Pam

From: Raymond Clark, OBE [REDACTED]
Sent: 28 October 2016 13:57
To: PLN - Comments
Subject: 54-58 Bartholomew Close, EC1A 7HP

Dear Mr Hart,

We should like to object to the proposal Re: 54-58 Bartholomew Close, London EC1A 7HP (16/01017/FULL)

At the start of the Barts Close development Mr Gerald Kaye of Helical Bar gave an undertaking to the residents of Spencer Heights that 54-58 Bartholomew Close would remain unchanged. This planning application therefore comes as an unwelcome surprise and further undermines the genuineness of Helical Bar.

We object to the proposal on the following grounds:

1. The developments in the Close so far have not impacted directly on the main façade of Spencer Heights (our residence). However the current proposal does directly face this façade.
2. Raising the building by one storey and providing a roof terrace would directly affect the privacy of Spencer Heights residents particularly as the road narrows at this point. Increased noise from a roof terrace is likely to become a nuisance. New (and bigger) windows would further affect privacy.
3. The building is an asset as it is and is representative of the architectural features of recent times and the mix of roof lines adds to these features.
4. Daylight and sunlight would inevitably be restricted for Spencer Heights residents.
5. The development is likely to have an unfavourable impact on the conservation area and this is likely to have a negative effect on property prices in Spencer Heights.

Yours faithfully

Professor Raymond P. Clark, OBE, DSc, CEng, CEnv

Professor Mervyn L. de Calcina-Goff StJ, PPSEE, CEnv, FRSA

48 Spencer Heights, EC1A 7ES.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Charles Colbourne

Address: Flat 44 28 Batholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Dear Sirs

I would like to register my objection to the proposed development, in particular the additional height being added to the building. This addition will significantly reduce the light available to apartment owners in our building and hence amenity and general quality of life. Furthermore the additional floor will lead to loss of privacy given the proposed windows and terraces that will directly overlook our flats.

Regards

Charles Colbourne

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Dr Anita Menon

Address: 26 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The extension to 54 - 58 Bartholomew Close will significantly impact the views, privacy, light and sunlight hours of the Spencer Heights apartments facing Bartholomew Close.

In consequence, there may also be an impact on Spencer Heights property values.

Comments for Planning Application 16/01017/FULL

Application Summary

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Case Officer: Liam Hart

Customer Details

Name: Ms Emily Evans

Address: Flat 7, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am the owner of a flat in 28 Bartholomew Close which is directly opposite 54-58 Bartholomew Close. I have looked at the proposal for an additional floor and an additional roof terrace and strongly object on the following grounds.

a) The presence of roof terraces on the fourth and fifth floors will create more noise and spoil what was, before all the construction, a quiet and peaceful area. I notice that in the developers design and access statement that they say these terraces will only be used during office hours. "Office hours" could mean any time anyone is in the office i.e. 3 a.m! If this proposal does go ahead & for the avoidance of any doubt please can this be conditioned for use during "normal" office hours i.e. 9 a.m. to 5 p.m. Monday to Friday.

b) The additional floor will reduce the natural light coming into my flat and those of the other residents in 28 Bartholomew Close.

c) The additional floor will allow office workers to directly overlook and invade the privacy of the flats in 28 Bartholomew Close that face the proposed extension.

I hope that you will take on board my serious concerns and not approve this application.

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Ms Yit Ho Tang

Address: Flat 18 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Barts square development is already fairly big and will have implications for the noise and traffic in Bartholomew close. The proposed addition will only exacerbate the issue.

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: unit 38, 33, Bartholomew's Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Reduced privacy, reduced sunlight and reduced value

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: Flat 33, 28 Bartholomew Close, London EC1A 7ES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The Bart Square under construction has already overbuilt the area. The proposed extension is going to make the situation worse.

the sunlight that we will get is to be reduced, due to the proposed extension. Traffic is also going to be adversely affected.

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Patrick Gutmann

Address: 28 Bartholomew Close Apartment 26 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to the plans proposed for 54-58 Bartholomew Close.

I temporarily reside at 28 Bartholomew Close and live directly opposite 54-58 Bartholomew Close.

The proposed addition of an extra floor plus a roof terrace will impact the ambiance and negatively impact all residence in the 28 Bartholomew Close building, by:

- a) limiting the sunlight entering into the apartments;
- b) impacting privacy in the apartments; and
- b) creating more external noise (owing to the proposed roof terrace).

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Colman Treacy

Address: Flat 17 28 Bartholomew Close LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object. I live directly opposite the proposed development. The extra floors will significantly diminish my privacy. I have 3 windows facing No 54-58 and 2 more face it obliquely. In addition the extra height will block additional light and sun in an already narrow street whose light and sunlight are already reduced by the recent Helical Bar developments in the street. A roof terrace will create particular noise and intrusion on privacy. Surely there must be limits to Helical Bar's proposals. At the outset of their noisy, dirty, highly inconvenient building programme they gave assurances that they had no plan to alter this building. This proposal smacks of greed and profiteering without a thought for the amenity of residents who once enjoyed a quiet private street long before the property developers moved in.

