



**Planning and Transportation Committee
20 February 2018
Annex Pack**

7. **21 MOORFIELDS, LAND BOUNDED BY MOORFIELDS, FORE STREET AVENUE,
MOOR LANE & NEW UNION STREET**

For Decision
(Pages 1 - 110)

8. **1 & 2 GARDEN COURT & 3 GARDEN COURT (BLACKSTONE HOUSE) MIDDLE
TEMPLE LONDON EC4Y 9BL - 17/00937/FULL**

For Decision
(Pages 111 - 152)

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Background Papers

External

Representations:

Name	Address	Date
David McArthur	15 Finsbury Circus House	12/01/2018
Madeleine Pugh	Moor House 120 London Wall	13/12/2017
Michael Swash	106 Willoughby House	06/12/2017 29/11/2017
Residents Committee of the Heron	C/o Apartment 1407, 5 Moor Lane	02/01/2018 06/12/2017
Margaret Berer	114 Speed House	26/11/2017 12/11/2017
Beatriz Phipp	83 Speed House	29/11/2017
Peter Prynn	124 Willoughby House	29/11/2017
Eileen Hall	509 Willoughby House	30/11/2017
F Hogan	525 Willoughby House	29/11/2017 29/11/2017
E Hirst	724 Willoughby House	28/11/2017
John Ponting	532 Willoughby House	29/11/2017
Karen Goodison	718 Willoughby House	01/12/2017
Nazar Sayigh	301 Willoughby House	30/11/2017
Kathryn Gray	508 Willoughby House	30/11/2017
Ian Williams	111 Willoughby House	29/11/2017
Renu Gupta	534 Willoughby House	29/11/2017
Nina Strangeway	301 Willoughby House	29/11/2017
Edward McEneaney	110 Willoughby House	29/11/2017
Natalie Robinson	7 Andrewes House	29/11/2017
Simon Ebbins	501 Willoughby House	29/11/2017
Caroline Swash	106 Willoughby House	29/11/2017

Sarah Guy	109 Willoughby House	29/11/2017
Amanda Davenport	710 Willoughby House	29/11/2017
R Starrett	105 Willoughby House	28/11/2017
Lindy Hemming	105 Willoughby House	28/11/2017
Richard Haynes	705 Willoughby House	28/11/2017
Stephanie Gamble	328 Willoughby House	28/11/2017
Hilary Sunman	124 Willoughby House	28/11/2017
The Barbican Association	C/o 403 Willoughby House	27/11/2017
Katherine Jarrett	504 Willoughby House	27/11/2017
Nicholas Redman	113 Willoughby House	27/11/2017
Jorge Rodrigues	401 Willoughby House	16/01/2018
Tim O'Hara	708 Willoughby House	27/11/2017
Maria Granowska	51 Willoughby House	27/11/2017
Lila Rawlings	719 Willoughby House	27/11/2017
David Archer	721 Willoughby House	26/11/2017
Trevor Kavanagh	55 Speed House	26/11/2017
Martin Gilday	519 Willoughby House	26/11/2017
Tim Bishop & Ian Loudon	84 Speed House	26/11/2017
Ian Dixon	407 Gilbert House	25/11/2017
Nicola Holmes	523 Willoughby House	21/11/2017
Dr Steve Nicholson	540 Willoughby House	22/11/2017
Peter Smart	715 Willoughby House	22/11/2017
Graham Webb	318 Willoughby House	20/11/2017
Nick Astbury	522 Willoughby House	20/11/2017
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Lucy Hall	336 Willoughby House	19/11/2017
Christopher Allen & Sandra Hickey	516 Willoughby House	17/11/2017
Geraint Lewis	713 Willoughby House	15/11/2017
Katherine Green	711 Willoughby House	14/11/2017
K Bradshaw	303 Willoughby House	14/11/2017
Aleksei Gornoi	307 Willoughby House	13/11/2017
Richard Gaskell	402 Mountjoy House	12/11/2017

Devlia, Neel

From: PLN - Comments
Sent: 12 January 2018 10:43
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:41 AM on 12 Jan 2018 from Mr David McArthur.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sq.m GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.|cr|[Re-advertised under Reg. 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 to include additional information and clarifications in respect of Noise Impact, Noise Mitigation, Air Quality and Servicing Hours.]

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr David McArthur
Email:
Address: Finsbury Circus House 15 Finsbury Circus House London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Traffic or Highways

Comments: Planning application for 21 Moorfields - Land Bounded by Moorfields, Fore Street Avenue, Moor Lane and New

Union Street, London EC2P 2HT
Reference number 17/01095/FULEIA

We write in support of the above planning application on behalf of Kingboard Chemical Holdings Limited in the capacity of landowner of Moor Place, 1 Fore Street, London EC2Y 5EJ.

We welcome the redevelopment of this site having been mostly vacant for over a decade.

We also welcome Deutsche Bank as our neighbours. Their commitment to a new headquarters building on this site and their desire to remain in the City of London is a strong vote of confidence in these uncertain times.

We are also pleased to see the amendment to the previously consented scheme which has provided the main servicing access from Moor Lane rather than Fore Street Avenue. Our building houses around 2,000 people with our main entrance fronting onto Fore Street Avenue. We support this move to avoid additional congestion on Fore Street Avenue and avoid further conflict between vehicles and our customers.

Kind Regards

David McArthur

Broughton, Helen

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 13 December 2017 14:24
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 2:23 PM on 13 Dec 2017 from Mrs Madeleine Pugh.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Madeleine Pugh
Email:
Address: Moor House 120 London Wall London

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Traffic or Highways
Comments: Dear Sirs

We fully support the redevelopment plans of the site for 21 Moorfields on behalf of Moor House Management Services Ltd. The management company for Moor House 120, London Wall, London, EC2Y 5ET.

I represent Moor House Management Service Ltd. who manage Moor House 120 London Wall a commercial building whose loading bay is situated in Fore St. Av. The proposed location of the loading bay access from Moor Lane (this was the original loading bay area for Lazards) in line with the now demolished Lazards office is welcomed as this will avoid additional congestion in Fore St. Avenue where two buildings are currently serviced and the new Schroder's building traffic is also directed. It will become impossible to service the buildings and keep pedestrians safe when using street level from Moorgate station should the loading bay be positioned in Fore St. Avenue.

17/01045/FUL EIA

Hassall, Pam

From: COL - Contact Centre
Sent: 30 November 2017 08:33
To: Pln - CC - Development Dc
Subject: FW: PRO FW: 21 Moorfields planning application COL:05092827
Attachments: IMG_1431.jpg



From: mswash [REDACTED]
Sent: 29 November 2017 14:19
To: PRO Queue <PROQueue@int.cityoflondon.gov.uk>
[REDACTED]
Subject: 21 Moorfields planning application

Dear Mr Newton

May I draw your attention to the already heavy occasional congestion in Moor Lane? Traffic has been increasing relentlessly and is already almost unacceptable for a residential street, with bedrooms facing the street, and many children in residence.

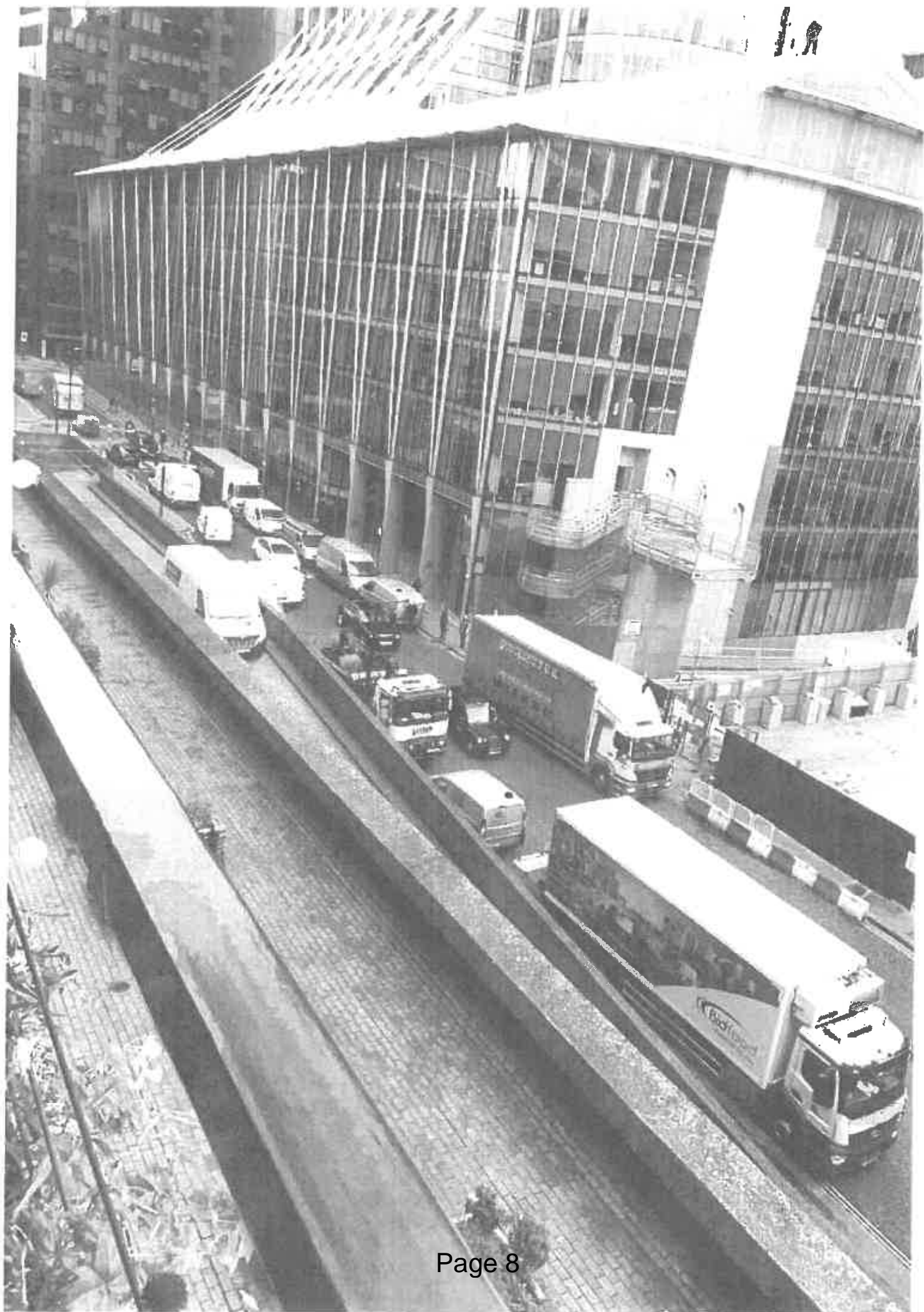
The attached photograph (by one of my neighbours from her flat) was taken on 14 November 2017

I trust this will be brought to the notice of your committee when the applications from 21 Moorfields and from Tenter House are considered.

Surely these 2 schemes could profitably be combined, with re-routing of access for loading etc, and with better use of the available space volume?

Yours etc
Michael Swash MD FRCP FRCPATH
Consultant Physician and Professor of Neurology
106 Willoughby House.





Residents Committee of the Heron
c/o Apartment 1407
5 Moor Place
London EC2Y 9P
2 January 2018

For the attention of Tony Newman, case officer
City of London PO Box 270
Guildhall, EC2P 2EJ

**Planning Application reference 17/01095/FULEIA
21 Moorfields, EC2P 2HT**

Dear Sir

Since we wrote to you on 6 December 2017, we have exchanged correspondence with Catherine McGuinness chairman of the Culture Mile Working Party, Sir Nicholas Kenyon Managing Director of the Barbican Centre and Robert Noel Chief Executive of Land Securities. As a result it seems sensible for us to give the reasons for our two objections.

Objection 1

With the opening of the Elizabeth Line in December 2018 and the projected increase in numbers of people using Moorgate station, an appropriate ground level route for people heading west into the Barbican area will be essential.

Reason 1

Despite the provision of a link from Moorgate station to the Barbican podium level walkway, some people will prefer to remain at ground level.

People who know that their destination can only be reached at ground level, may seek to find a direct and straightforward route to it from Moorgate station at ground level. It seems unlikely that they will willingly go up onto the podium walkway in order to cross a road that clearly has little or no traffic in order to return again to ground level.

The Culture Mile venues that have access only at ground level include:

Guildhall School of Music and Drama, Milton Court, Silk Street

608 seat concert hall

223 seat theatre

128 seat studio theatre

Total number of students (both buildings): 900

Barbican Cinemas 2 & 3, Beech Street: 300 seats

City of London School for Girls, St Giles Terrace: 700 students

St Giles Church, St Giles Terrace

Salter Hall, Fore Street: reception capacity 300 people

Reason 2

Planning and urban design theories emphasise the benefits of human interaction in the public street.

There are commercial as well as social wellbeing advantages in encouraging public interaction at street level. This was the intention of the architect of the Heron residential tower at 5 Moor Lane, situated above the Guildhall School of Music and Drama annex at Milton Court.

In contrast to the Barbican however, the (Milton Court) scheme aims to reassert the primacy of the street as the principal realm for access, public interaction, and the essential component for a successful environment.
David Walker, Architects c2010

Reason 3

The concept of allowing pedestrians to remain at ground level rather than providing foot bridges or pedestrian underpasses has been accepted by planners for some thirty or forty years.

It gives people more opportunities to explore, vary their route and benefit from street life. It was eloquently referred to by Robert Bevan of the Evening Standard at the opening of the refurbished Salter's Hall in Fore Street.

"Conceptually, the segregation of pedestrians from ground level remains fundamentally problematic. Instead of being re-instated, these walkways should have been banished altogether. It may be sacrilege to suggest as much but the Grade II-listed Barbican could benefit from a few less of these objectionable barricades to street life. Its perimeter brick bastions could be much reduced."

Robert Bevan, Architectural critic, London Evening Standard. Article regarding the newly refurbished Salters Hall, Fore Street, October 2016.

Reason 4

Moor Lane will soon become part of a direct, pleasant walking route at street level to other visitor attractions in the City as well as a large business hinterland.

Immediately to the south of Moor Lane St Alphage Garden are being renovated as part of the London Wall Place development. The Garden together with the anticipated adjacent pedestrian crossing place at London Wall will create an attractive and convenient ground level walk from Moor Lane, through historic gardens and courts to Aldermanbury, Milk Street and Cheapside, on to St Paul's Cathedral and then across the Millennium Bridge to the Tate Modern.



Proposed refurbished St Alphage Garden, looking north towards Moor lane

Reason 5

The recent welcome temporary pop-up garden at Moor Lane and the excellent, innovative temporary artwork along Silk Street emphatically demonstrate their role as part of the Culture Mile.



Welcome temporary pop-up garden at Moor Lane and the temporary art along Silk Street, summer 2017

Reason 6

The concept and attractions of the Culture Mile are clearly intended to start in the east at Moorgate station yet the link at ground level between Moorfields and Moor Lane is extremely unpleasant, inconvenient and unwelcoming.

The Culture Mile brings commerce and culture together in a wealth of creativity. Known meets unknown. Ancient and modern collide as the streets are activated by exhibitions, gigs, pop-ups and events. So whether you're with family, friends or flying solo, there's something for everyone. And thanks to Crossrail's new Elizabeth Line connections at Farringdon and Moorgate, the area is more connected than ever.
Culture Mile website July 2017



The walk from Moorfields through City Point to Moor Lane is quite unpleasant, inconvenient and unwelcoming

Reason 7

The problem was highlighted in the study for the Corporation by consultants Publica in 2015. But the provision of an attractive frontage of shops facing New Union Street suggested by Publica has not been incorporated into the current planning application proposals for 21 Moorfields. The narrow passage between Moorfields and Moor Lane that is proposed is insufficient.

The development at 21 Moorfields provides an opportunity to create an appropriate ground level route that is pleasant, convenient and a welcoming entrance to the Culture Mile. There are many attractive passages in the City to use as a guide. On a matter of detail, in order for visitors to find their way back, an entrance in Moor Lane that leads to the station should be suitably marked with the universally recognized Underground sign.



Illustrative view showing...New Union Street resurfaced, lined by active uses. Public art and prominent signage could help demark the route as a key arrival space for visitors to the (Culture Mile) particularly those alighting at Moorgate underground station. Barbican & Golden Lane Area Strategy, Publica, public realm consultants, August 2015.

Objection 2

Our second objection is that the ground floor façade of the proposal that faces Moor Lane appears to ignore the recent work of the Corporation in making Moor Lane more pleasant, green and welcoming for visitors and residents. There are no landscape proposals or attractive active frontages that would complement that theme.

Reason 1

Moor Lane is ideally situated between Moorgate station and the Barbican Centre to be used not solely as a service yard but as an outdoor multipurpose public space that would contribute to the life of the Culture Mile.

This could be achieved without any further restrictions to existing traffic patterns by putting in place a form of shared space. Though many cultural activities would require little or no permanent structures, the buildings that face the space particularly at ground level should wherever possible complement the use of the space. The proposed development at 21 Moorfields should therefore include a ground floor frontage at Moor Lane that is active and interesting. This could include shops, art galleries, cafes and restaurants.