Comments for Planning Application 16/01017/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Kevin Swann

Address: Flat 12 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to the plans proposed for 54-58 Bartholomew Close.

I live at 28 Bartholomew Close.

The proposed addition of an extra floor plus a roof terrace to 54-58 Bartholomew Close will:

- a) Diminish further the light available for 28 Bartholomew Close, which has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- b) Increase the noise in a previously quiet and tranquil neighbourhood due to the proposed roof terrace
- c) Be invasive to the privacy of residents occupying flats facing the proposed development.

When Helical Bar presented their Barts Square plans to us a number of years ago, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration regarding this application. I feel strongly that this application should not be approved.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Diana Dickinson

Address: 23 Spencer Heights Bartholomew .Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:1. Assurances were given by the developer that no increase in square footage of this building would be sought

2. The dirt, noise and inconvenience imposed upon residents by the developer have been intolerable

3. This application further seeks to impose -

Diminution of privacy

Diminution of access to light

Imposition of extra noise

Imposition of extra traffic -

thus denying residents the right to quiet enjoyment of their homes.

I most strongly object to this application.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Caroline Colbourne

Address: Flat 44 28 Bartholomew Close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am objecting to the proposed development for the following reasons;

-the addition of the extra floor and ancillary shafts etc will reduce sunlight to our block of flats generally and substantially in some places. Bartholomew Close is not a wide street, and ever higher building creates a dark "canyon" effect.

-the new floor and attached terrace reduces our privacy with extremely large overlooking windows and a balcony staring directly into our flats.

-there will be an increase in general noise levels, both from the roof terrace, and the incremental traffic/people generated by this additional piece of unnecessary development.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Nicholas Grosse

Address: Flat 11, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I would like it recorded and taken into account that I strongly object to the plans proposed for 54-58 Bartholomew Close.

I reside at 28 Bartholomew Close in Flat 11 which directly fronts 54-58 Bartholomew Close at 1st floor level. The proposed addition of an extra floor plus a roof terrace will:

- limit the sunlight entering my apartment. Sadly, the sunlight entering my apartment has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- cause my residence to be overlooked and invade my privacy, as I have five windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood which will sadly affect the tranquillity of this historic close in the City of London.

I am very disheartened by this proposal due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us,

they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application. I sincerely hope this application will not be approved.

Yours Sincerely,

Mr Nicholas H. Grosse and Mrs Katherine R. Taylor

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: flat 15 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to the proposals for 54-58 Bartholomew Close.

Firstly I should like to point out that at a meeting with the developers some time ago we, the residents of Spencer Heights, were given an absolute assurance by the developer that no alterations would be made to the building in question. Was this to try and pacify us because of the enormous disruption we were about to face?

Being on the second floor of Spencer Heights with the addition of a further floor on 54-58 it will reduce our light and sunshine considerably added to which we will be even more overlooked and privacy compromised.

The plans for the additional floor do not look at all in keeping with the adjacent buildings in this conservation area.

The road is rather narrow at this point and undoubted additional traffic will cause more congestion and pollution and I fear that the entrance to our car park could be used as a turning space which is unacceptable.

With the Doctors practice very near and many elderly patients using the road additional vehicular traffic could be a hazard to them.

This is a conservation area and the plans envisaged are just unacceptable.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I wish to object to the Application for 54-58 Bartholomew Close.

Some time ago we, the residents of 28 Bartholomew Close, were given an assurance by the developer that no changes would be made to the building in question. This seems to be not true.

An additional floor as shown on the plans is not in character with the rest of the building in this conservation area and will reduce light and privacy to flats opposite.

There are already two large roof spaces for staff on the top of 54-58. Any additional roof space with no specific time restrictions for use will pollute the environment with more noise in what has up to now been one of the City's oasis of tranquility. Undoubtedly vehicular traffic will increase in a street which was never intended for such and with a doctors practice near by could have serious consequences. I strongly object to the plans.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: Flat 45, 28 Bartholomew Close, London EC1A 7ES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the application for 54-58 Bartholomew Close.

At a meeting with the developers residents of Spencer Heights were assured that no alterations would be made to 54-58.

The plans submitted are not in any way complimentary to the existing building and not in keeping with a conservation area.

There are already two large roof terraces on the top of the building.

By adding another floor the noise from the new roof terraces will be unacceptable in this tranquil part of the city and cause a noise nuisance to residents opposite including me. Hours of use are not clear.

By increasing the size of the building traffic will increase in volume in this already small road and could present a hazard to elderly patients visiting the doctors surgery.

I strongly hope this application will be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Rupom Pal

Address: Flat 10 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The revised plans for extensions to 54-58 Bartholomew Close would reduce privacy and natural light. I live on the first floor and natural light levels are already very low, especially given how narrow the road is. There are already extensive works being carried out on the road causing disruption and noise, and this proposition goes against the initial plans where we were given assurances that there would be no development on these buildings. This could also impact traffic adversely.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Kurt Pollington

Address: 3 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object most strongly to the proposed development. The Corporation of London should have sufficient knowledge that the developer gave categorical assurances that there would be no changes to the building in question. The developer's demands now to add an additional floor and roof terrace should be rejected outright as this will be in complete contradiction to their original assurances and, if approved, will reduce the light to Spencer Heights to all of those properties facing 54-58, including my own which has very little natural light as it is. My light has already been reduced by the existing development and the additional height to 54-58 will reduce this further. In addition even more disruption and noise would result. I sincerely hope that the Corporation will give due and proper consideration to the residents that have had to endure living in the middle of a building site due the Barts Square development and any increased or additional development is quite frankly not acceptable.