Reason 2

The potential for Moor Lane appears to have been overlooked.

As the only residents with direct access to Moor Lane we are acutely aware of its failings and its potential. Therefore our views of the street may possibly differ from those of some Barbican residents. The design of the Barbican is not perfect. Its forbidding, brutalist, ground floor facades facing north and east towards Silk Street and Moor Lane were designed on the incorrect assumption that those streets would only be service areas lined with post-war reconstructed industrial buildings. In fact the pre-war factories and warehouses never returned.

As a result these two streets have an inherently depressing character that needs to be overcome in order for them to contribute more fully to the objectives of the Culture Mile.

Reason 3

Moor Lane has the potential to take its place within the City's famous connected network of pedestrian priority streets, attractive gardens and open spaces.

For example the ground area covered by Moor Lane is approximately the same as the Guildhall Yard, the Barbican Centre Terrace or St Giles Terrace. It faces due south and so will benefit from direct sun for much of the day.

Reason 4

We feel that these suggestions are practical and will not reduce the amenities of Barbican residents.

Barbican residents are naturally concerned about noise levels and light pollution that active streets may produce. Heron residents totally agree. However good quality public space as part of a lively, welcoming, cultural environment during daylight hours can be achieved without reducing the amenities of residents.

The work of Capital and Counties plc, freeholders of much of Covent Garden, demonstrates the ability of freeholders to create civilized and attractive public realm environments. The powers of freeholders carried out through the leases granted to tenants are far stronger than the normal licensing or town and country planning powers of a local authority. The Corporation and Land Securities plc, being significant freeholders have the opportunity to work together to ensure its success.

Kind regards

Colin J Davis

For the Heron Residents Committee



Residents Committee of the Heron
c/o Apartment 1407
5 Moor Lane
London EC2Y 9AP
6 December 2017

For the attention of Tony Newman, case officer
City of London PO Box 270
Guildhall, EC2P 2EJ

Planning application reference 17/01095/FULEIA
21 Moorfields EC2P 2HT

Dear Sir

The residents committee of the Heron building, 5 Moor Lane, EC2Y 9AP met on Monday 4 December to consider the above planning application.

The committee is concerned that the proposal does not adequately respond to the Corporation's Culture Mile aspirations in that the narrow pedestrian access from Moorgate underground station, through the proposal at ground level, to Moor Lane is neither convenient nor welcoming.

As the Culture Mile concept develops, visitor numbers to the Barbican Centre are expected to increase and one of the most important transport links to the Centre will be Moorgate station. Though some people will walk from the station to the Barbican Centre by using the upper level walkways, many people, particularly those visiting for the first time (understood to be more than half of typical audiences) will prefer to remain at ground level and take the more straightforward route along the public roads of Moor Lane and Silk Street in order to reach the main entrance of the Centre in Silk Street.

Furthermore the three performance spaces at the Milton Court annex of the Guildhall School of Music and Drama in Silk Street can only be reached at street level. Therefore visitors have no reason to use the upper level walkway.

Our conclusion on this matter is that with the opening of the Elizabeth Line in December 2018 and the projected increase in the numbers of people using Moorgate station – an appropriate ground level route for people heading west into the Barbican area will be essential.

A second concern is that the ground floor facade of the proposal that faces Moor Lane appears to ignore the recent work of the Corporation in making Moor Lane more pleasant, green and welcoming for visitors and residents. There are no landscape proposals or attractive active frontages that would complement that theme.

The committee asks for these concerns to be considered and will share them with your Cultural Mile, Barbican Centre and Guildhall School of Music and Drama colleagues.

Kind regards

Colin J Davis
For the Heron Residents Committee

(S)

Devlia, Neel

From: Marge Berer [REDACTED]
Sent: 01 December 2017 14:17
To: Broughton, Helen
Subject: RE: "Development" Moor Lane

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

From: Marge Berer
Sent: 26 November 2017 10:14
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: "Development" Moor Lane

I am writing to table an objection a thousand times to the so-called development of Moor Lane that will cause an enormous increase in traffic, noise and more noise and air pollution in my neighbourhood. The Barbican is residential. The area should be treated as residential, not as a motorway or a traffic thru zone or a business zone. We need less traffic in the area, not more. We have a right to quiet in the mornings especially and also overnight. Read the regulations.

We were promised a drop in air and noise pollution in the City, not more.

I call on you to drop these plans. I believe you will face a lot of opposition to them.

Yours faithfully,

Margaret Berer
114 Speed House
Barbican
London EC2Y 8 AU
on iPhone

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Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments re application 17/01095/FULEIA -- ATT: Tony Newman

From: Marge Berer
Sent: 12 November 2017 17:50
To: PLN - Comments
Subject: Comments re application 17/01095/FULEIA -- ATT: Tony Newman

Re application to construct a mixed development building around the new Crossrail station at Moorgate

Thank you for asking for comments on this development. Can I say that I am totally opposed to Moorgate Station being turned into a shopping centre and office complex, let alone to become an urban square, and all the other purposes you seem to want to throw into the pot.

When I go to the tube and to a train station, I want to go through the ticket barrier and get on the train/tube, in as short a time as possible and with as few steps as possible. I don't want it to be packed with people shopping, eating, parking bicycles, I can't bear what has been done to airports where you can barely find the gates for your flight, and now you are proposing to do the same to the train stations.

Kings Cross has become a nightmare to get round, ask anyone who has to use it. If you get off a train at the wrong end you may find yourself walking down corridors for up to 20 minutes. I want to get my exercise outside, thank you. At London Bridge, to get from the Northern Line to the Jubilee Line is walkways and steps and steps and more steps. To get from the tube to the train station you have to crawl through shops and shops. It's time consuming and makes the place more crowded and unpleasant.

I'm sure I am whistling in the wind with this response, because no one these days can imagine leaving any space empty, not building huge complexes, allowing people to have some quiet, and not being bombarded with someone wanting to sell you something that you don't need and that is contributing even more waste to the world than this poor planet can cope with.

Thank you.

Marge Berer

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Devlia, Neel

From: Beatriz phipp [REDACTED]
Sent: 01 December 2017 13:02
To: Broughton, Helen
Subject: Re: Increase of traffic in Silk Street and More Lane

> Dear Sirs

>

> Ref:

> 21Moorfields 17/1095/FULEIA

> Tenter House 17/1050/FULMA

>

> I refer to the above reference and I object to the increase of traffic in both More Lane and Silk Street. The traffic of 240 vehicles means an increase not only of pollution but also of noise.

>

> The Barbican is a Residential area and we are entitled to a reasonable traffic and not to the one proposed.

>

> Yours faithfully

,

> Sent from my iPad

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From: Peter Pryn
To: [Broughton, Helen](#)
Subject: Re: FW: 21 Moorfields
Date: 30 November 2017 12:22:45

From: Peter Pryn
Sent: 29 November 2017 17:20
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 21 Moorfields

21 Moorfields –changes to the consented scheme

I am a resident of Willoughby House and would like to comment on the changes to the consented scheme

I would like to emphasise that in many ways the new proposals are an improvement on the original consented scheme. Some of the main points are that the building are set further back from Moor Lane the amount of retail will be less, and the walkway from Willoughby High Walk through to Moorgate is wide and delightful. It is also extremely good that there is a single prestigious client who says they are committed to being good neighbours.

However, I am very concerned that the service access point has been moved from Fore Street Avenue to Moor Lane at the same point as the current access to the construction site. Moor Lane is a street which has been identified by the CoL as one which will be enhanced as a pleasant pedestrian space with a linear pocket park. 'This will provide a significant addition to the residential amenity for the local community, added much needed greenery' (City Planning Officer's report to Street and Walkways sub Committees Finance Committee, 18th July 2011)). The report also adds that 'it is expected that it (Moor Lane) will become more heavily used by pedestrians when Crossrail ...is completed'.

Moor Lane is already used as a service access into New Union Street for City Point with some 100 vehicles a day and the proposed redevelopment of Tenter House is designed to use the same access route and increase vehicles accessing New Union St from the northern end of Moor Lane to perhaps 200 per day – so 400 vehicle movements if they come out again onto Moor Lane rather than exiting via Moorfields.

In the light of this, and to maintain as much as possible the qualities of the enhancement of Moor Lane as a benefit to residential amenity as well as to pedestrians and cyclists, I believe it is reasonable to ask 21 Moorfields to revert to their earlier access point, which is well away from residential buildings and is in an area already well established for service access.

Peter Pryn

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From: PLN - Comments
Sent: 30 November 2017 23:14
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 11:12 PM on 30 Nov 2017 from Mrs Eileen Hall.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Eileen Hall
Email:
Address: 509 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
- Traffic or Highways
Comments: Dear Sir

My family and I have been residents at 509 Willoughby House for 17 years. Being in Willoughby House all our bedrooms overlook Moor Lane, and we are therefore very aware of the echoing noises of vehicle and pedestrian traffic, building and underground fire alarm tests, and multiple years of building works especially at night time

and weekends. We would like to register our objections to the planning applications for both 21 Moorfields and Tenter House 17/01050/FULMAJ In particular the increased and frequent traffic that would be created by the planned vehicle access on Moor Lane at all hours of day and night. When traffic was diverted from Moorgate down Moor Lane earlier this year there were tailbacks due to the road design which interrupts traffic flow (especially at the T-junction and sharp turns into Silk Street then Ropemaker Street). This was very intrusive especially as this started early morning and continued most of the day. There was a lot of car and truck horn sounding as traffic tailed back and was at a standstill. I am also concerned about the safety of pedestrians as I often see near misses on Moor Lane / Ropemaker Street - there has been a considerable increase of pedestrians in the area at both day and night over the years. Moor Lane has not been designed for high volume traffic.

We hope that the planning committee will continue to support the interests of residents and revert the design to the original plan to have 24 hour delivery access on a non-residential street.

Yours faithfully
Eileen, David and Evelyn Hall

I am concerned about the proposal to locate the servicing entrance opposite in Moor Lane opposite Willoughby House.

* The likely impact particularly regarding noise pollution of 80 lorries a day in this narrow lane appears contrary to the Corporation of London Local Plan for Residential Amenity (Policy DM 21.3).

* It seems inconsistent with the planned "greened" enhancement of Moor Lane or the planned improved cycle highway.

* It also seems inconsistent with previous development decisions, which recognised that service access on Moor Lane was inappropriate given the vastly increased scale of the developments.

* It appears to undermine the Local Plan (which was widely consulted) to integrate street level contact (walking/families/school children) between Barbican centre, residences and new retail developments

There are about 200 bedrooms and nearly 150 flats, many with sitting rooms also facing East, backing onto Moor Lane and that will be directly affected. The environmental impact of the proposed service entrance on residents seems to have been underestimated in two particular areas, namely traffic related issues and ventilation.

Traffic related:

The additional throughput of an estimated 80 delivery vehicles/day would amount to 1 vehicle every 6 minutes IF deliveries were limited to between 09.00 & 17.00. Current experience, however, suggests that deliveries will take place between 06.00 and midnight. Moor Lane has a complex acoustic environment being a narrow road with high-sided glass-fronted buildings on both sides creating a "canyon effect" where sound waves are amplified by reflection and re-reflection. This varies along the length of the street and the effect on any given apartment is extremely difficult to model. What is certain is that the level of noise will increase and it will likely occur early in the morning and late in the evening.

It is intended that Moor Lane will be a 'green' area with a narrowing of the road and pedestrian and cycle access which will amplify these negative effect and is incompatible with a very busy service entrance. The increased throughput of traffic on such a small road also raises serious concerns regarding the safety of other road users and of pedestrians.

Ventilation:

A development of this size requires substantial ventilation. Inflow and outflow vents are a source of ambient noise, and the increase in ambient noise that would result from additional vents opening onto Moor Lane could be massive. The acoustic environment of Moor Lane is, again, a major contributor to this. Consequently, can a clear & enforceable statement be included that all ventilation inflow and outflow ducts will open onto Moorfields, and that none will open onto Moor Lane

We understand there are perfectly workable alternative routes using a service entrance on Fore Street Avenue, where there is much lower density of residential



buildings and which is consistent with the previously approved revised plans. Reverting to this model would address many of the above concerns.

TN

Broughton, Helen

From: PLN - Comments
Subject: FW: Planning Application 17/01095/FULEIA - 21 Moorfields - OBJECTION

[REDACTED]
Sent: 28 November 2017 21:24

To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Cc:

Subject: Planning Application 17/01095/FULEIA - 21 Moorfields - OBJECTION

Dear Corporation of London,

It is encouraging to see the 21 Moorfields site coming back into use, and the involvement of a single, serious occupant for the development is encouraging.

Many of the proposed changes to the consented scheme represent an improvement, particularly the lowering of some parts of the building and the changes to the piazza (provided that the 9pm limit on usage and suitable noise controls are in place). However, there are some aspects which conflict with Local Plan policies to a material degree, and others which need to be controlled with conditions in accordance with the Local Plan.

I object to the proposal to relocate servicing to Moor Lane. This will adversely affect all those who work on, live on, and use Moor Lane, including children, old people and people with disabilities who need to be able to cross the road safely, and also need to be protected from noise and pollution.

The proposed servicing will also conflict with the development of Moor Lane as a route for cycling, and undermines the enhancement of Moor Lane as a greener street, which the Corporation has promoted as a flagship policy in this area.

Servicing should be on Fore Street Avenue, as in the original planning application. This had a traffic assessment at the time which proved its feasibility, and the Corporation's Highways and Traffic confirm that this is still the case. Reinstating servicing on Fore Street Avenue remains the best way to protect residential amenity, to take account of area enhancement strategies, to deliver environmental improvements, to reduce conflict and to improve the safety of vulnerable road users – all of which are Local Plan policies;

- Core Strategic Policy CS5: The North of the City – “2. Implementing proposals for the rejuvenation of Farringdon, Moorgate and Holborn..... for Intensification, taking account of urban design studies, conservation area management strategies and area enhancement strategies.”
- Core Strategic Policy CS5: The North of the City – “5. Identifying and meeting residents’ needs in the north of the City, including protection of residential amenity....”
- Core Strategic Policy CS10: Design - 6. Delivering improvement in the environment, amenities and enjoyment of open spaces, play areas, streets, lanes and alleys through schemes in accordance with public realm enhancement strategies.
- Policy DM 3.4 Traffic management - The plan says “Development should give priority to pedestrian and cycle movements and create safe and secure layouts which reduce conflict, including traffic management schemes to improve the safety of vulnerable road users”
- Policy DM 21.3 Residential environment – 1.resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
- Policy DM 21.3 Residential environment – 2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same

development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

- Policy DM 21.3 Residential environment 5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

As the NPPF guidance on servicing says “developments should ... accommodate the efficient delivery of goods and supplies (and) create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians....”. It is perfectly possible to achieve both these objectives by retaining Fore Street Avenue as the servicing entrance.

I support the proposal for a lift from street level, and a wider bridge provided that it is without seating.

I also support the proposal to limit light pollution by installing blinds at all the windows facing residential blocks, provided that there is also a condition obliging tenants to lower these blinds every evening.

Yours sincerely,

E Hirst

724 Willoughby House, EC2Y 8BN

Broughton, Helen

From: PLN - Comments
Subject: FW: 21 Moorfields Planning Application

From: JOHN PONTING
Sent: 29 November 2017 19:47
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 21 Moorfields Planning Application

Your Ref: 17/01095/FULEIA

Att: Tony Newman, Development Division

21 Moorfields

We have previously objected to earlier plans for this development (emails 4/1/15 and 11/1/15) which will have adverse effects on our property and hence on the quality of our lives and our health & well-being. We are concerned about loss of daylight & sunlight, overshadowing and overlooking (loss of privacy), light pollution and noise.

Now we wish to emphasise our objection to the proposal for the vehicle access for servicing the development to be sited on Moor Lane; this will result in significant traffic (both in terms of quantity and size) with noise and disturbance.

We have 3 rooms (including bedrooms and rooms used during the daytime) facing Moor Lane which are very close to the proposed access and will be adversely affected by the increase in noise and pollution. The negative effect of service entrances on our residential amenity has been recognised previously and so there are currently none on Moor Lane. Furthermore the proposal is not compatible with the 'greening of Moor Lane' to create a quiet greened street.

The combined effects of this and other developments on Moor Lane, including the proposal for the Tenter House development, will increasingly adversely impact us as we are being walled in by excessively large buildings with major servicing requirements.

John & Ann Ponting
532 Willoughby House



Broughton, Helen

From: PLN - Comments
Subject: FW: Objection to Planning Application for changes to 21 Moorfields
17/01095/FULEIA
Attachments: barbaican Moor lane.jpg

From: Temple I.K.
Sent: 01 December 2017 09:41
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to Planning Application for changes to 21 Moorfields 17/01095/FULEIA

Dear London City Planning Officer,

I am a resident of 718 Willoughby House and am directly impacted by application changes that are being sought. My bedroom faces Moor Street.

My main objection is to the change to the site of the servicing entrance now proposed to be on Moor Lane.