From PLN - Comments

Date 06 November 2016 18:32:37

To PLN - Comments

Cc

Subject Comments for Planning Application 16/01017/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:32 PM on 06 Nov 2016 from Dr Alistair Gordon-Brown.

Application Summary

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including:
(i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Alistair Gordon-Brown

Email: [REDACTED]

Address: Flat 12 Aldersgate Court 30 Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have only received the notice of the above planning application today.
I would like to add my objections to those already lodged.
The refurbishment in principal is acceptable but the additional height proposed would reduce my ambient light by a further 20% over the loss already experienced by the current new buildin
In addition the retention of the existing facade with no change is a vital part of the aesthetic of the current development as originally planned and agreed by the developer.
The proposed extra height would present a solid and unattractive cliff face and pay no respect to the original building which was presumably the intention of keeping it in the first place.
Yours sincerely
Alistair Gordon-Brown

Adjei, William

From: Hart, Liam
Sent: 07 November 2016 15:07
To: DBE - PLN Support
Subject: FW: Planning Application 16/01017/FULL 54-58 Bartholomew Close

-----Original Message-----

From: Ann Holmes [REDACTED]
Sent: 07 November 2016 13:16
To: Hart, Liam
Subject: Planning Application 16/01017/FULL 54-58 Bartholomew Close

Dear Liam

I am writing to object to this proposal, and am writing primarily as a ward member for Farrington Within.

I think the proposed additional height will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

It seems that the daylight and sunlight studies demonstrate that there will be some loss of light.

I am also concerned regarding the potential noise nuisance of the proposed roof terrace. In practice, this terrace is likely to be used by groups of smokers. In practice, groups of smokers tend to chat and create a noise nuisance to nearby neighbours. Although not directly affected by this terrace, as a resident of 43 Bartholomew Close, I am concerned such terraces do not become a feature in a predominantly residential neighbourhood.

Ann Holmes
Flat 1, 43 Bartholomew Close, EC1A 7HN
Sent from my iPad


ACKNOWLEDGED

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Stephen Levy

Address: Flat 35, Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object very strongly to the plans proposed for 54-58 Bartholomew Close.

I live opposite 28 Bartholomew Close

The proposed work at the top of the building will:

- limit the sunlight entering my apartment.;
- cause my flat to be overlooked and invade my privacy - I have three windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant and historic close in the City of London.

I am very disheartened by this proposal due to the concerns above.

I believe that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height. They should not be permitted to go back on that

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

I sincerely hope this application will be refused.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Helen Clifford (nee Hudson)

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lost a lot of light from the additional floors on Aldersgate, my kitchen is the only place I can see the sky or receive any direct light. If this development goes ahead then I will lose significant light (very significant). I very much object.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr paul Clifford

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I object strongly to the plans proposed for the works at 54-58 Bartholomew Close.

I live opposite 54-58 in Aldersgate Court

The planned work in the building will:

Limit sunlight

Lead to a loss of privacy

Have the potential to increase noise.

I believe that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size and or height. They should be held accountable to these assurances.

We have suffered enough with the Barts Square development and the refurbishment on Aldersgate Street. We now even have work being carried out on Sundays.

This application should be refused.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 54-58 BartholomewClose Your ref 16/01017/FULL

From:
Sent: 07 November 2017 09:14
To: PLN - Comments; Nick Grosse; Varuni Personal
Subject: 54-58 BartholomewClose Your ref 16/01017/FULL

Dear Mr Hart,

I refer to your letter of 31/10/17.

I wish to object to the proposed application. This proposal was made in slightly different form a year or so ago. I also objected then.

I object to (1) the erection of an additional floor and (2) the creation of a roof terrace at 5th floor level.

My flat at 28 Bartholomew Close is directly overlooked by the proposed extensions. There will be both loss of natural light and a serious invasion of privacy. The proposed roof terrace will create the likelihood of noise nuisance in addition. The wholesale developments which have taken place in the vicinity already represent considerable loss of amenity to occupants of 28 Bartholomew Close. There is no good reason for further incursions. This application represents typically opportunistic behaviour by developers who, having gained planning permission, derogate from beneficial aspects of their proposals and seek to squeeze yet further profits by apparently minor additional proposals. They ignore the incremental effects on others. I urge you to refuse this application.

Please acknowledge receipt and keep me informed.

Sincerely,

Colman Treacy

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Diana Dickinson

Address: Seaford Grange, Seaford Pershore

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I have only today (7.11.2017) been alerted to this application by another resident. I did not receive any written notification. My objections are:

- 1 The application is contrary to the assurances given to us by Helical Bar
- 2 This development would limit the light, and sunlight, reaching the flats in 28 Bartholomew Close
- 3 A roof terrace for recreational use would impact on the quality of life of residents and cause unacceptable noise
- 4 The development of this area has caused untold misery and inconvenience already to residents over several years, to the financial gain of others. Do not allow something which along with the above, will also impact on our property values.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Tom Gardner

Address: Flat 24 53 Britton Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We wish to object the current application to extend 54-58 Bartholomew Close on the following grounds

The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

The daylight and sunlight studies demonstrate that there will be some loss of light. This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater closeness.

There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers. The reality is that such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of a terrace during working hours when many residents will be in their flats, and would have to suffer the inevitable

noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones

The proposals for disabled access are not up to modern standards and should be re-visited.

Broughton, Helen

From: PLN - Comments
Subject: FW: 54-58 Bartholomew Close - Planning Application 16/01017/FULL - Objection
Attachments: View From 16 Aldersgate Court.jpg

From: Disley-Tindell, Paul [REDACTED]
Sent: 08 November 2017 17:17
To: PLN - Comments
Subject: 54-58 Bartholomew Close - Planning Application 16/01017/FULL - Objection

Dear Mr Hart,

I refer to your recent letter regarding the proposed refurbishment and extension of 54-58 Bartholomew Close, EC1A 7HP. I am writing to advise you of my OBJECTIONS to the proposals to add an additional floor and roof terrace to the existing period building and request that the application be refused.

I own and occupy a flat on the third floor of Aldersgate Court which is directly opposite the subject property. Like many of the flats in the **four** storey block, this is a small studio. The attached picture shows the view of 54-58 Bartholomew Close from the single window within my flat's main studio living area, from which it is clear that increasing the height of the building will have a significant impact on the quality of light within my home and the openness of the current views. The picture also shows how the additional floors on the previously consented development have already had a detrimental impact on the amount of sky visible from my flat, and the latest proposals would erode this yet further.

The daylight/sunlight report accompanying the application cannot be considered to be an objective assessment of the impact on my property and those of my neighbours. Instead, the report is blatantly pro-development, makes numerous convenient assumptions, and fails to consider the disproportionate impact that the loss of light would have on the occupants of small flats with only one or two windows.

In addition to the impact of the development on the quality of light within my home, I further object to the proposals for the following reasons:

- There is no reason to extend the existing attractive period building aside from adding capital value to the developer's asset. A high quality refurbishment of the existing structure will maintain the historic character of the building and enhance the streetscape of the conservation area, whereas the addition of a utilitarian extension and new roof terrace would diminish these benefits as well as being contrary to Local Plan Policies DM 10.1 New Development and DM 12.1 Managing Change affecting all heritage assets and spaces
- The overall design is not sympathetic to its context, adjacent buildings and the local environment as claimed in the Design & Access Statement, and is contrary to Policy DM 12.2 Development in conservation areas
- The creation and use of a new roof terrace will have a detrimental impact on my privacy and that of my neighbours, and is contrary to Local Plan Policy DM 10.3 Roof gardens and terraces
- The use of the roof terrace could potentially create noise and disturbance to local residents. Given the narrowness of the street at this point, any noise outside reverberates and can be clearly heard inside the flats
- The proposed full height glazed windows on the ground floor are not in keeping with the character of the building and other ground floor windows in the street. The existing windows should be replaced in a style appropriate for the period of the building, those probably being sash windows from the original town houses.

I trust that my comments will be noted in your consideration of this application and look forward to receiving confirmation that it has been refused.

Should you wish to visit my flat to see the subject property from my viewpoint then please do let me know.

Your sincerely,

Paul Disley-Tindell MRICS

Flat 16 Aldersgate Court, 30 Bartholomew Close, EC1A 7ES
[REDACTED]

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Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Lindsay Cullen

Address: Flat 16 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Please accept this note as my objection to the proposed plans for 54-58 Bartholomew Close.

Our apartment is located opposite 54-58 Bartholomew Close and the proposed addition of an extra floor, plus a roof terrace will not only limit the sunlight entering into our apartment, but will also invade privacy as our apartment will be overlooked. The roof terrace in particular will create a lot of noise disruption in what is now a quiet and pleasant area.

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

Thank you,

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Rod Gautrey

Address: Flat 1, Spencer Heights 28, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the current application to extend 54-58 Bartholomew Close on the following grounds

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be some loss of light
- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater closeness.
- There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers. The reality is that such groups tend to chat and create a noise nuisance to nearby neighbours .

In summary, the additional floor will create problems of overlooking and loss of light for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme.

Many of these will have been bought off plan where an increase in height will not have been envisaged.

I consider that the application for extending is a "greedy" application and that it is rejected and that the building be left as it is with the 5th floor and roof terrace abandoned and that it undergoes a sensitive refurbishment. Residents are suffering disruption from the current redevelopment and should be spared yet more interference.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Dr Anita Menon

Address: 26 Spencer Heights Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to the plans proposed for 54-58 Bartholomew Close.

I own a flat at 28 Bartholomew Close. The proposed addition of an extra floor plus a roof terrace at 54-58 Bartholomew Close will:

- limit the sunlight entering my apartment. As it is, the sunlight entering my apartment has already been diminished due to the additional Helical Bar buildings which have recently been erected in Bartholomew Close;
- cause my residence to be overlooked and invade my privacy, as I have windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood.