There seems no reason for this change and the noise will directly affect my sleep and all those in the house. The existing consented scheme has the servicing entrance on Fore Street Avenue. If this is changed to Moor lane then the backing and parking and idling of heavy vehicles is noisy and with over 80 lorries servicing the new building this will be considerable. The noise nuisance this would cause is contrary to the Corporation of London Local Plan for Residential Amenity (Policy DM 21.3).

220 lorries servicing City Point, 21 Moorfields and Tenter House would not be compatible with the future plans for Moor lane. Furthermore it would affect the Cycleways going through Moor lane. Please don't make this a precedent when there are clear alternatives.

Please consider what it is like to live there. The building itself will bring in light pollution, loss of horizon views and noise. This change to the servicing just adds to all of that.

Yours I Karen Goodison





From: PLN - Comments
Sent: 30 November 2017 12:08
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 12:06 PM on 30 Nov 2017 from Mr Nazar Sayigh

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Nazar Sayigh
Email:
Address: 301 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I would like to register my objection to the revised planning application.

Amendments to the servicing bay and its relocation to Moore Lane will result in:

- A significant increase in the number and frequency of large delivery / HGV vehicles utilising the street to

service the building 24hrs / 7 days a week.

- Associated increase in noise and disturbance; In particular to the 200 bedrooms that face Moore Lane and our living room which also faces this direction.
- Associated increase in the levels of pollution; Moore Lane is within the LEN designated area an increase of this magnitude runs contrary to this policy.
- An increased risk to pedestrian and cycle safety; Moore Lane is to form part of a London wide designated cycle route increased delivery / HGV activity with associated turning and cross over requirements in an already narrow street will inevitably present an increased level of risk to other road / pedestrian users.
- Intensify over congestion; Moore Lane already suffers from excessive congestion at key times of the day due to poorly managed deliveries to other premises such an increase in vehicular activity will compound an already poor situation.
- An increased risk to resident security; comments made to us by a senior member of the development team at the recent public consultation confirmed an identified security risk to the building associated with vehicles accessing the servicing bay off Fore Street that would be reduced [to the building] by locating the same bay off Moore Lane.

I would also like to speak at planning committee.

Devlia, Neel

From: PLN - Comments
Sent: 30 November 2017 00:54
To: PLN - Comments
Subject: Comments for Planning Application [17/01095/FULEIA](#)

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

Comments were submitted at 12:52 AM on 30 Nov 2017 from Miss Kathryn Gray.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]]cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: [Tony Newman](#)

[Click for further information](#)

Customer Details

Name: [Miss Kathryn Gray](#)

Email:

Address: 508 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: i)This application should be considered in conjunction with 17/01095/FULMJA. There is no way that two adjacent major developments can be accurately assessed separately. I note that elevations displayed here do not show the proposals for Tenter House.
ii)I am concerned by the use of aluminum curtail walling to the 'urban square' located on the westmost side of the property on Moor Lane. Whilst the proposed window design reduces light spillage to the road, I would

encourage the upward extension of the 'green wall' proposed along the base of the building to the upper stories. Plants reduce both noise and particulate pollution and would help this building add to Moor Lane's green transformation.

iii) During construction, access to the site should be via Moor Place / Moorfields on the east side. The construction of the site itself causes enough noise pollution for residents along Moor Lane, without additional construction traffic. Given the listed status of the Barbican estate, all bedroom windows are single glazed. Any lorry that passes underneath sounds like it is right next to your window due to the sound bouncing up between the buildings. Beeping 'reversal' sounds wake neighbours.

iv) This is an enormous office block. As part of a drive to create a greener city, lights throughout the building should be on compulsory motion timers. Too often office blocks leave their lights on all evening. This disrupts residents' sleep. There are 200+ bedrooms that will look out on this development.

v) The entrance to the building's servicing should be via Fore Street Avenue, which is directly accessible off London Wall without any daily nuisance to local residents. Moor Lane should continue to be transformed into a green space. The only access from Moor Lane should be for the proposed cycle store and pedestrians. This will increase cyclists' safety entering/exiting on a quiet road.

Devlia, Neel

From: PLN - Comments
Sent: 29 November 2017 22:31
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:29 PM on 29 Nov 2017 from Mr Ian Williams.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman
[Click for further information](#)

Customer Details

Name: Mr Ian Williams
Email:
Address: 111 Willoughby house Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I object on the basis the revised application will negatively impact residential amenity for all the Willoughby house residents and the original road access points for construction and operation of the building have been changed in a way which will increase noise and pollution in Moor Lane which is supposed to be becoming more environmentally friendly according to many CoL statements in recent years

Reversion to the original access points would reduce this problem as there will be a significant number of vehicle movements per day during construction and operation and Moorfields In contrast to Moor Lane has no directly adjacent residential property

The revised plan also seems to create greater problems in terms of loss of natural light artificial light pollution and overlook

For good reasons no direct access has been allowed for commercial properties onto Moor Lane In the past and this plan would pose a very worrying precedent In that the rooms facing Moor Lane in the Barbican are bedrooms

Please be considerate In Including automatic motion sensor lights in the building so the light pollution is lessened as employees leave the building at night

From: PLN - Comments
Sent: 29 November 2017 21:28
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 9:26 PM on 29 Nov 2017 from Ms Renu Gupta.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Ms Renu Gupta
Email:
Address: 534 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I wish to register my objection to the revised plans & particularly to the change of position of the servicing entrance on to Moor Lane.
I live in Willoughby House, across the road from the site at 21 Moorfields. The bedrooms in our flat are on the 6th & 7th floor and face directly on to the site. Both my husband & I work from home, & use one of the bedrooms as an office, so the road noise in the house both day

& night.

Moor Lane (which separates Willoughby House from the site) is a relatively narrow road with concrete buildings on both sides, which means that any noise is amplified & echoes around the buildings. In common with the rest of the Barbican Estate, the flats in Willoughby House all have large floor to ceiling windows in each bedroom. The windows are now well over 40 years old, so are far from ideal in terms of soundproofing & noise insulation. Any nearby noise therefore creates a real disturbance within the flat, & certainly more than it would in a modern residential block. We are already disturbed regularly by revving engines, reversing alarms & slamming car doors on Moor Lane. A normal level of conversation on the street can be clearly heard in our bedrooms, so any louder noise is very disruptive.

In addition, Moor Lane is already a busy street which can be hard to navigate on foot. We have also been waiting for the promised street enhancement scheme for Moor Lane to happen, & a servicing entrance on the street seems completely contradictory to that.

We accept there will be some level of noise living in the City, but certainly not a constant stream of delivery trucks & couriers opposite our bedrooms, including at potentially unsociable hours. The resulting increases in air, noise & light pollution is a real concern to us, & will negatively impact our residential amenity.

I fail to understand why the servicing entrance can no longer be located at Fore Street Avenue as already consented, & the developers have given no valid reasons for the change.

From: PLN - Comments
Sent: 29 November 2017 22:51
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:50 PM on 29 Nov 2017 from Ms Nina Strangeway.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Nina Strangeway

Email:

Address: 301 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I object to the revised application which represents a substantial loss of residential amenity to all of the households in Willoughby House. Moving the servicing entrance to Moor Lane will cause an unacceptable increase in noise, disturbance and pollution to both my family's bedrooms and living areas, all of which face outwards towards the street. Moor Lane is situated within the Conservation Area, an

Initiative which seeks to reduce emissions from deliveries, servicing, idling and construction sites and to support increased levels of cycling and walking. There have been funds and agreement in place since the development of The Heron for the creation of a quiet 'greened' street scape including widening of the pavement. All of which are at odds with the envisaged 80 deliveries a day to and from the relocated service entrance on an already congested narrow side road facing so many homes.

We are also very concerned by comments made at the public consultation by a senior member of the development team that a key reason for moving the access from Fore street Avenue was that the service entrance was identified as a security risk that would be easier to manage from Moor Lane. Thereby choosing to place residents at risk in an attempt to protect the building.

I would like to speak at the planning committee meeting.
Nina Strangeway

From: PLN - Comments
Sent: 29 November 2017 16:52
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 4:50 PM on 29 Nov 2017 from Mr Edward McEneaney.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman
[Click for further information](#)

Customer Details

Name: Mr Edward McEneaney
Email:
Address: 110 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Objection to Planning Application @ 21 Moorfields

Design: the proposed building is architecturally unattractive and out-of-scale. The height of the building will have a detrimental effect on the amount of light enjoyed by many residential flats along Moor Lane.

Service access on Moor Lane: No access already

heavily congested with commercial traffic. At times the traffic is 3 vehicles deep and practically stationary. Noise and air pollution are serious concerns.

City enhancement: for some time residents have been looking forward to the implementation of the street enhancement scheme along Moor Lane - service access on Moor Lane is entirely incongruous to these plans.

Devlin, Neel

From: PLN - Comments
Sent: 29 November 2017 15:49
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 3:48 PM on 29 Nov 2017 from Ms Natalie Robinson.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Natalie Robinson

Email:

Address: 7 Andrewes House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I welcome the benefits from the amended scheme -as cited in the Design & Access Statement -subject to the omission of seating on Willoughby Bridge.

I object to the relocation of the service access to Moor Lane [from Fore St. Avenue in the consented scheme]. No reason for this change seems to be cited in the documents accompanying the application

Additional noise and disturbance from service vehicle movements [to those existing from City Point and those proposed in the Tenter House Development], and the hours at which they occur, will further compromise the residential amenity of the residents of Willoughby House whose bedrooms and living rooms overlook Moor Lane.

These additional vehicle movements will increase pollution and also compromise the public and community benefits of the planned [and funded] Moor Lane 'pocket park'.

Given the increased focus on cycling [Quiet Cycleway] and pedestrian movements [Culture Mile] in the immediate area, a reduction in the amenity and safety of cyclists and pedestrians is also a concern.

From: PLN - Comments
Sent: 29 November 2017 16:02
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 4:00 PM on 29 Nov 2017 from Mr Simon Ebbins.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Simon Ebbins

Email:

Address: 501 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Traffic or Highways

Comments: I wish to object to this proposal specifically because of the location of the service bay entrance on Moor Lane. The developer previously took this point into account and accepted the argument in the scheme agreed with local residents and given permission by the CoL by locating the service entrance on the East side of the planned building, and thus directing traffic flow away from the residential area, but has now adopted a poor design which engineers in a permanent problem for local

residents, an unacceptable increase in noise and pollution on Moor Lane, a quiet road faced by over 140 flats housing families, many with young children. The developer has again consulted with residents, but having heard many objections from residents, have chosen to completely ignore them. This scheme is bad design. It cannot avoid an increase in noise and pollution to the local residential neighborhood.

The applicant states that there will be at least 85 deliveries per day - but a key point is that every delivery is planned to enter along Moor Lane AND return the same way, thus leading to at least 170 journeys. I would also ask that the planning committee take into account the CUMULATIVE impact of this scheme together with the TENTER HOUSE application, which will add a further 58-66 journeys along Moor Lane each day. And also note that traffic delivering to City Point via New Union Street already often queues back up onto Moor Lane. These three points combined will cause chaos on such a narrow quiet street.

Moor Lane is subject to a scheme to promote pedestrian and cycle use and reduce traffic via several "green" strategies. This application goes totally against this ethos, and I would ask the planning committee to reject it.

I would like to speak at the planning committee meeting.
Thanks and regards,
Simon Ebbins.

Devlia, Neel

From: PLN - Comments
Sent: 29 November 2017 13:55
To: PLN - Comments
Subject: Comments for Planning Application 17701095/FULEIA

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

Comments were submitted at 1:53 PM on 29 Nov 2017 from Mrs Caroline Swash.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA] This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Caroline Swash
Email:
Address: 106 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: As an enhancement to the lives of those working in the new developments and the residents and users of the Barbican some really inspirational plans and drawings were drawn up in previous years to make Moor Lane a pleasant place to be in.

Pavements have already been widened on one side with

shared space for pedestrians and cyclists while plans are well in hand to make Moor Lane part of the trans London Cycle Route.

These 'green' ideals cannot possibly be realised if the new 'Developments' require delivery directly from Moor Lane.

Instead Moor Lane will become a queue of delivery vehicles with 24 hour access to service the needs of the new businesses. At present deliveries are well controlled, disciplined by the Barbican authorities when noise and light become unbearably disturbing. All this will change unless access is NOT permitted from Moor Lane.

Surely the competence currently delivering Cross Rail can find a proper solution to this problem with access AWAY from Moor Lane and the residential part of the estate.

From: PLN - Comments
Sent: 29 November 2017 10:51
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA,

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

Comments were submitted at 10:50 AM on 29 Nov 2017 from Ms Sarah Guy.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA][cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Ms Sarah Guy

Email:

Address: 109 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: The noise levels on Moor Lane are already too high for residential comfort. Any increase in noise pollution because of a new service entrance on Moor Lane would be a further blight. It would also mean that Moor Lane was even further away from becoming the 'green street' residents were promised.

Adjei, William

From: PLN - Comments
Sent: 29 November 2017 08:54
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 8:53 AM on 29 Nov 2017 from Mrs Amanda Davenport.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Mrs Amanda Davenport
Email: [REDACTED]
Address: 710 Willoughby House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenlty
Comments: Dear Sir/Madam

I am wrlting to voice my strong objections to some of the proposals in relation to 21 Moorfields.

Service Entrance on Moor Lane. I strongly oppose to this for flve reasons: noise, disturbance, pollution, pedestrian safety and it will limit means of access to our own homes.

Planned seating area on the footbridge. I strongly oppose to this. It will be impossible to control hours of use and will only encourage noise and disturbance. My understanding is that the removal of the seating area had already been agreed.

Construction routes: I strongly oppose to construction routes via Moor Lane for five reasons: noise, disturbance, pollution, pedestrian safety and it will limit means of access to our own homes.

The sound effects in Moor Lane are already exaggerated - rather like a canyon. Sounds are magnified as they move upwards. This effect will only be exaggerated by the layout and density of the proposed design of the building. It is therefore essential to take the above into serious consideration.

Moor Lane is home to some several hundred people. There have been plans for some time to increase its green, pedestrian and residential amenities. Instead of improving our areas (or even maintain the status quo), the proposed, massive 21 Moorfields (much larger than any building previously here) with its many, many workers, proposed construction and delivery trucks is taking us backwards. I strongly urge that the architects, developers and designers come up with alternative plans to help protect our way of life and not to substantially worsen them as the proposals listed above appear to.

I appreciate your consideration.

Yours faithfully,

Amanda Davenport

② PLN
28 NOV 2017

17/01095

REF. MR TONY NEWMAN
DEPT. DIVISION
CITY OF LONDON
P.O. BOX 270,

105 WILLOUGHBY HOUSE
BARBICAN
LONDON EC2Y8B1

Dear Mr Newman.

As a resident of the above address it should come as no surprise to you that I oppose the planned changes to my environment.

The Willoughby House Group has furnished your department with all the relevant material stating our position.

This is supported by the majority of the residents. I know you will be snowed under with reasons so I'll save your valuable time by not repeating them.

Suffice to say - back to the drawing board.

Yours sincerely

[Redacted signature]

To - Mr Tony Newman
Development Division,
City of London.

page 1. of 2.



LINDY HEMMINGS 17/01095
105 WILLOUGHBY HOUSE.
BARBICAN.

LONDON EC2Y8BL

28th Nov 2017.

REGARDING... (your letter of 9th Nov 2017)

The Amended Planning Application for 21 MOORFIELDS, EC2P2HT

I am very disturbed to see that this building which appears to have no Architectural merit, and show no consideration or reference to the surrounding architecture, either historic, or modern, is now being proposed to be even taller and therefore more intrusive than we (residents at Willoughby Hs.) had previously been told.

I feel that at a time when the City Corporation Planning Committee is discussing proposed Conservation Areas around the Barbican and Golden Lane Estate's, the decision to allow this ugly building not just to be built here, but to be re-imagined as even bigger and taller than previously agreed seems eccentric and a missed opportunity to improve the look of MOOR LANE and its surrounds.

There is also the consideration that there may be a significant loss of light for the Willoughby House building and our apartment, which are lit by the morning Sun from the East.

Another very worrying thing...



Seems to be the NEW proposed idea that the heavy lorries and traffic involved in the construction period, will now enter the site and leave from the North End of Moor Lane. This will involve continual noise and pollution in a road already experiencing too much day and night time traffic due to deliveries to restaurants and bars on Moor Lane side of City Point Building, and many drunken people wandering about in the street after closing time.

Moor Lane has a peculiar acoustics and every noise at street level is magnified upwards. Noise of voices and of lorries reversing, unloading and engines idling are already very difficult to deal with.

Would it not make more social sense to Access the site while building work is taking place at least, from Moorgate, or Fane Street Avenue as originally discussed ?? where there is a much lower density of residential buildings.