I am very disheartened by this proposal due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in

size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

I sincerely hope this application will not be approved.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 54-58 Bartholomew Close, EC1A 7HP

From: Raymond Clark, OBE [
Sent: 11 November 2017 10:42
To: PLN - Comments
Subject: 54-58 Bartholomew Close, EC1A 7HP

Dear Mr Hart

We wish to object to the current application to extend 54-58 Bartholomew Close, EC1A 7HP ((16/01017/FULL) on the following grounds.

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be some loss of light. This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and Nos 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of overlooking and loss of light which will clearly be made significantly worse by this greater closeness.
- There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers and the reality is that such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of the terrace during working hours when many residents will be in their flats, and would have to suffer the inevitable noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones
- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of overlooking and loss of light for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme. The closeness of the roof terrace will create additional overlooking and noise and further degrade the neighbourhood.

We consider that this application for extending is a "greedy" application and that it is rejected and that the building be left as it is with the 5th floor and roof terrace plans abandoned and that the building undergoes

a sensitive refurbishment. In addition residents are suffering considerable disruption from the current redevelopment and this will continue for several more years. In this constricted conservation area enough is enough.

We are happy to attend a meeting to speak but will not be available on 12th December.

Yours sincerely

Professor Raymond P. Clark, O.B.E, PhD, DSc, CEng, CEnv, Hon.FSEE, Hon.FRPS, Hon.FSE

Professor Mervyn L. de Calcina-Goff, StJ, PPSEE, ASIS, CEnv, FBPA, FSEE, Hon. FSEE, FRPS, FRSA

Wells, Janet (Built Environment)

From: Levy, Stephen. (UK) [REDACTED]
Sent: 13 November 2017 21:19
To: PLN - Comments
Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be loss of light.
- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater proximity.
- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers. Such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of the terrace during the day and evening, and possibly night, when many residents will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones.
- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking
- loss of light; and
- Noise nuisance;

for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme.

I also understand that a commitment was given by Helical Bar previously that it would not seek to increase the height of this building and that residents nearby may have failed to object to other development on the basis of that assurance.

Yours faithfully,

Stephen Levy

Flat 35
Spencer Heights
28 Bartholomew Close
London EC1A 7ES

 **DENTONS**

Stephen Levy
Partner

[REDACTED]

[Website](#)

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Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 16/01017/FULL 54-58 Bartholomew Close EC1A 7 HP

-----Original Message-----

From: David Gordon-Brown
Sent: 14 November 2017 16:55
To: PLN - Comments
Subject: 16/01017/FULL 54-58 Bartholomew Close EC1A 7 HP

Dear Liam Hart,

I have had an opportunity to look at the revised plans for the above proposed development and would like to make the following comments.

Firstly, on grounds of heritage, it seems a retrograde step to change the only historical building left on Bartholomew Close. The height and facade represents a clear picture of the nature of the space before the new development started.

The skyline needs a discontinuity to prevent what otherwise appears to be a cliff face of buildings which is out of context with the surrounding streets in this historical medieval grid.

Secondly with regard to the daylight/sunlight studies undertaken by GIA.

I live in Aldersgate Court, directly opposite the proposed development denoted by R7 112 in their study.

In 2012 before any development started I had a clear view of skyline over the street approach, numbers 54-58 and 50-52 Bartholomew Court.

Phase 1 of the development raised the height of 50-52 to 37.675m and 34.750m in a stepped fashion, which effectively took 25% of my VSC. (my estimation viewed from my window facing the development).

The GIA study took not the 2012 position but the current position in 2017 to delineate its calculations. In R7 112 I have apparently lost 17.98 sq ft which equates to a further 16.6% in addition to the aforementioned 25% from phase 1.

My point is that since I started living here there has been a cumulative and now very significant loss in light, with developments in Aldersgate behind my flat, Phase 1 Bartholomew Close and now this next proposal.

Each development on its own appears insignificant but when added together then have made a very serious impact on my quality of living.

The calculations suggest that there has been no significant loss of amenity but this is not my experience.

Dr Alistair Gordon-Brown

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I

would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: Unit 33, 28 Bartholomew CI London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I strongly object to item (i) and (ii) of the above proposed extension. my building spencer heights is at the almost narrowest part of the street. An extension of one extra floor and roof terrace is going to decrease significantly to the natural light of my living room and my bedroom. The additional floor can overlook into my apartment and I am going to lose privacy. I also consider this extension greedy and should not be approved.

Ferdinand Chu

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr volf frishling

Address: Flat 29, 28 Bartholomew close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I wish to object the latest application to build an extra floor at 54-58 Bartholomew Close:

I am a resident of an apartment in 28 Bartholomew close. My bedrooms and living room all directly face 54-58 BC. As is, the new development behind 54-58 Bartholomew close has already reduced the amount of light entering the apartment. We are forced to keep the light on most of the day. The proposed development will surely exacerbate the problem even further.

The terrace in the extension will most likely create a noise problem. The terrace will be directly opposite the apartment and will create privacy issues. We'll be forced to keep curtains down, further reducing the amount of light.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Ralph marshall

Address: 93 bath hill court bath road bournemouth

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to the latest application to extend 54-58 Bartholomew Close (BC) on the following grounds.

As an owner of an apartment in Spencer Heights my flat immediately faces the proposed extension. As a result I will lose light, making my flat lose important amounts of light.

The extension will create additional noise because of the closeness of the building to Spencer Heights.

The proposed extension will not only cause problems of noise, loss of light to me but also to the owners of the new development, Barts Square, who will have bought their properties off plan and not be aware of the consequences that the extension will have on their properties.

I believe that the buyers of The Askew Building, which I believe will be affected by this plan should be advised by the City Of London/developer advising about this new proposal.

We consider that the application to extend 54-58 BC one that should be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Muhammad Asim Shaikh

Address: Flat 25 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.

Furthermore, SH will become significantly overlooked owing to the additional floor.

Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).

The proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of SH, Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected.

The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Jonathan Brower

Address: Flat 40 Spencer Heights 28 Bartholomew Close

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an owner occupier in Spencer Heights (SH) and I wish to object to the latest application to develop 54-58 Bartholomew Close (BC), which would be directly facing SH.

During the consultation period for the main development, the developers assured the neighbours that they would not be extending 54-58 BC upwards. They have clearly gone back on those assurances with this application. They left this development out of the original plans as they knew they would have a severe impact on neighbours and the environment in this conservation area.

My bedrooms and living room directly face 54-58 BC. I will definitely lose light with the proposed extension upwards. The distance between SH and 54-58 BC is 3.5m less than the buildings to the west, and this will exacerbate the loss of light to my apartment.

My apartment will be overlooked by the additional floor and terrace, reducing my privacy.

The proposed roof terrace will create more noise and nuisance just a few metres away from my windows. There will be people chatting with each other and on mobile phones as well as groups of smokers. The smoke will be able to enter my apartment windows when they are open.

The residents have been suffering disruption for years from this development and this application

will extend this disruption even further. In this conservation area, the 5th floor and roof terrace plans should be abandoned.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Danny Brower

Address: Flat 40 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an occupier in Spencer Heights (SH) and I wish to object to the latest application to develop 54-58 Bartholomew Close (BC), which would be directly facing SH.

During the consultation period for the main development, the developers assured the neighbours that they would not be extending 54-58 BC upwards. They have clearly gone back on those assurances with this application. They left this development out of the original plans as they knew they would have a severe impact on neighbours and the environment in this conservation area.

My bedrooms and living room directly face 54-58 BC. I will definitely lose light with the proposed extension upwards. The distance between SH and 54-58 BC is 3.5m less than the buildings to the west, and this will exacerbate the loss of light to my apartment.

My apartment will be overlooked by the additional floor and terrace, reducing my privacy.

The proposed roof terrace will create more noise and nuisance just a few metres away from my windows. There will be people chatting with each other and on mobile phones as well as groups of smokers. The smoke will be able to enter my apartment windows when they are open.

The residents have been suffering disruption for years from this development and this application

will extend this disruption even further. In this conservation area, the 5th floor and roof terrace plans should be abandoned.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Kevin Swann

Address: 12 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- Spencer Heights will become significantly overlooked owing to the additional floor.
 - In addition, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to apartments at Spencer Heights
 - The proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
 - In particular The Askew Building of Barts Square will certainly be affected. It is possible that they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.
- I consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Planning application 01017/Full - statement of objection

From: Varuni Personal
Sent: 19 November 2017 21:28
To: PLN - Comments
Cc: Dharma Varuni
Subject: Planning application 01017/Full - statement of objection

FAO: Liam Hart

Dear Liam

Further to the planning application 01017/Full, I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH – this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Please acknowledge receipt of this.

Best

Varuni

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr KURT POLLINGTON

Address: 3 SPENCER HEIGHTS 28 BARTHOLOMEW CLOSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I live at 28 Bartholomew Close directly opposite the building in question. I have endured the construction of Barts Square development for the last 3/4 years (with its disruption, noise and great inconvenience living in the middle of a building site) and I object most strongly to yet another application by these developers for a change/addition to their original planning request. The addition of another floor will cause less light available to me and all the front facing flats in our block, and the roof terrace will create unwanted noise and pollution to the area. We live in a very small and quiet close and to have this application approved will be cause an intrusion into our homes in addition to the extra noise and pollution. Please consider for once the existing residents of this area and not the greed of the developers whose development in St Barts Close looks absolutely hideous and a great disappointment to our great City. I hope whoever makes the decision will visit Bart Close to view what the new development looks like and I am sure you will consider this new application most carefully and hopefully for our sakes it will be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: Flat 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this

proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Clare James

Address: Members Room, PO Box 270 Guildhall London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to this planning application on the grounds it will cause loss of light and overlooking to neighbouring properties.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Helen Clifford

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I have already objected, but could someone from the City please come and investigate immediately because it looks to me as if they have already started the 6th floor. I am also concerned that the building work is continuing over the weekends.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:To: PLN - Comments

Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to

residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development,

significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew

Close were to have remained at their original height.