It would seem that it would be sensible to work towards improving the quality of life both on and above Moor Lane, rather than making it intolerable

Yours in haste

From: PLN - Comments
Sent: 28 November 2017 21:53
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 9:52 PM on 28 Nov 2017 from Mr Richard Haynes.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Richard Haynes

Email:

Address: 705 Willoughby House, Barbican, London EC2Y 8BN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Prefer an access to the site via Fore Street Avenue not via Moor lane on grounds of; potential noise and disruption to residents; also Highways and traffic department support Fore st access; the proposed route of cyclists on the north south cycleway would be affected on safety grounds. I as a long time resident with a young family note that the lorry access with servicing entrance on Moor lane will have a negative effect on my

Residential Amenity and would create a dangerous precedent -(Tenter House developers are currently attempting to climb on this bandwagon.)

From: PLN - Comments
Sent: 28 November 2017 17:03
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 5:02 PM on 28 Nov 2017 from Miss Stephanie Gamble.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Miss Stephanie Gamble

Email:

Address: 328 Willoughby House, Barbican, London EC2Y 8BL

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I'm concerned by the fact that the revised application, if accepted, would be harmful to the health of those living close to this development. Scientists agree that noise and light pollution have a deleterious effect on those exposed to them, and, even more obviously, air pollution which results in needless deaths. The Corporation admits that air pollution in the City of London far exceeds safe levels, and yet the application provides for a very

significant increase in the number of vehicles known to increase air pollution, as well as noise. The canyon effect makes bad worse; the pollutants won't be dispersed, and whilst those working in the proposed development will have the privilege of breathing clean air, we neighbours will have to keep our windows closed at all times to avoid this health risk.

I have severe lung disease, so I know from personal experience just how dangerous this is; many people do not realise that they are at risk until they suffer a heart attack, which may kill them. Even with our windows closed we will still be suffering from noise pollution as service vehicles come and go in what was supposed to be a greener environment; scientists know that disturbing sleep harms the health of the sleepers. This is not in any way debatable; the scientific consensus is that it is proven.

Equally, strolling down Moor Lane with the proposed constant stream of lorries will damage the health of all who do so. There are alternatives but the developer has rejected them; I therefore oppose this application.

Devlia, Neel

From: PLN - Comments
Sent: 28 November 2017 10:29
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:27 AM on 28 Nov 2017 from Ms Hilary Sunman.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Ms Hilary Sunman

Email:

Address: 124 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I would like to emphasise that in many ways the new proposals are an improvement on the original consented scheme. Some of the main points are that the building is set further back from Moor Lane the amount of retail will be less, and the walkway from Willoughby High Walk through to Moorgate is wide and delightful. It is also extremely good that there is a single prestigious client who says they are committed to being good neighbours.

However, I am very concerned that the service access point has been moved from Fore Street Avenue to Moor Lane at the same point as the current access to the construction site. Moor Lane is a street which has been identified by the CoL as one which will be enhanced as a pleasant pedestrian space with a linear pocket park. 'This will provide a significant addition to the residential amenity for the local community, added much needed greenery' (City Planning Officer's report to Street and Walkways sub Committees Finance Committee, 18th July 2011)). The report also adds that 'it is expected that it (Moor Lane) will become more heavily used by pedestrians when Crossrail ...is completed'.

Moor Lane is already used as a service access into New Union Street for City Point with some 100 vehicles a day and the proposed redevelopment of Tenter House is designed to use the same access route and increase vehicles accessing New Union St from the northern end of Moor Lane to perhaps 200 per day - so 400 vehicle movements if they come out again onto Moor Lane rather than exiting via Moorfields.

In the light of this, and to maintain as much as possible the qualities of the enhancement of Moor Lane as a benefit to residential amenity as well as to pedestrians and cyclists, we believe it is reasonable to ask 21 Moorfields to revert to their earlier access point, which is well away from residential buildings and is in an area already well established for service access.

Hilary Sunman



Representing the Interests of Barbican Residents

**Helen Kay
403 Willoughby House
Barbican
London EC2Y8BN**

**The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ**

27 November 2017

Re: Objection to Planning Application for changes to 21 Moorfields 17/01095/FULEIA

I write on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to object to elements of the application to make alterations to the 21 Moorfields site consented scheme.

We welcome the site having such a prestigious let with just one occupant who wants to be a 'good neighbour', the lowering of the west building, a smaller landscaped piazza which will mean less bars, the first terrace being further away and assurances that consideration will be given to light spillage to the bedrooms of Willoughby House with blinds fitted to all windows facing west.

The wider bridge and a lift from street level giving the much-missed access to the station are also welcomed. It is not clear in the papers that the 'Willoughby Bridge' will not have any seating. This was agreed at our consultation meetings with the developers when they recognised that this would cause a noise nuisance at night if people congregated on the bridge. We would ask that this be a condition to the planning consent.

We object to the change to the site of the servicing entrance now proposed to be on Moor Lane and the reasons are given below. There is not often that there is a clear solution and in this case there is. There are no construction reasons that the consented scheme cannot be adopted with the servicing entrance on Fore Street Avenue. When the original scheme was granted planning there had been an assessment in February 2015 by the Highways and Traffic department. There was a recommendation that with good systems in place another service entrance on Fore Street Avenue would be manageable and planning was granted. The Highways and Traffic Department have reassured us that nothing has changed since then. i.e. With good systems in place the traffic on Fore Street Avenue can be managed.

Already there are between 80 and 100 vehicles accessing City Point with queues on Moor Lane and we are told that even with consolidation off site there will be 80 lorries a day servicing 21 Moorfields. The noise nuisance this would cause is contrary to the Corporation of London Local Plan for Residential Amenity (Policy DM 21.3) and would have a detrimental effect on the lives of those who live in the 148 flats and 200 bedrooms facing Moor Lane.

The Moor Lane Enhancement Scheme was approved in 2011 after much consultation and careful planning. Being a 'high priority project for the Barbican Area Streets & Walkways Enhancement Strategy' the funding is in place for the linear pocket street park that aims to provide a much-needed amenity for residents, workers and visitors. The 2 pictures below show the reduced width carriageway and wide pavements with its planting to form a pleasant area for people to be. It is obvious from these diagrams that some 220 lorries servicing City Point, 21 Moorfields and Tenter House would be a tragic addition to the plans. We realise that the developments have to be considered alone but City Point and Tenter House have to access New Union Street with 21 Moorfields there is an easy solution, the consented scheme.



Moor Lane forms part of the north south cycle highway system, a really good scheme for getting people out of cars and safe on the streets. Cycleways are popular and very busy at the start and end of the working day. Lorries cutting across a continuous stream of cyclists will not be safe.

The recent developments along Moor Lane have been City Point, The Heron, Moor House, Moor Place formally Moorgate Exchange and a bar and restaurant. In each one the developers and the Planning Department with its committee members recognised the effect that servicing entrances would have on Residential Amenity; we thank you for that. Consequently there are none on Moor Lane at present. Granting this servicing entrance would set a precedent for the future. Office buildings have a short life. The Barbican has seen many new neighbour developments replacing older ones over the years. Once one is granted it will be used to argue that others can follow, we have seen this happen in the past.

We ask that you consider the lives of all those who live on and the considerable number who use Moor Lane and keep to the consented scheme in this matter, leaving the service entrance on Fore Street Avenue with the 'good systems in place to manage the traffic'.

Kind regards,

Helen Kay

Chair, BA Planning Committee
Deputy Chair, BA

Devlia, Neel

From: PLN - Comments
Sent: 27 November 2017 17:08
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FUL/EA

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

Comments were submitted at 5:06 PM on 27 Nov 2017 from Mrs Helen Kay.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Helen Kay

Email:

Address: Flat 403, Willoughby House Barbican LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I have sent an objection on behalf of the Barbican Association to object to the proposal to site the servicing entrance on Moor Lane. This letter of objection gives the reasons for this objection and will probably be found in the Documents section.
We ask that the planning committee members consider the lives of all those who live on and the considerable number who use Moor Lane and who have consented

scheme in this matter. That is to leave the service entrance on Fore Street Avenue with the February 2015 recommendation from the Highways and Traffic Department to have the 'good systems in place to manage the traffic'.

Devlia, Neel

From: PLN - Comments
Sent: 27 November 2017 22:01
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 9:59 PM on 27 Nov 2017 from Mrs Katherine Jarrett.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Katherine Jarrett

Email:

Address: 504 Willoughby House Barbican LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: 1. We strongly object to the proposal for a servicing entrance to 21 Moorfields on Moor Lane. Willoughby House balconies on Moor Lane are all bedroom windows, and in our case single glazed (listed). As a parent of a 3 year old and a 10 month old baby I must stress how noisy this would be. It would lead to difficult circumstances 6 days a week for the families who have

lovingly made the Barbican their home.

2. Moor Lane is to become a cycle highway; how is this compatible with having 80+ deliveries per day? This is clearly dangerous and would jeopardise pedestrian safety.

3. Moor Lane is also due to benefit from 'greening' which would be massively beneficial for local residents' health. The Barbican Playgroup suffers from illegal levels of air pollution (it is within 150m of a road emitting $62.4141\mu\text{g}/\text{m}^3$ versus a legal limit of 40). The additional deliveries would only exacerbate this problem.

4. Whilst we welcome the reinstatement of the footbridge linking Willoughby Highwalk to Moorgate, we are concerned about the inclusion of the seating.

5. We are concerned about our right to light. The plans show a proposed structure which is now higher at the eastern end. At the point of submitting this objection we are awaiting the results from Point2 Surveyors, however they indicated severe reduction. For the interpretation as to the amount of daylight and sunlight lost to potentially penalise Barbican residents for their flats having balconies seems ludicrous.

6. Finally, we wanted to address the the issue of concurrent planning application submissions (21 Moorfields and Tenter House). JLL (representing Tenter House) has confirmed to me that its right to light survey is based on contextual light taking 21 Moorfields into account which will skew the results in favour of its development which is unfair. Surely these two applications represent such a huge change in residential amenity and highway/safety that the applications need to be considered as a whole.

From: PLN - Comments
Sent: 27 November 2017 16:34
To: PLN - Comments
Subject: Comments for Planning Application **17/01095/FULEIA**

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

Comments were submitted at 4:33 PM on 27 Nov 2017 from Mr Nicholas Redman.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: **Tony Newman**

[Click for further information](#)

Customer Details

Name: **Mr Nicholas Redman**

Email:

Address: 113Willoughby House Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I support the development in principle but care needs to be taken to manage noise both in the construction and operation of the building and especially from vehicle movements. Please consider imposing workable and effective conditions on the consent to protect residential amenity as there are many homes in the area of the proposed building. Thank you.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 27 November 2017 13:57
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 1:55 PM on 27 Nov 2017 from Mr Jorge Rodrigues.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Jorge Rodrigues
Email:
Address: 401 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Formal submission sent by email on 13 November 2017.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 27 November 2017 12:48
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA.

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

Comments were submitted at 12:47 PM on 27 Nov 2017 from Mr Tim O'Hara.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Tim O'Hara

Email:

Address: Flat 708 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I understand that there will be up to 80 heavy vehicles a day using Moor Lane to service the new building. This would create a tremendous amount of noise in what is a

narrow street in front of hundreds of residential flats. We have a number of young families and people working from home who will find this very disruptive. We had thought that the council had intended to make the street more residential with trees and wider pavements. A number of developments have taken place in the immediate area in recent times and in each case it was agreed by all that it would be inappropriate to use Moor Lane as a service road. We understand that there are perfectly workable alternative routes using a service entrance on Fore Street Avenue. Having decided some years ago on building a major residential development in the heart of the City, we would urge the Council to protect the legitimate rights and expectations of the residential inhabitants of the Barbican.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk

From: PLN - Comments
Sent: 27 November 2017 11:16
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 11:15 AM on 27 Nov 2017 from Dr Maria Granowska.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA] [cr]This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Dr Maria Granowska

Email:

Address: 51 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

- Traffic or Highways

Comments:

There will be noise, pollution and disturbance from lorries and cars.

The increase in traffic will be detrimental to my wellbeing.

It will affect my safety walking to Moorgate shops, bank and tube station. I am 77.

It will affect my access to my parking lot in the Barbican.

It may affect my daylight.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 27 November 2017 07:59
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 7:58 AM on 27 Nov 2017 from Ms Lila Rawlings.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA] | This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Lila Rawlings
Email:
Address: Flat 719 Willoughby House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Traffic or Highways
Comments: My objection is not to do with the building rather the position of the service entrance which is unacceptable.

Most of the bedrooms in Willoughby House are positioned on Moor Lane and we at maximum capacity

for traffic and service areas. Current levels of noise are already a challenge and regularly wake us at 5am or earlier. I have a 13 year old son who has to go to school tired and exhausted before the day has begun. The current levels of noise on this side of the block - before any construction has begun - make it impossible to stay in the bedrooms later than 9am (often 6 days a week) - and many residents have their sitting rooms facing East which makes it impossible to work from home. This is impacting on people's live' in a profound and unacceptable way - already, before the new building work has begun - and continues for the next 4 years.

I've read all the proposals and understand the issues but this is something that needs to be resolved if the residents are to stay onboard with this development. The noise of 80 lorries a day in a tiny, make-shift alley is, as I understand it, contrary to the Corporation of London Local Plan for Residential Amenity (Policy DM 21.3).

I'm also confused as to how this service entrance is going to help the planned "greened" enhancement of Moor Lane or the planned improved cycle highway?

Granting this service entrance would be a precedent for the future - we are all seriously concerned about this issue - and that of the servicing plans for Tenter House. We are currently NOT objecting to any of the planned building work BUT this situation will change if this issue of traffic and service entrances cannot be rethought.

With thanks

From: PLN - Comments
Sent: 26 November 2017 23:48
To: PLN - Comments
Subject: Comments for Planning Application **17/01095/FULEIA**

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

Comments were submitted at 11:47 PM on 26 Nov 2017 from Mr David Archer.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: **Tony Newman**

[Click for further Information](#)

Customer Details

Name: **Mr David Archer**

Email:

Address: 721 Willoughby House Barbican

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Residential Amenity
- Traffic or Highways

Comments: I live in the Barbican with my young family. Our bedrooms face Moor Lane and thus we will be significantly affected by the development.

I strongly believe that goods vehicles on Moor Lane in any volume run strongly counter to what is acceptable and what is common sense for this small, residential road.

Trucks bring with them noise and significant toxic, diesel pollution. It is appalling to think that a 'minor material planning amendment' would permit such a disastrous change to our neighbourhood. The noise in itself would be terrible, even if the number of trucks were somewhat fewer than the level indicated by the proposal. Diesel fumes are toxic, and we do not want them near our windows. The original application had a more acceptable location for this entrance. When I attended the planning consultation meeting at St Giles, we were told the reason for the move was that the vehicle plate recognition software would not work at that location. This was then shown (and admitted by those questioned) as a likely fabrication and not the key reason. The key reason, we have yet to be told.

The Corporation of London, in its planning guidance document of 2015, made quite clear that "North of the City", which it specified to include the Barbican, should ensure "Identifying and meeting residents' needs in the north of the City, including protection of residential amenity,". This amendment violates that statement in an extreme way. How possibly could you allow 80 heavy goods vehicles throughout the day and night to travel past people's bedrooms and not call this an infringement to residential amenity?

We were also told at the consultation that deliveries would be managed to avoid the City's peak traffic hours. For residents, the optimal time is when the area is 'least residential', so not outside 9-5.

In conclusion, this change is destructive to this quiet residential street and against the City guidelines, when the approved plan is acceptable.

Broughton, Helen

From: PLN - Comments
Subject: FW: Planning Committee

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

From: Trevor Kavanagh
Sent: 26 November 2017 18:02
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Planning Committee

Dear Sir,

My wife and I have been residents at 55, Speed House, Barbican, EC2Y 8AT, since 2011.

Our attention has been drawn to planning applications for 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ.

We would like to register our objections to both developments on the grounds of significant additional heavy traffic which would be to the detriment of amenities and contrary to the spirit of the original planning approval.

The proposals would create new traffic in a heavily residential area, the listed Barbican Estate, with a large number of flats overlooking Moorfields. There would also be an impact for the residents of Silk Street where traffic would increase as a consequence.

It would be impossible for an increase in vehicle usage on the scale proposed without causing detrimental additional noise and disturbance.

Moorfields is already a busy road where parking is a problem despite clear yellow lines prohibiting which are frequently ignored. This presents a hazard to pedestrian safety.

We hope the planning committee will take note of the interests of the residents, as seems to have been the case when the original application for delivery access was granted from a non-residential street.

Yours faithfully

Trevor and Jacqueline Kavanagh.

Sent from my iPad

Devlia, Neel

From: PLN - Comments
Sent: 26 November 2017 17:25
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 5:24 PM on 26 Nov 2017 from Mr Martin Gilday.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Mr Martin Gilday

Email:

Address: 519 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Although there are many positives in the application made by Land Sec, as a neighbour to this site I have to object due to the noise that would be generated by having the service entrance on Moor Lane. The volume of lorries being estimated at 80 a day would be a significant disturbance to the hundreds of residents in Willoughby house who have a bedroom or office facing this site. Even if reversing takes place within the building they will

still need to drive along the road. This is a road frequented by pedestrians including families from the Barbican. It is also part of the cycleway with many cyclists using this route every day, which is currently safe due to the lack of motorised vehicles needing access along this route. The other developments have managed to avoid placing entrances on Moor Lane for these reasons.

Broughton, Helen

From: PLN - Comments
Subject: FW: Objection to 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ

From: [REDACTED]
Sent: 26 November 2017 12:51
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ

Dear Planning Officer

We would like to object to the planning applications:

21 Moorfields 17/01095/FULEIA
Tenter House 17/01050/FULMAJ

We will be directly affected as our bedroom over looks Silk street and we object on the basis of:

Residential Amenity

- Noise and disturbance
- Light pollution
- Hours of use

Character and Appearance

- Impact on the historic environment, Listed Buildings or Conservation Areas

Highway safety

- Traffic implications and means of access
- Poor visibility
- Pedestrian safety
- Parking

Jim Bishop & Ian Loudon
84 Speed House
Barbican London EC2Y 8AU



From: PLN - Comments
Sent: 25 November 2017 15:34
To: PLN - Comments
Subject: Comments for Planning Application **17/01095/FULEIA**

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

Comments were submitted at 3:33 PM on 25 Nov 2017 from Mr Ian Dixon.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: **Tony Newman**

[Click for further information](#)

Customer Details

Name: **Mr Ian Dixon**

Email:

Address: 407 Gilbert House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Traffic or Highways

Comments: I wish to object in relation to the noise, disturbance and pollution which will result from the proposed delivery access point off Moor Lane. Moor Lane was proposed as a quiet and greened street which would also be part of the cycleway quiet route. This together with disturbance to residents' bedrooms overlooking Moor Lane makes delivery access off Moor Lane totally inappropriate. The scheme would appear to override the planned designation of Moor Lane as a street with wide

pavements and trees and flower beds.

I believe that the original consented scheme had delivery access off Fore Street Avenue. I see no reason why this should not still stand.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 22 November 2017 22:30
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:29 PM on 22 Nov 2017 from Ms Nicola Holmes.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA][cr]This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Nicola Holmes

Email:

Address: 523 Willoughby House, Barbican, London EC2Y 8BN

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I am strongly registering this objection with regards to the proposal of having a service entrance located at 21 Moorfields on Moor Lane.

There has been absolutely no consideration whatsoever given to the residents of Willoughby House and the c200 bedrooms that currently overlook this site. The service entrance will have continual usage throughout the day and most likely early mornings aswell as late evening/night time deliveries.

Willoughby House is my home, my garden is my balcony that overlooks the site, by giving the green light to this service entrance means I am loosing usage of my oasis, of my balcony space - the noise and pollution would be deplorable, not to mention the environmental impact this would have.

The bedroom windows in Willoughby are single glazing, so as a resident by having this service entrance right by my bedroom, you may aswell have the traffic coming though my flat given the horrendous increase in noise pollution. This would impact us greatly and our general happiness and health in our home.

The new tenant, Deutsche Bank, actively promotes their awareness of the environment and how they are aiming to reduce the negative impact their ecological footprint makes - perhaps they should take a look closer to home to your new neighbours in Willoughby House. They also encourage a strong health and work-life balance and are strong advocates of allowing employees to work from home - well many of our residents also work from home and the disruption from the proposed location of the service entrance would impact on their lives greatly.

I am a proud and happy resident of Willoughby House and indeed of the architectural wonder that is the Barbican, so I implore you to please consider your neighbours and review this application,

Best wishes,

Your neighbour at Willoughby House,

Nicola Holmes

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 22 November 2017 16:54
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 4:53 PM on 22 Nov 2017 from Dr Steve Nicholson.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space[63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA][cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Dr Steve Nicholson
Email:
Address: 540 Willoughby House The Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Traffic or Highways

Comments: The environmental impact on residents seems to have been underestimated in two particular areas.

Traffic - the additional throughput of 80 delivery vehicles/day would amount to 1 vehicle every 6 minutes

IF deliveries were limited to between 09.00 & 17.00. Current experience, however, suggests that deliveries will take place between 06.00 and midnight. Noise generated by vans and lorries is difficult to quantify in the complex acoustic environment of Moor Lane: a narrow road with high-sided glass-fronted buildings on both sides creates a "canyon effect" where sound waves are amplified by reflection and re-reflection. This varies along the length of the street and the effect on any given apartment is extremely difficult to model. The only thing of which we can be certain is that the level of noise will increase, and that it will likely occur early in the morning and late in the evening.

The increased throughput of traffic on such a small road also raises serious concerns regarding the safety of other road users and of pedestrians.

Ventilation - a development of this size requires substantial ventilation. Inflow and outflow vents are a source of ambient noise, and the increase in ambient noise that would result from additional vents opening onto Moor Lane would be massive. The acoustic environment of Moor Lane is, again, a major contributant to this. Consequently, I would like to see a clear & enforceable statement that all ventilation inflow and outflow ducts will open onto Moorfields, and that none will open onto Moor Lane.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 22 November 2017 09:25
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 9:24 AM on 22 Nov 2017 from Mr Peter Smart.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Peter Smart

Email:

Address: 715 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Land Sec has been reasonable to date but I object strongly to the proposal for a servicing entrance on Moor Lane:

- noise and impact of additional 80 lorries per day is

unacceptable in a residential street and is I believe counter to Corporation's Residential Amenity policy

- interrupts sleep by night and right to quiet home by day
- Inconsistent with previous development decisions which recognised that service access on Moor Lane was inappropriate given the vastly increased scale of the developments
- undermines Local Plan (which was widely consulted) to integrate street level contact (walking/families/school children) between Barbican centre, residences and new retail developments

Graham Webb
318 Willoughby House
Barbican
London EC2Y 8BL

City of London
Dept of the Built Environment
Guildhall
London EC2P 2EJ

20 November 2017

Attn. Tony Newman

Dear Planners,

21 Moorfields – planning application ref. 17/01095/FUL/EA

I live at flat 318 Willoughby House, with my bedrooms on the lowest level of the block directly opposite the junction of New Union Street with Moor Lane. I object to the proposed development because of (i) loss of residential amenity (further loss of daylight, beyond the previously consented scheme) and (ii) traffic implications (including traffic noise), which are considerably worse than in the previously consented scheme.

In summary:-

- The eastern building (in particular levels 8 to 12) should be “stepped back” from west to east to the same degree as in the previously (2015) consented scheme.
- The service (and waste disposal) bay must not incorporate vehicle access from Moor Lane, but must do so from Fore Street Avenue, as was the case in the previously (2015) consented scheme (and as modified in 2016).

1. Further loss of daylight

The consented (2015) scheme was such that, from the lowest residential level of Willoughby House (the level of my bedrooms), none of the floors of the east building could be seen above the façade (onto Moor Lane) of the west building. In other words, for the most-affected Willoughby House flats, some daylight might still be available from above the west façade. And the height of that west façade mirrored the height of the adjacent west façade of Moor Place, to its south on Moor Lane (and also a building whose roof is raked up from west to east).

This “stepping back”, from west to east, of the upper floors of 21 Moorfields was an important principal in the building design. The overall effect was maintained in the approved 2016 “MMA” revision to the building design.

The new proposals are worse for Willoughby House residents in this respect. Whilst the new west building/façade is lower than in the consented scheme (which is welcome), the west façade of the east building is much closer to Willoughby House than in the consented scheme, whilst being just as high as in the consented scheme. Page 49 of the Design and Access Statement shows this clearly, comparing the cross-section profiles of the proposed design and the consented (2015) design. The net result is that, from the lowest inhabited level of Willoughby House, the building as a whole (specifically, the west façade of the east building) will loom higher into the sky than is the case under the consented scheme.

This is not acceptable. Levels 8 to 12 of the east building need to be stepped back further from that building's west façade, in order to restore the overall effect on loss of sky & daylight to that of the consented scheme.

2. Traffic Implications

The new proposals' Transport Plan states that 85 delivery vehicles per day (or 120 to 130 per day if, as is quite likely in the future, the building has more than one tenant) will access an internal service bay from Moor Lane. This is totally unacceptable. There are currently no service access points or loading bays on Moor Lane opposite the Barbican, and that's the way it should stay. These traffic volume implications are also, of course, a loss of amenity issue on the grounds of noise, as more delivery vehicles using (or worse, parking up in) Moor Lane runs counter to Moor Lane's status as a quiet residential street. Indeed the Design and Access Statement itself on page 69 designates Moor Lane as a "quiet street" whereas Fore Street Avenue and New Union Street are labelled "service streets". The City has long acknowledged Moor Lane's status as a quiet residential street for traffic purposes, hence the traffic restriction and barrier at Moor Lane's south end to discourage traffic, and the absence in Moor Lane of construction traffic for London Wall Place and (to date) for 21 Moorfields demolition.

The application argues that the previous building on the site had a service entrance on Moor Lane. That may be so, but is irrelevant because:

- The previous building was a fraction of the size of the proposed building, so the number of deliveries would have been a fraction of what is proposed; and
- The previous building was built in the early 1970s, very shortly after Willoughby House itself was built (1971) and when the whole area was much less high-rise. Moor Lane has evolved canyon-like acoustics as development has occurred over the years since then, so that commercial vehicle movements on Moor Lane affect residential amenity much more than they would have done in the 1970s.

The proposed degree of traffic is large enough to warrant a complex servicing plan with pre-planned delivery slots. Trucks etc will be forbidden by the tenant (Deutsche Bank – DB) to enter the ramp to the service bay outside their slot time. The Transport Plan states that, if refused entry, delivery trucks will drive on down Moor Lane and out to London Wall via Fore Street. But we all know that, rather than aimlessly driving round the streets of the City waiting for their slot time, the drivers will instead sit in Moor Lane with engines running waiting for their time slot. DB can't stop them waiting on the public highway in Moor Lane. It will become a lorry park for stacked delivery vehicles.

Then there is DB's number plate recognition system. Where will it be placed? If on Moor Lane (are they allowed to have a private data collection system on a public highway?), see above – refused vehicles will stack up on Moor Lane. If the system operates in the ramp to the service bay, then vehicles arriving outside their time slot will have to reverse back out onto Moor Lane, with all the noise and traffic disruption that will entail.

In the consented (2015) scheme, and in the 2016 amendment to that scheme, the internal service bay is accessed from Fore Street Avenue, between office buildings and well away from the Barbican residential blocks. The Transport Plan, on pages 54 & 55, explains why DB would prefer access from Moor Lane, but equally suggests that DB's concerns (mainly having to reconfigure the plant layout on the ground floor) can be overcome if pushed, making access from Fore Street Avenue very achievable. In any case, since when does a new commercial tenant's arbitrary but inessential preferences trump the long-established interests of the existing residents in the area?

Access to the service bay from Fore Street Avenue is preferable for a further three reasons:

- Trucks access Fore Street Avenue direct from London Wall, a major traffic route with limited pedestrian traffic, whereas Moor Lane has to be accessed via Ropemaker Street, another relatively minor road but with much pedestrian traffic.
- Moor Lane is soon to become a major designated cycling thoroughfare through the City, which seems incompatible with turning into a major delivery route.
- Deliveries via Fore Street Avenue, away from the Barbican, can also be made overnight (whereas night-time deliveries via Moor Lane would be banned). This would be much more in line with the City's strategy to avoid such service deliveries being made during busy times during the day – and the Moorgate area is always busy during the day. This extra available delivery time will mean wider time slots for delivery vehicles and/or enough capacity to handle a higher number of delivery vehicles in the case of multiple tenants.

Other matters

- Please no seats on the widened footbridge over Moor Lane. These would just encourage loud, antisocial behaviour at antisocial hours just below Willoughby House. It is no accident that there are no seating areas on the Barbican highwalks that might encourage loitering – for exactly the same reason.
- It must be made a planning condition that no couriers or taxis pick up or drop off in Moor Lane, even to the Wellness Centre in the west building.

Yours sincerely

Graham Webb

Devlia, Neel

From: PLN - Comments
Sent: 20 November 2017 09:10
To: PLN - Comments
Subject: Comments for Planning Application **17/01095/FULEIA**

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

Comments were submitted at 9:09 AM on 20 Nov 2017 from Mr Nick Astbury.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further Information](#)

Customer Details

Name: Mr Nick Astbury

Email:

Address: 522 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: The developers have shown consideration towards the residents in the Barbican, especially Willoughby House, with regard to amenities and light spillage. However I am concerned that the servicing entrance located opposite Willoughby House will lead to a greatly increased noise level if there are to be up to 80 deliveries during the day and perhaps in the night also. It is intended that Moor Lane will be a 'green' area with a

narrowing of the road and pedestrian and cycle access.
This is Incompatible with a very busy service entrance.
Can I suggest than an entrance in Fore Street would be
more appropriate and cause less disturbance for the
100s of residential flats opposite.

Devlia, Neel

From: PLN - Comments
Sent: 19 November 2017 20:28
To: PLN - Comments
Subject: Comments for Planning Application 17701095/FULETA

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

Comments were submitted at 8:27 PM on 19 Nov 2017 from Mr John Hodges.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr John Hodges
Email:
Address: 336 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Traffic or Highways

Comments: I am equally very concerned about the proposal to have a service entrance from Moor Lane, given that all the bedrooms of Willoughby House face this road. The increased traffic and noise, in part during night hours, would be very disruptive and potentially have material negative impact on Willoughby House property values

Devlia, Neel

From: PLN - Comments
Sent: 19 November 2017 15:55
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FUL/ETIA

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

Comments were submitted at 3:54 PM on 19 Nov 2017 from Ms Lucy Hall.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Lucy Hall

Email:

Address: 336 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Traffic or Highways

Comments: I wish to object in the strongest possible terms to the proposal to have a service entrance to the 21 Moorfields building in Moor Lane.

There are about 200 bedrooms and nearly 150 flats backing onto Moor Lane, and the amount of noise that the predicted 80 lorries per day would generate would be completely intolerable.

It's worth bearing in mind that there are several young families in this block, as well as self-employed people/freelancers who frequently work from home.

A low-traffic, HGV-free, quiet street is entirely in keeping with the needs of residents, as well as cyclists (the street will soon become part of the north-south cycle highway).

The proposal to situate a service entrance on Moor Lane runs directly contrary to these needs.

Thank you in advance for taking these thoughts into account.

**Objection to Planning application 17/01095/FULEIA
21 Moorfields**

**Christopher Allen and Sandra Hickey
516 Willoughby House
Barbican
EC2Y 8BN**

We the two named people above object to this planning application. We believe the current proposal for 21 Moorfields is an over-development of the site and will have an adverse impact on a residential amenity the Barbican Estate. This would include an increase in noise, an increase in disturbance, issues of overlooking, a loss of privacy, a residential area being overshadowed, loss of sunlight and the negative visual impact of the development.

This latest proposal and the cumulative impact of the recent developments/buildings on Moor Lane will result in a massive loss of light to the residents of Willoughby House.

The proposed height, density and massing of this development is overbearing and alongside the adjoining very high structures, including the Heron Tower, has created a corridor of colossal towering buildings, which is oppressive and has had an adverse effect on the Barbican Estate, isolating its residents and diminishing the presence of this landmark listed residential estate.

We already suffer from significant noise disturbance from the bar at the base of City Point. The noise levels are exacerbated by the nature of the built environment where noise levels reverberate and are compounded by tall buildings.

We would ask that you consider carefully the impact on local residents of allowing a terrace area to the rear of the 21 Moorfields building which we assume will be used to host gatherings and corporate events, albeit we note that use of the terrace will not be permitted after 9 pm. Surely, in an area which is already very well served by wonderful spaces and venues (Barbican, Conservatory, Milton Court, numerous bars and restaurants) the tenants of 21 Moorfields could use these venues for corporate events rather than creating their own. Allowing organisations to use their office building to create outside spaces for entertainment events so close to our bedrooms has the potential to negatively impact on our privacy and peace in our homes.

It is completely unacceptable to propose a service gate on Moor Lane which would receive circa 80 lorries / deliveries a day. The previous scheme was granted planning permission after an assessment carried out by the City of London Corporation's Highways and Traffic Department deemed acceptable the plan to have the service area at Fore Street Avenue. So what has changed? The City is one of the most polluted areas in London and the levels of pollution we are being exposed to is proven to reduce life expectancy and leads to long term health conditions that impacts on people now and in their later years. We know from walking along Moor Lane every morning on our way to work that lorries and delivery vans sit 'idling' their engines. This is not policed and in the absence of traffic wardens 24/7 it is difficult to

see how this can be managed. Delivery lorries at night in particular will have a serious detrimental impact on our quality of life and on our basic human right to be able to sleep well in our homes undisturbed by avoidable noise levels. The impact on our health and wellbeing and the ability to do our day jobs will be seriously impacted if we have to endure deliveries at night to the rear of our bedrooms which will deprive us of sleep.

It is incumbent on the City of London Corporation, in the context of pollution levels and the safety of pedestrians, cyclists and local residents, to find a more suitable solution to increasing deliveries on Moor Lane. There has been a long standing acknowledgement by the City of London Corporation that the public realm around Moor Lane and the wider Barbican area needs to be vastly improved in terms of creating a more people friendly environment with less pollution, wider pavements, with increased greenery and more cycling friendly. The recent 'pop up' garden on Moor Lane shows what can be done if creative solutions are used.