- The daylight and sunlight studies demonstrate that there will be loss of light.

- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the

new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the

determination of loss of light which will clearly be made significantly worse by this greater proximity.

- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers.

Such groups tend to chat and create a noise nuisance to nearby neighbours . There is a general concern

that such terraces do not become a feature in a predominantly residential neighbourhood. There will be

no restriction on use of the terrace during the day and evening, and possibly night, when many residents

will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people

gathering to chat, smoke and talk on their mobile phones.

- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking

- loss of light; and

- Noise nuisance;

for residents of Spencer

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: Flat 15 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:To: PLN - Comments

Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to

residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development,

significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew

Close were to have remained at their original height.

- The daylight and sunlight studies demonstrate that there will be loss of light.

- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the

new buildings to the west of Spencer Heights. We do not believe this has been taken into account

in the

determination of loss of light which will clearly be made significantly worse by this greater proximity.

- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness

of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers.

Such groups tend to chat and create a noise nuisance to nearby neighbours . There is a general concern

that such terraces do not become a feature in a predominantly residential neighbourhood. There will be

no restriction on use of the terrace during the day and evening, and possibly night, when many residents

will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people

gathering to chat, smoke and talk on their mobile phones.

- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking

- loss of light; and

- Noise nuisance;

for residents of Spencer

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17/00975/FULL – External comments

20.10.2017 Letter Historic England (17/00976/LBC)
14.11.2017 Letter Conservation Area Advisory Committee



Historic England

LONDON OFFICE

Ms Bhakti Depala
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3727

Our ref: L00687650

20 October 2017

Dear Ms Depala

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
TELEPHONE KIOSK O/S ROYAL EXCHANGE BUILDINGS LONDON EC3V 3NL
Application No 17/00976/LBC**

Thank you for your letter of 16 October 2017 notifying Historic England of the application for listed building consent relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Please note that this response relates to historic building and historic areas matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Rachel Young
Business Officer
E-mail: rachel.young@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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City of London Conservation Area Advisory Committee

Mr. Ted Rayment,
Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

14th November 2017

Dear Sir,

At its meeting on 9th November 2017 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

**C.150 17/00975/FULL - Telephone Kiosk O/s, Royal Exchange Buildings, London EC3V 3NL
Bank Conservation Area/Cornhill Ward. Grade II. Ward Club rep. Harvie Peebles.**

Change of use of 2no. BT telephone boxes to 2no. retail kiosks (A1). Replacement of the existing telephone box glazing with toughened safety glass.

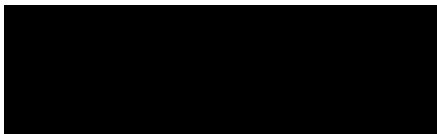
**17/00976/LBC - Telephone Kiosk O/s, Royal Exchange Buildings, London EC3V 3NL
Bank Conservation Area/Cornhill Ward. Grade II. Ward Club rep. Harvie Peebles.**

Change of use of 2no. BT telephone boxes to 2no. retail kiosks (A1). Replacement of the existing telephone box glazing with toughened safety glass.

The Committee supported the Council's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting in view of its proximity to a Grade II listed building. This particular change of use would most likely involve the unit being staffed at all times and the box door being permanently open and thus detrimentally affect the Conservation Area. In addition the Committee strongly objected to the proposal and the increased advertising which would destroy the unique character of this listed telephone box.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Fox
Secretary

17/01055/FULL – External Comments

16.04.2015 Minutes Conservation Area Advisory Committee
03.11.2017 Letter Historic England

CITY OF LONDON CONSERVATION AREA ADVISORY COMMITTEE

CASES 16th April 2015 (Sheet 1)

CASES

**C.44 14/00984/FULL – 2no. BT Telephone Kiosks, Royal Exchange Buildings, London EC3V 3NL
Bank Conservation Area/Cornhill Ward. Ward Club rep. Harvie Peebles.**

Change of use of 2no. BT telephone boxes to 2no. retail kiosks (A1). Replacement of the existing telephone box glazing with toughened safety glass.

The Committee supported the Council's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting and to the conservation area by virtue of the increased advertising and the solidification which destroyed the unique character of the telephone box. This particular change in use would involve the box door being permanently open and detrimentally affect the conservation area.

C.45 15/00039/FULL – 2 No. BT Telephone Kiosks On Finsbury Circus At Side of, 88 - 92 Moorgate, London EC2M 6SE

Finsbury Circus Conservation Area/Coleman Street Ward. No Ward Club rep.

Change of use of 2no. BT telephone boxes to 2no. retail kiosks (A1). Replacement of the existing telephone box glazing with toughened safety glass.

The Committee supported the Council's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting and to the conservation area by virtue of the increased advertising and the solidification which destroyed the unique character of the telephone box. This particular change in use would involve the box door being permanently open and detrimentally affect the conservation area.

C.46 15/00041/FULL - 1 No. BT Telephone Kiosk O/s, 21 Fleet Street, London EC4Y 1AA

Fleet Street Conservation Area/Farringdon Without. Grade II. Ward. Ward Club rep. Lester Hillman.