In addition, the current levels of light pollution at the rear of our bedrooms is excessive and we fail to see why more cannot be done to influence the tenants of buildings in Moor Lane which back onto bedrooms to reduce lights overnight. This is not adequately addressed in this proposal.

We have grave concerns about highway safety which may be adversely impacted by the proposals. This is also the independent view of the Council's own highway engineers who have found that the development would adversely affect highway safety or the convenience of road users.

In conclusion, we believe this proposed development of 21 Moorfields is in contravention of the following City of London Corporation's own ratified strategies and plans;

1. City of London Corporation Local Plan, January 2015

In particular, we refer to page 179,

"Policy DM 21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

- *resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;*
- *requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.*

2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. *All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.*
5. *The cumulative impact of individual developments on the amenity of existing residents will be considered."*

2. The City of London's Road Danger Reduction Plan

Approved by: The Streets & Walkways Committee in 11 December 2012 and The Planning & Transportation Committee in 15 January 2013.

"The City of London Corporation is committed to improving safety for all road users in the Square Mile. The health and well-being of everyone who works, visits, lives or studies here is of the utmost importance.

The Road Danger Reduction Plan is a strategic plan that sets out the key aims and objectives to maintain a safe environment for all road users in the City. The main aim of the Plan is to reduce the number of the most common causes of road collisions, with a particular focus on reducing the dangers by improving the conditions for walkers, cyclists, motorcyclists and vehicle occupants."

3. Freight and Servicing Supplementary Planning Document

"The document will provide additional guidance on the interpretation of policies in the City of London Local Plan in relation to freight and servicing movements in the Square Mile, and aims to encourage practices to reduce traffic congestion and road danger and improve air quality."

4. The City of London Air Quality Strategy 2015 - 2020

"Due to its location at the heart of London and the density of development, the City of London has some of the highest levels of pollution in the country. Poor air quality can harm human health and increase the incidence of cardiovascular and lung disease.

*National health based objectives for the pollutants nitrogen dioxide (NO₂) and small particles (PM₁₀) are not being met in the City, so the whole of the Square Mile has been declared an **Air Quality Management Area**."*

5. Low Emission Neighbourhood

"The Mayor of London has awarded the City of London Corporation £990,000 over three years to implement a Low Emission Neighbourhood (LEN) in the Barbican, Guildhall and Barts area following a successful funding application submitted in April 2016. The City Corporation is match funding the Mayor of London's contribution meaning the total LEN project budget will be around £2 million.

The aim of the LEN is to improve local air quality by reducing the amount of traffic and encouraging and supporting low and zero emission vehicles in the locality. Improvements in air quality are expected both within the proposed neighbourhood and more widely across the City due to an increase in low and zero emission

vehicles. It is anticipated that the most successful measures will be rolled out across the City and it will not only have a beneficial impact on air quality in the Barbican area but also result in a more liveable neighbourhood with less traffic, improved public realm, safer places to cycle or walk and new green infrastructure."

6. City of London Noise Strategy 2016 to 2026

"The following specific areas are addressed in this Noise Strategy:

- Noise associated with new developments*
- Noise associated with transport and street works*
- Noise complaints from residents, visitors and businesses*
- Protecting and enhancing the acoustic environment and soundscape"*

7. The Joint Health and Wellbeing Strategy City of London Corporation 2017/18-2020/21

"The aim of the Health and Wellbeing Strategy is to jointly agree what the greatest issues are for the local community based on evidence in Joint Strategic Needs Assessments (JSNAs), what can be done to address them, and what outcomes we want to achieve.

We want this strategy to encourage services, organisations and individuals to work together to:

- prevent where we can*
- intervene early when problems do develop*
- take steps to reduce the harms arising from behaviours or actions that we cannot prevent.*

Our new Action Plan is currently under development and this will detail how we will improve health and wellbeing in the City of London.

The strategy sets out the Health and Wellbeing Board's commitment to improving the health of City residents, workers and rough sleepers. The priorities are:

- Priority 1: Good mental health for all*
- Priority 2: A healthy urban environment*
- Priority 3: Effective health and social care integration*
- Priority 4: Children have the best start in life*
- Priority 5: Promoting healthy behaviours"*

8. The Barbican and Golden Lane Area Strategy

"The Barbican and Golden Lane Area Strategy was approved in December 2015 and it is an update of the 2008 Barbican Area Enhancement Strategy. The new strategy considers the spaces within the Barbican and Golden Lane Estates and the streets and highways surrounding them.

The updated strategy sets out the key findings about the area, a vision for the future of the Cultural Hub and a series of overarching objectives for the district, leading to potential projects. The latter are intended to illustrate how objectives for the strategy could be delivered.

The City of London's Local Plan sets out an aspiration to develop a 'Cultural Hub' in the area. Collectively these changes provide the City of London with a unique opportunity to enhance the environment for the local community and deliver an internationally significant cultural destination.

This strategy provides a framework for physical improvements to the streets and spaces within the Barbican and Golden Lane area in response to changes anticipated as a result of planned development, Crossrail and the Cultural Hub. Recent changes to core planning documents such as the Local Plan and Cultural Strategy also required an update.

The area strategy has five key objectives:

- Preserve the existing qualities and values of the area, including the historic environment*
- Meet the needs of residents, regular visitors and workers*
- Meet the needs of infrequent visitors*
- Improve the quality of outdoor streets and spaces, reducing road danger and retaining network resilience*
- Enhance the presence of the cultural hub"*

Devlia, Neel

From: PLN - Comments
Sent: 15 November 2017 11:50
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 11:49 AM on 15 Nov 2017 from Dr Geraint Lewis.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Dr Geraint Lewis
Email:
Address: 713 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: I object to the service entrance being on Moor Lane because I believe that the noise from 80+ deliveries per day is contrary to the Corporation of London's Local Plan for Residential Amenity (Policy DM 21.3).

Of particular concern:

* Willoughby House is unique among Barbican buildings

**In that all of the bedrooms face the same direction,
namely onto Moor Lane**

*** There are therefore 200+ bedrooms facing onto Moor
Lane that will be directly affected**

*** All of these bedrooms are single glazed, with no
soundproofing**

*** Because the Barbican is a listed building, residents
cannot replace with double or triple glazing in order to
sound-proof the windows**

Devlia, Neel

From: PLN - Comments
Sent: 14 November 2017 22:10
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:09 PM on 14 Nov 2017 from Ms Katherine Green.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
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Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Katherine Green

Email:

Address: 711 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: My bedroom faces this development. I am concerned in particular about the service entrance to the proposed building, in Moor Lane. This is likely to cause inconvenience, noise and harm to air quality in close proximity to my flat. For the same reason, I also object to plans for construction traffic to access the development via Moor Lane. At the very least, I hope traffic will not be allowed during night hours and at

weekends.

I also object to seating being placed on the footbridge linking Willoughby House to the new building. I am concerned that people may congregate there, particularly late at night as bars close, causing disturbance and leaving litter in the area.

Devlia, Neel

From: PLN - Comments
Sent: 14 November 2017 21:52
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 9:51 PM on 14 Nov 2017 from Mr K Bradshaw.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr K Bradshaw
Email:
Address: 303 Willoughby House Barbican

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: The service yard entrance of Moor Lane will result in both noise and engine pollution along with pedestrian conflicts in area which currently provides a balanced relationship between vehicles and pedestrians. Service vehicles, large and small will tip the balance toward Moor Lane becoming an unattractive vehicle centred environment. The west elevation of the west building is

seen as a back door to the project and does not provide a sufficiently ambitious or positive response to neighbouring buildings nor does it provide enough positive amenity at ground level.

Adjei, William

From: Wells, Janet (Built Environment)
Sent: 14 November 2017 14:34
To: Newman, Tony
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 17/01095/FULEIA

From: PLN - Comments
Sent: 13 November 2017 20:12
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 8:10 PM on 13 Nov 2017 from Mr Aleksei Gornoi.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]|cr|This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Aleksei Gornoi
Email: [REDACTED]
Address: 307 Willoughby House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise

Comments: Locating the building service entrance on Moor Lane is unacceptable for local residents. This has been consistent feedback during consultation, LandSec presentation at St Giles, written comments, etc. No alternative solutions have been presented by the developer. Service vehicle traffic right underneath residential windows will have a long-term impact on the social attractiveness and value of Willoughby House flats and the health of its residents. The feature will yield short-term corporate value at expense of sustainable building design that is good for the City and its residents, purely due to the developers' lack of creativity and social concern. Suggestions to address traffic issues via "soft policy" measures, e.g. special instructions and time restrictions for delivery drivers will not be effective as they are unenforceable. Why not design the 21 Moorfields building well right from the start instead?

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/01095/FULEIA

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk

From: PLN - Comments
Sent: 12 November 2017 10:55
To: PLN - Comments
Subject: Comments for Planning Application 17/01095/FULEIA

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

Comments were submitted at 10:54 AM on 12 Nov 2017 from Mr Richard Gaskell.

Application Summary

Address: 21 Moorfields, Land Bounded By Moorfields, Fore Street
Avenue, Moor Lane & New Union Street London EC2P
2HT

Proposal: Construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [63,008sqm GEA], retail (Use Class A1/A3/A4) space [182sq.m GEA], a replacement City Walkway, a new urban square, cycle parking, servicing, storage, plant, landscaping [12,587sq.m GEA] and associated works. [Total 75,777sq.m GEA]
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be obtained from Stephen Bridle at Waterman Energy, Environment & Design, Pickfords Wharf, Clink Street, London SE1 9DG for £300. CD's are free of charge. Other formats are available at cost.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Richard Gaskell

Email:

Address: 402 Mountjoy House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

- Residential Amenity

Comments:

The proposed building blocks air movement north of Great Union Street, and overshadows the public space (privately owned) north of Tenter House. How can the City of London, in its local authority capacity, deprive this public space of so much direct sunlight?

I note that there is a concurrent planning application for Tenter House which envisages overshadowing the same public space; I anticipate commenting in similar vein.

In the current economic climate looming over the City of London's area, this is an environmental consultation for a very speculative project (although in principle prelet) which would reduce the opportunities to improve the local environment. I also have a notion that the envisaged large interior floor layouts might not comply with legally required fire escape access routes.

yours faithfully, Richard Gaskell

Background Papers

External

Representation	12.10.2017	Clark Property Developments Limited
Representation	22.11.2017	Mr Brian Reinker
Representation	22.11.2017	Mrs Faye Milburn
Representation	23.11.2017	Mr Ronald Chua
Representation	23.11.2017	Mr Sean Coxall
Representation	27.11.2017	Mr Jules Antoine Marie Michel Becci-Morin de la Riviere
Representation	28.11.2017	Ms Sarah Allen
Representation	03.12.2017	Mr Russell French
Representation	03.12.2017	Ms Natasha D'Souza
Committee Report	09.01.2018	City of Westminster

17/00937/FULL

Clark Property Developments Limited

Registered Office:
Fifth Floor, 37 Esplanade
St. Helier, Jersey, JE1 2TR, Channel Islands

PLN

17 OCT 2017

129772

Our ref: PE/ClarkPDevs

12 October 2017

The Case Officer
Development Planning Department
City of London
PO BOX 270
London
EC2P 2EJ

Dear Sirs

WCC Planning Reference 17/08154/LBC and 17/08153/Full: - Blackstone House, 1 and 2 Garden Court Chambers City of London EC4Y 9BW

We are the freeholders of 29 Essex Street (formerly 28-31 and known as Vantage House) and we also still own one of the apartments in this building that sits immediately to the west of 1 and 2 Garden Court Chambers and immediately to the north of Blackstone House at 22-27 Essex Street.

We have been notified by one of our purchasers that they had received notification that a planning application (as per detailed above) has been submitted to both the City of London Planning authority and the City of Westminster planning authority with the reference numbers as detailed above. We were most surprised to not have been formally notified by either the planning authorities, nor the applicants or their agents and no formal consultation has taken place with us or our purchasers which goes against good planning guidelines.

We have looked at the application details on the council's planning website and wish to raise our formal objection to the proposal to erect a glazed structure linking Blackstone House and 3 Garden Court.

We believe the proposed glazed structure is totally out of keeping with the historic buildings that make up the area known as the Middle Temple. Our view is that the proposals cause "substantial harm" to the both the Strand Conservation Area and to the Temples Conservation Area and does nothing to preserve or enhance the conservation areas. We see no public benefit to this proposal in any respect. The proposals would be visible not only from within the Middle Temple but also from the Embankment and beyond to the South.

The justification for erecting this structure, other than for commercial reasons, is stated to screen the "unsightly fire escape that serves Vantage House" as stated at Para 2.6 of Indigo Planning Statement. To clarify matters, this fire escape does not serve Vantage House; it serves Blackstone House. It is entirely within the remit of The Honourable Middle Temple estate office to provide an alternative fire escape strategy for Blackstone House that would enable the fire escape to be removed if they were so concerned about the looks of the fire escape. Full details of the Fire Escape Deed can be provided if required.

We are most concerned that the proposals to erect a glazed link structure, which if erected, will have a significant effect on the levels of daylight and sunlight currently enjoyed by the occupants of our building, Vantage House at 29 Essex Street. The gap between 29 Essex Street and 1 and 2 Garden Court Chambers at 4m wide is quite narrow so the lower units receive limited amounts of daylight and sunlight. The levels of daylight and sunlight would be severely reduced and overshadowing would be increased if the glazed structure was permitted to block out the only access to the sun. I have attached a photograph looking south from the garden of Apartment 1.



To:
Page 2
12 October 2017

The Malcolm Hollis report at 1.3.1 reports that four of the windows in the building facing Garden Court "experience exceptionally low VSC results". It is therefore inconceivable for them to suggest it is acceptable to make matters worse. The window map elevation plan in their report is historic and does not reflect the existing situation and a number of windows at the lower levels have not been tested on the lower ground floor apartments. It is likely that more than the four windows reported to fail BRE guidelines would increase if they used the correct information and the results would be different. No approach has been made to the residents for permission to measure the windows and check the use of the rooms and therefore the results of the Malcolm Hollis must be considered as questionable.

Both Apartment 1 and 2 at Vantage House have extensive landscaped gardens. The Malcolm Hollis report does not appear to have tested the garden space between 29 Essex Street for overshadowing. Their report at Para 3.3 states that "No gardens or amenity space, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing". This is clearly not the case. We would recommend that both members and officers conduct a site visit to view the site so they can assess the situation for themselves.

We therefore strongly object to the proposals and ask for the City of London to refuse the application unless the applicant is willing to remove the proposal to erect the glazed link structure from the application.

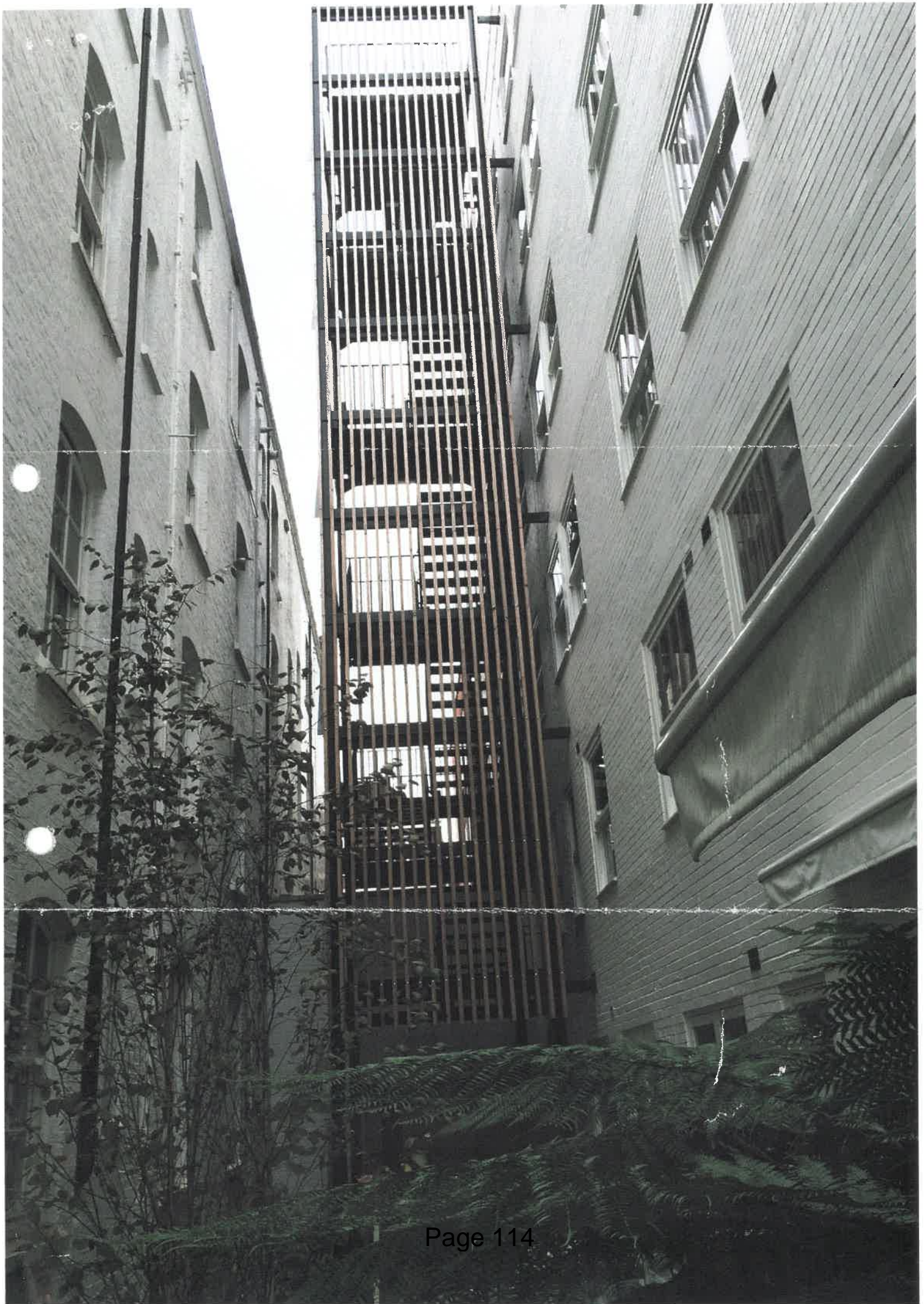
Should members be minded to approve the application we would ask that the Councils standard pre commencement conditions requiring submission of a Construction Management Plan to be imposed and that no noisy works are to take place between 14.00 and 18.00 hours on Monday to Friday and not at all on Saturdays, Sundays and bank holidays.

We look forward to hearing from you and if you require access to view the property, we can arrange for contact details for the owners of Apartment 1 and 2 at 29 Essex Street to be provided.

Yours sincerely,



Director
Clark Property Developments Ltd



From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00937/FULL

From: PLN - Comments
Sent: 22 November 2017 18:06
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 6:05 PM on 22 Nov 2017 from Mr Brian Reinker.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Brian Reinker

Email:

Address: Flat 1 Aldwych Chambers 29 Essex Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: We wish to formally object to the proposed five-storey structure linking Blackstone House and 3 Garden Court. A tall fire escape that currently serves Blackstone House already causes substantial reduction of light to our apartment and garden. We believe that the proposed structure linking Blackstone House and 3 Garden Court will further reduce the light to our living room and bedrooms and will also result in our garden being overlooked from rooms and bridges inside the structure. It will also reduce light to 16 of the 20 apartments at Aldwych Chambers.

The justification for erecting the structure linking Blackstone House and 3 Garden Court is stated in the planning application to screen the "unsightly fire escape that serves Vantage House". This is factually incorrect. The fire escape only serves Blackstone House and it would be possible to remove it altogether if The Honourable Middle Temple estate provided an alternative fire escape strategy for Blackstone House.

The Malcolm Hollis report Para 3.3 states: "No gardens or amenity space, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing". This is not true. Our garden, as well as our neighbour's garden, has been landscaped with trees, bamboo and ferns. The trees have sufficient light to survive at the moment, but we fear that a structure that blocks the sun will kill them. No approach has been made to measure the light volumes in our apartment and garden. We therefore feel the results of the Malcolm Hollis report are questionable. Finally, we believe the proposed five-storey link structure is out of keeping with the historic buildings in Middle Temple, which form part of the Strand Strand Conservation Area and the Temples Conservation Area. We therefore strongly object to the proposals and ask for you to refuse the application unless the applicant is willing to take out the proposal to erect the glazed link structure.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00937/FULL

From: PLN - Comments
Sent: 22 November 2017 19:17
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 7:16 PM on 22 Nov 2017 from Mrs Faye Milburn.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mrs Faye Milburn

Email:

Address: apartment 2 aldwyh chambers 29 essex street london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Our objections:
- The plan infringes our right to natural light. The light to our apartment is already limited. We have very small windows to bedrooms 2 and 3, and despite the large windows on our upper floor the light is compromised. It is not acceptable to us to reduce this light further by raising the height of the wall from its current level.
- The "eyesore" of a fire escape serves no positive purpose to our apartments, quite the reverse. This fire escape blocks a considerable amount of light and reduces the light to our garden and that of our

neighbours in Apt 1. This fire escape is part of the fire plan for Blackstone House and only exists for their benefit. To us it is an unsightly nuisance. To make a proposal to block the sight of this from the applicant, whilst adding to our lack of light with the proposed changes shows a total lack of consideration towards us, the owners and residents of Aldwych Chambers.

- No one involved with this proposal has visited our apartments to assess the impact on our living spaces, and no one has made any attempt to measure current lighting levels and the impact on our supply of natural light.

- The plans substantially alter the character of the property and the surrounding buildings, proposing to introduce a modern glass structure which will dominate the space, where we are currently able to see sky. This is one of the only 2 open spaces behind our building, already at a significant height above the lower level apartments. Not only that, we would now be even further overlooked and object to the added reduction in privacy.

- This proposal as it stands can only serve to devalue our properties in Aldwych Chambers and to reduce our quality of life by cutting out more of the precious light we (and our garden plants) need.

- We are also concerned about the impact of the building works on us, most particularly in the late afternoon/evening and at weekends.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00937/FULL

From: PLN - Comments
Sent: 23 November 2017 01:28
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 1:27 AM on 23 Nov 2017 from Mr Ronald Chua.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Ronald Chua

Email:

Address: 13 Aldwych Chambers 29 Essex Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: We are the owners of Flat 14 Aldwych Chambers, 29 Essex Street, London WC2R 3AT.

We object to the application for an extension and link by 1-2 Garden Court Chambers and Blackstone House. This application should be rejected for several reasons: Firstly, it will negatively impact most of the flats in Aldwych Chambers. Construction of a five-storey link will both create noise pollution to residents during construction as well as block natural light that currently flows into flats in Aldwych Chambers. This is both

detrimental to the health of residents and detrimental to the value of our flats. And we note that in the application, there has been no assessment of the impact of light on Aldwych Chamber flats and our gardens. This is clearly unacceptable! Secondly, we are unable to understand why such an extension and link fits with the conservation principles of Middle Temple buildings. The proposed link would be a new external structure differing in appearance from the building outlook in Middle Temple. Thirdly, points were made in the application about an unsightly fire escape staircase at Aldwych Chambers. This is fundamentally incorrect as the fire escape does not serve Aldwych Chambers and in fact serves Blackstone House. If the owners of Blackstone House find that to be unsightly, an alternative fire escape should instead be made.

We therefore appreciate that the right decision be made to reject the application for extension and link.

Yours sincerely,

Ronald Chua and Christina Chung

From: PLN - Comments
Sent: 23 November 2017 17:23
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 5:22 PM on 23 Nov 2017 from Mr Sean Coxall.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Sean Coxall

Email:

Address: Apartment 8 29 Essex Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Hi,

In my capacity as a neighbour, I object strongly to this planning application as I do not believe adequate research has taken place. I would like alternatives to be looked at that do not significantly reduce the natural light entering the building in which I have my apartment. More detail is below.

In the Indigo planning report, at para 2.6, Indigo states that the "unsightly fire escape stairs that serves Vantage House" etc. NOTE- These fire escape / stairs do not serve Vantage House (Aldwych Chambers), they serve Blackstone and the offices at the end of the road. Vantage House has its own independent fire strategy and does not and cannot access this as per their report is

flawed.

The Malcolm Hollis daylight sunlight report window map at Appendix C does not show or test all the windows at the rear on the lower ground floor. It is therefore a defective report.

Para 3.16 admits that the affected windows already experience low levels of daylight. It is therefore not acceptable to make the situation worse. You could have a Rights to light claim and stop the development.

Para 3.17 suggests that plot 2 lounge and kitchen which fails the test has the benefit of other windows. However not all the windows at LGF are shown or tested so how do we know if there is sufficient light levels to the LGF levels?

I do not believe Malcolm Hollis has conducted proper Daylight / Sunlight tests on apartments in Aldwych Chambers. It is obvious if you put a large structure blocking to the South of your gardens it will reduce substantially the amount of light you enjoy. I cannot see reference in the report to tests in your garden areas. You also cannot reduce Sunlight levels by more than 50%. According to BRE standards.

It would be better if the height of the infill was reduced down to first or second floor level and this was suggested to WCC and the City of London.

Sean Coxall
Apartment 8
29 Essex Street
London

From: PLN - Comments
Sent: 27 November 2017 14:48
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 2:46 PM on 27 Nov 2017 from Mr Jules Antoine Marie Michel Becci-Morin de la Rivière.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Jules Antoine Marie Michel Becci-Morin de la Rivière

Email:

Address: Apartment 6 29 Essex Street Aldwych Chambers, London WC2R 3AT

Comments Details

Commenter type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: To whom it may concern,

I am the owner of Flat 6 Aldwych Chambers, 29 Essex Street WC2R3AT.

I wish to formally object the execution of the five-storey structure that will link Blackstone House and 3 Garden Court.

To pursue the development of the glazed link structure will unfortunately make the Aldwych Chambers (Formerly known as Vantage House), even darker.

Therefore, if this extension becomes a reality, a drop in

value of all the apartments of Aldwych Chambers development can be expected.

All the flats that have at least a window on the courtyard side (16/20 Flats), will suffer a devaluation, and a compounded devaluation of the building as a whole will follow.

Aldwych Chambers is a newly developed boutique residence and the residents are very concerned to see their recently acquired asset at risk because of this extension.

It would be unfair to encourage Blackstone House 1 and 2 Garden Court to build their extension, especially since this project relies on a flawed report:

1) Loss of Daylight and Sunlight:

I am currently having high electricity expenditures to add lights in my flat since it is already dark. If the extension project is validated, the sunlight would be so little that there would be no way to artificially increase the light to keep a healthy light level in the flat.

2) Lack of consistency with architectural style:

A five-storey with a vitreous surface is not matching at all with the rest of the neighborhood. It would be a shame to introduce an odd architectural style in one of London's oldest areas.

3) Loss of privacy and noise disturbance:

My flat being on the Ground Floor, my living room will be overlooked during working days by Blackstone House, 1 and 2 Garden Court Chambers lawyer's offices. I am against being overlooked all day long, 5 days a week.

I am looking forward to hearing from you and if you require access to view my Flat (6), I would happy to grant you access.

Sincerely Yours ,

JBDLR

From: PLN - Comments
Sent: 28 November 2017 14:03
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 2:02 PM on 28 Nov 2017 from Ms Sarah Allen.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Ms Sarah Allen

Email:

Address: Apt 17 Aldwych Chambers 29 Essex St London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I wish to object to the proposed application for changes to the structure of Blackstone House and the Garden Court buildings.

Residents of Aldwych Chambers already have very little access to natural light and the proposed alterations will significantly reduce that, as well as impinge on the privacy of the current residents due to increased overlooking windows and walkways.

One of the justifications for erecting the structure linking Blackstone House and 3 Garden Court is to screen the "unsightly fire escape that serves Vantage House". This is incorrect. The fire escape currently only serves Blackstone House and it would therefore be possible for them to remove it and provide a more acceptable

alternative.

The scale of the proposed work would also require considerable building construction, traffic and noise in what is already an extremely "tight" and heavily populated area. I believe this would cause considerable disruption to the residents in Aldwych Chambers and should any work be approved, I request it is limited to weekdays, 8am to 4pm.

From: PLN - Comments
Sent: 03 December 2017 19:39
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 7:38 PM on 03 Dec 2017 from Mr Russell French.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Russell French

Email:

Address: 29 Essex Street Flat 18 London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: To Whom It May Concern:

My wife and I object to this development given the impact that it will have to our residential flat for our family, including two children. It will reduce the light available in our bedrooms, which is very small due to Blackstone House and their fire escape. Our bedrooms also abut the area where this development will occur, as well as create noise pollution throughout construction if allowed.

Thank you for your consideration.

Reid and Sarah French

From: PLN - Comments
Sent: 03 December 2017 13:11
To: PLN - Comments
Subject: Comments for Planning Application 17/00937/FULL

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

Comments were submitted at 1:09 PM on 03 Dec 2017 from Ms Natasha D'Souza.

Application Summary

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House)
Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Ms Natasha D'Souza

Email:

Address: Flat 15 29 Essex Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: We are the owner of Flat 15 Aldwych Chambers 29 Essex Street WC2R 3AT.

We wish to formally object the execution of the five-storey structure that will link Blackstone House and 3 Garden Court.

To pursue the development will, unfortunately, make the Aldwych Chambers, even darker.

Therefore, this extension will result in a drop in the value of all the apartments of Aldwych Chambers.

All the flats that have windows on the courtyard side will suffer a devaluation and a compounded devaluation of the building as a whole will follow.

Aldwych Chambers is a newly developed boutique residence and we are all very concerned to see our recently acquired asset at risk because of this extension.

It would be unfair to encourage Blackstone House and Garden Court to build their extension, especially since this project relies on a flawed report:

1) LOSS OF DAYLIGHT AND SUNLIGHT

We are currently having high electricity expenditures to add lights to our flat since it is already dark. If the extension project goes ahead, the sunlight would be so little that there would be no way to artificially increase the light to keep a healthy light level in our flat.

2) LACK OF CONSISTENCY WITH ARCHITECTURAL STYLE

Blackstone House, 1 and 2 Garden Court Chambers are nearby plenty of buildings whose design is ruled by Strand Conservation Area and Temples Conservation Area.

Since the extension project is very tall, the lack of architectural harmony would be visible from various London neighbourhoods.

3) LOSS OF PRIVACY AND NOISE DISTURBANCE

Our flat will likely be overlooked during working days by Blackstone House, 1 and 2 Garden Court Chambers lawyer's offices. We are against being overlooked all day long, 5 days a week.

We are looking forward to hearing from you and if you require access to view our flat, we would happy to grant you access.

Yours sincerely,
Christian and Natasha D'Souza

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 9 January 2018	Classification For General Release	
Report of Director of Planning		Ward involved St James's	
Subject of Report	Blackstone House, London, EC4Y 9BW.		
Proposal	Erection of an infill extension between Blackstone House and 1 & 2 Garden Court to create a new atrium connecting the buildings at second, third and fourth floor levels, to provide additional chamber floorspace and to improve the circulation between the buildings, and associated external alterations including installation of rooftop plant to Blackstone House.		
Agent	Indigo Planning Limited		
On behalf of	The Honourable Society of the Middle Temple		
Registered Number	17/08153/FULL	Date amended/ completed	1 December 2017
Date Application Received	11 September 2017		
Historic Building Grade	Blackstone House is unlisted and 1 & 2 Garden Court are grade II listed		
Conservation Area	Strand (City of Westminster) and Temple (City of London)		

1. RECOMMENDATION

Refuse permission – design and increased sense of enclosure.

2. SUMMARY

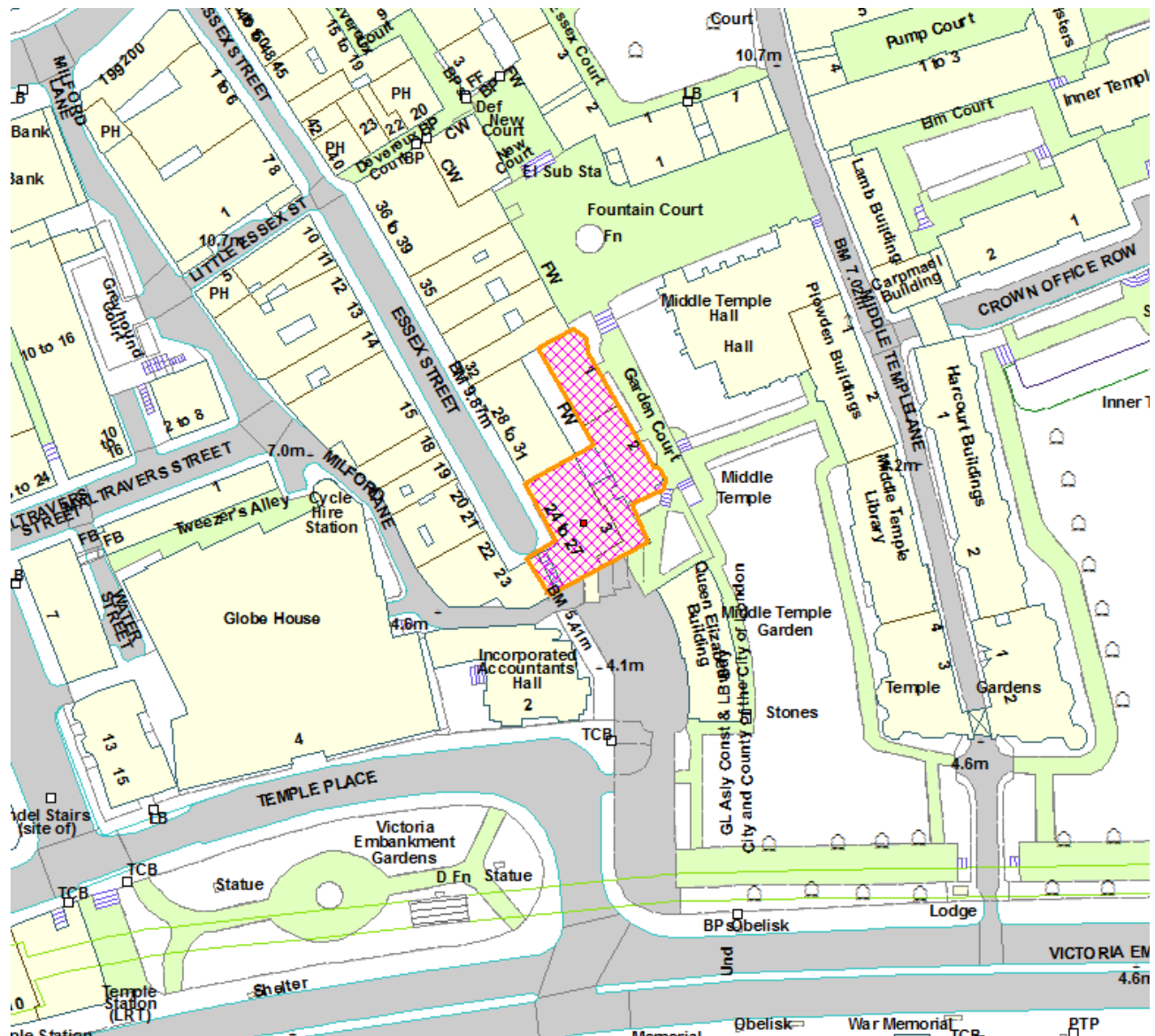
Blackstone House is an unlisted building and 1 & 2 Garden Court are grade II listed buildings in Middle Temple. The buildings are used as barrister's chambers. The boundary between the City of Westminster and the City of London runs between Blackstone House and 1 & 2 Garden Court. The buildings are interconnected at ground and first floors. The site is located within the Strand (City of Westminster) and Temple (City of London) Conservation Areas.