Change of use of 1 no. BT telephone box to 1 no. retail kiosk (A1). Replacement of the existing telephone box glazing with toughened safety glass.

The Committee supported the Council's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting and to the conservation area by virtue of the increased advertising and the solidification which destroyed the unique character of the telephone box. This particular change in use would involve the box door being permanently open and detrimentally affect the conservation area.

C.47 15/00042/FULL - 1 No. BT Telephone Kiosk O/s, Bank Buildings, 8 Lothbury, London EC2R 7HH

Bank Conservation Area/Walbrook Ward. Ward Club rep. Peter Cooper.

Change of use of 1no. BT telephone box to 1no. retail kiosk (A1). Replacement of the existing telephone box glazing with toughened safety glass.

The Committee supported the Council's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting and to the conservation area by virtue of the increased advertising and the solidification which destroyed the unique character of the telephone box. This particular change in use would involve the box door being permanently open and detrimentally affect the conservation area.

C.48 15/00103/ADVT - The Guild Church of St Martin Within Ludgate, Ludgate Hill, London EC4M 7DE

St Paul's Cathedral Conservation Area/Farringdon Within Ward. Grade I. Ward Club rep. Lester Hillman.

Modification and re-installation of one existing sign board to measure 1.2m high by 1.7m wide, installation of one new sign board measuring 1.2m high by 1.7m wide and installation of one sign board 0.4m wide by 0.93m high. Signs to be mounted on the Ludgate Hill frontage of the church.

The Committee noted that this application had already been approved.

C.49 15/00185/FULL - 21 Lovat Lane, London EC3R 8EB

Eastcheap Conservation Area/Billingsgate Ward. No Ward Club rep.

(i) Conversion of the private dental clinic (D1 use) at ground and basement level to a single two bed flat (C3 use) and (ii) alterations to the ground floor shopfront. Installation of shopfront to Fleet Street and Chancery Lane elevations.

The Committee objected to the alterations to the shopfront and the relocation of the door which was detrimental to the appearance of the building.

C.50 15/00222/ADVT - 120 Old Broad Street, London EC2N 1AR

Bank Conservation Area/Broad Street Ward. No Ward Club rep.

Installation and display of i) one illuminated fascia sign measuring 0.50m high x 2.30m wide x 0.125m deep, located at a height of 2.30m above ground level. ii) One ATM sign measuring 2.80m high x 1.10m wide x 0.125m deep, located at a height of 0.20m above ground level.

There were no objections.

C.51 15/00219/FULL – London Metropolitan University, 84 Moorgate, London EC2M 6SQ

Finsbury Circus Conservation Area/Coleman Street Ward. Grade II. No Ward Club rep.

Creation of waiting area to right hand side of entrance foyer by forming two openings where internal windows exist. Removal of partition to right hand room, and addition of period detail. Replacement of door (non-original) to left hand office with pair oak Edwardian detail. Replacement of non-original floor finishes in slate and limestone. Replacement of 1970's entrance doors/screen with new revolving door and structural glazing.

There were no objections.

CITY OF LONDON CONSERVATION AREA ADVISORY COMMITTEE
CASES 16th April 2015 (Sheet 2)

C.52 15/00228/FULL - 68 King William Street, London EC4N 7HR

Bank Conservation Area/Candlewick Ward Club. Ward Club rep. David Rundle.

Alterations to the external facade including the formation of two new entrances and two windows.

15/00226/ADVT - 68 King William Street, London EC4N 7HR

Bank Conservation Area/Candlewick Ward Club. Ward Club rep. David Rundle.

Installation and display of (i) 4 no banner signs measuring 4 metres high, 0.5 metres wide, displayed at a height of 2.7 metres above ground level; (ii) individual illuminated lettering measuring 4.8 metres wide, 0.4 metres high displayed at a height of 10 metres above ground level and (iii) 5 no fascia signs measuring 0.37 metres high, 2.1 metres wide and 2.5 metres above ground level.

The Committee had no objections to the alterations to the façade and the signs, but objected to the banner signs considering them to be inappropriate on the building and detrimental to the conservation area.

C.53 15/00262/FULL – 1 - 6 Lombard Street, London, EC3V 9AA

Bank Conservation Area/Walbrook Ward. Grade II. Ward Club rep. Peter Cooper.

Upgrade to an existing telecommunications installation with 6no. new antenna and 12no. new remote radio units fixed to existing walls and railings at roof top level and associated works.

There were no objections.



Historic England

LONDON OFFICE

Ms Bhakti Depala
City of London
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London
EC2P 2EJ

Direct Dial: 020 7973 3707

Our ref: P00698233

3 November 2017

Dear Ms Depala

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
1 NO. BT TELEPHONE KIOSK O/S BANK BUILDINGS 8 LOTHBURY LONDON
EC2R 7HH
Application No 17/01055/FULL**


Thank you for your letter of 2 November 2017 notifying Historic England of the application for planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Please note that this response relates to historic building and historic areas matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely


Rosie Clements
Business Officer
E-mail: rosie.clements@historicengland.org.uk



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Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Applications for listed building consent

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

***Historic England
15 April 2015***

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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