The key issues in this case are:

- the impact of the proposals on the significance of designated heritage assets including the impact on listed buildings, an adjoining listed garden and conservation areas; and
- the impact of the proposals on the amenity enjoyed by neighbouring residential occupiers.

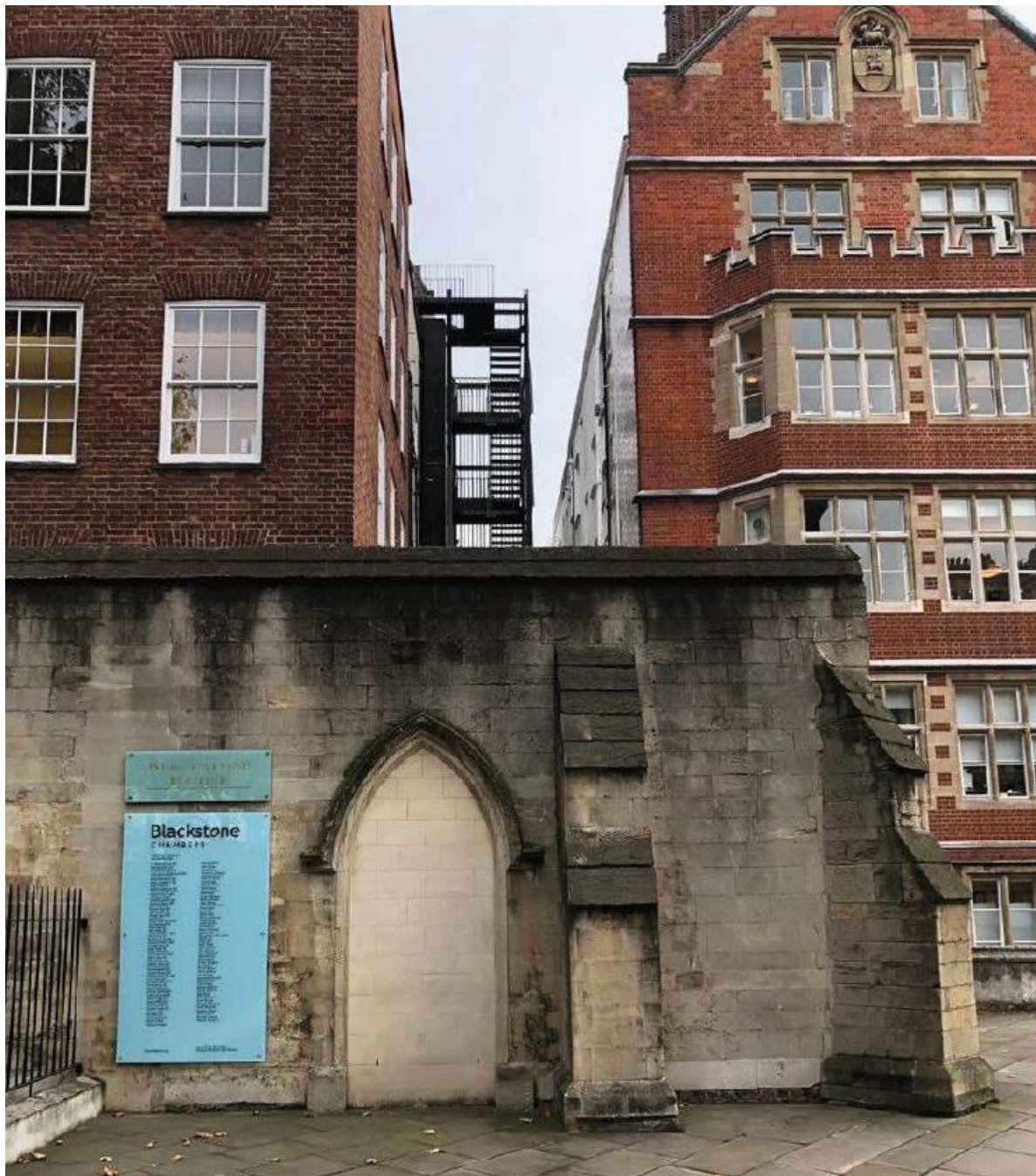
The proposed infill extension would harm the character and appearance of Blackstone House and the Strand Conservation Area; and would harm the setting of the Grade II listed 1 & 2 Garden Court, the Temple Conservation Area and the neighbouring Grade II Registered Gardens at Middle Temple Gardens. The extension would also result in a significant increase in a sense of enclosure for residents living in Aldwych Chambers, Essex Street. As such the proposal fails to meet with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and is recommended for refusal for the reasons set in the draft decision notice.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Blackstone House (left) and 1 & 2 Garden Court (right)



**View from fire escape
Blackstone House (right) and 1 & 2 Garden Court (left)**

5. CONSULTATIONS

CITY OF LONDON:

Consider the application acceptable. Less than substantial harm is caused to designated heritage assets by the visual prominence of the extension, but this harm is outweighed by the benefits of the proposal which principally relate to improved access between the buildings.

HISTORIC ENGLAND:

No comment.

HISTORIC ENGLAND (ARCHAEOLOGY):

No objection subject to conditions.

THE GARDENS TRUST:

No comment.

WESTMINSTER SOCIETY:

Recommend the application be approved.

ENVIRONMENTAL HEALTH:

No objection subject to conditions.

HIGHWAY PLANNING MANGER:

No objection.

CLEANSING MANGER:

No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 39

Total No. of replies: 17 (objections)

Objections received on the following grounds:

RESIDENTIAL AMENITY

- Loss of light and increased overshadowing, the submitted daylight and sunlight report is inaccurate;
- Overbearing height and bulk and loss of outlook;
- Increased overlooking; and
- The proposals would increase the intensity of the use of the buildings.

DESIGN

- Harm to the character and appearance of the buildings and conservation area.

OTHER

- Noise and disturbance from building works, hours of work should be restricted;

- The applicant ought to investigate an alternative fire strategy for the building to allow for the removal of the external fire escape staircase which has a negative impact on the appearance of the building and residential amenity;
- The benefits of the proposal to the applicant/ tenant in terms of improved circulation and increased floorspace does not outweigh the harm it would cause to neighbouring residential occupiers and designated heritage assets; and
- The extension would result in the loss of monetary value of adjoining properties.

The applicant and tenant of the application building have written in support of their proposal.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Blackstone House is an unlisted building located within the Strand Conservation Area and the City of Westminster. 1 & 2 Garden Court are grade II listed buildings located within the Temple Conservation Area and the City of London. Both buildings are used as barrister's chambers and are interconnected at ground and first floors by an existing glass infill extension. The site is located within the Core Central Activities Zone (Care CAZ).

6.2 Recent Relevant History

On 2 July 2007 permission was granted for the erection of a part one, part two storey glazed link between Blackstone House and No. 2 Garden Court to provide additional (Class B1) office space. Alterations to Blackstone House including the formation of new openings in the rear elevation, installation of seven air conditioning units at roof level, alterations to library wall including blocking up of existing entrance and formation of new window. Alterations to No. 2 Garden Court including the formation of new openings in rear elevation, demolition of existing single storey extension and installation of new platform lift. (RN: 07/04155/FULL)

7. THE PROPOSAL

Permission is sought for to erect a new glazed infill extension between Blackstone House and 1 & 2 Garden Court. The extension would create an atrium connecting the buildings at second, third and fourth floor levels. The additional space would provide chamber floorspace and improve the circulation between the buildings. Other works are sought to install plant to the foot of Blackstone House.

The applicant has submitted identical applications to the City of London and the City of Westminster. Whilst the submissions are identical, each planning authority can only authorise or refuse work within their boundaries. Blackstone House and the gap between it and the Garden Court buildings where the proposed extension is sought is within the City of Westminster.

The floorspace figures are summarised below:

	Existing GIA (sqm)	Proposed GIA (sqm)	+
Chambers (office B1)	3905	3934	29

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy S20 of the City Plan identifies the need for significant additional office floorspace within Westminster to retain and enhance Westminster's strategic role in London's office sector and support London's global competitiveness. The Core CAZ is identified as a suitable location for office floorspace in Policies S6 and S20 of the City Plan as it contributes to the unique and varied mixed use character of the Core CAZ which will ensure the continued vitality, attraction and continued economic success of Central London. The provision of additional office floorspace in this location is therefore acceptable in principle.

Policy S1 of the City Plan sets out the circumstances in which development proposals which include an increase in office floorspace trigger a requirement to provide new residential accommodation. As the net additional floorspace (29 sqm GIA) is less than 30% of the total existing building floorspace and less than 400sqm, no residential floorspace is required to offset the increase in office floorspace.

8.2 Townscape and Design

The two buildings that form the site are currently linked at ground and first floors by a part single-storey, part two-storey glass atrium within the gap which separates the two. This low atrium is set behind and concealed from public view by the high stone boundary wall which encloses the southern end of the site.

The Westminster portion of the site is wholly within the Strand Conservation Area, it is spatially separate and defined from, the grade II listed 1 & 2 Garden Court by a sizeable open gap. 1 & 2 Garden Court are located within the Temple Conservation Area. Blackstone House is unlisted but defined by the Strand Conservation Area Audit as a building of merit. It is built of brick to an L-shape planform enclosing the southern end of Essex Street where a rebuild of the old Essex Steps descend through the Grade II listed gateway to Milford Lane and Temple Place, marking the ancient line between the street and the pre-embankment riverside. The building's southern elevations are a plainer stripped-back version of the front, representative of their 20th century date. They are however positive elevations and a well-mannered composition.

Close to the east of the site is Middle Temple Garden, a Grade II Registered Garden within the City of London. The site and the gap between the buildings is readily visible from the gardens and forms part of its setting, contributing generally positively to the collegiate character of the Temples.

In addition to the evident positive characteristics of the site, the metal fire escape staircase, which is visible in the gap between buildings, has a negative impact on the buildings and area.

Legislation, Policy and Guidance

When determining applications for development within a conservation area, or affecting a listed building or its setting, Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant and require special regard be had to the desirability of preserving the setting of the listed building, and of preserving or enhancing the character and appearance of the conservation area.

Sections 7 and 12 of the NPPF require that great weight be placed on design quality and on the preservation of designated heritage assets. Paragraph 133 makes it clear that 'substantial harm' must only be approved in exceptional circumstances in return for substantial public benefits and subject to various tests. Paragraph 134 meanwhile requires a similar but proportionate assessment of 'less than substantial harm' against public benefits; 'less than substantial' should not be confused with 'acceptable' harm.

Together, and as informed by a range of legal judgments, the above statutory and national policy basis for decision-making equates to a strong presumption against harm, which may only be permitted if the harm caused would be significantly and demonstrably outweighed by public benefits which could only be achieved through allowing that harm. In considering this, it should also be considered whether there may be less harmful means of achieving the same, or whether those benefits could not be acceptably provided elsewhere.

UDP Policies DES 1 (urban design / conservation principles), DES 5 (alterations and extensions), DES 9 (conservation areas) and DES 10 (listed buildings) and DES 12 (registered parks and gardens) apply to the consideration of the application proposals, whilst S26 and S28 of the City Plan provide the strategic basis for the application. Relevant London Plan (2016) Policies include 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology). The Strand Conservation Area Audit is directly relevant to the application proposals.

Design, Conservation and Townscape Impacts

The extension would provide bridge links at every level linking the two buildings, along with additional meeting and break-out spaces. The extension would rise to just below the buildings' parapets, representing an increase in height of the equivalent of three storeys.

The extension would be essentially glazed. The glazing would incorporate a patinated bronze metal mesh encapsulated within its laminations, to help provide solar shading and control of outward light spill and reflectivity. The proposed extension would visually fill the gap which currently divides the site, and would present a tall wall of glass and metalwork readily to view from a number of angles to the south and neighbouring residential properties to the north. Objections have been received from neighbours on the grounds that the extension would harm the appearance of the buildings and conservation area. Some objectors consider that the metal fire escape staircase should be removed as part of these proposals as it impacts negatively on the appearance of the buildings and their properties.

The existing low level atrium is successful precisely because it is well concealed behind the pre-existing boundary wall – a clever and well executed scheme which has allowed the

two buildings to be used as one site. The proposed extension by contrast would quite dramatically alter the spatial character of the site, introducing a large object which architecturally and materially jars with the soft tones and textures of the brick and stonework which dominates the collegiate character of the Temple complex.

Whilst the bronze mesh within the glass would mean the glazing would appear different to regular glazed walling, the proposal would act as a large illuminating presence at night, and during the day it would present a visually hard and solid wall enclosing what spatially should be a gap separating two architecturally defined buildings. Both day and night, the gap would be transformed into a visually occupied place, exposing high levels of human activity where historically there has been none. Furthermore, the bronze mesh within the glass would fail in its stated intentions (of mitigating the appearance of the glass), and would instead present a highly eye-catching, decorative aesthetic, which would be notably discordant with the traditional materiality and aesthetic characteristics of this collegiate location.

These impacts would also have a direct effect on the appearance, character and setting of both of the site's main buildings. The rear elevations facing into the lightwell gap would be largely screened from view. Whilst the atrium's glazing would theoretically provide some visual permeability, the rear elevations of both buildings would be fundamentally changed to become internalised elevations, largely obscured from free view from the outside. This would also have a wider impact on the site's positive contribution to the conservation area, to the Temples Conservation Area and to the setting of Middle Temple Gardens.

For these reasons, it is considered that the proposals would harm the character of both Blackstone House and 1 & 2 Garden Court, and would also fail to preserve the character and appearance of the Strand Conservation Area, the setting of the Temples Conservation Area and Middle Temple Gardens. This harm is considered 'less than substantial harm' as defined by the NPPF which means the presumption is for refusal unless public benefits outweigh the identified harm.

Public Benefit and Potential Alternatives

The applicant notes the benefits of the scheme include the improved usability and accessibility between the two buildings and the increase in office floorspace, without which the applicant contends will result in the existing tenant seeking alternative accommodation elsewhere and this would have financial implications on them. The applicant also contends a benefit of the proposal would be to obscure the fire escape staircase from public vantage points. It is understood that the fire escape staircase is required as part of a fire excavation strategy for Blackstone House (and it is not redundant). External works outside of Westminster's boundaries to the front of 1 & 2 Garden Court are being considered by the City of London and these would provide level access externally in front of the Garden Court buildings and are cited by the applicant as a benefit. Some objectors have recognised the benefits of the scheme but do not consider they outweigh the harm.

The applicant's and tenant's circumstances are understood, and the provision of additional office floorspace and the improvement in the accessibility of the existing buildings are welcomed in principle. In this case however, these benefits are not

considered to outweigh the harm discussed above. The application buildings are, and it is considered they should remain as, separate visual entities and in this context there will therefore be limits to the degree to which they can be used together or expanded. The spatial and architectural limitations noted above are perhaps the most fundamental of these. Nonetheless, officers have advised the applicant that with a suitable degree of compromise and sensitivity a single link-bridge at either third or fourth floor level could be appropriate. This, whilst still requiring some transfer between floors, would improve accessibility whilst causing a much smaller degree of visual intrusion between the buildings thereby achieving much of the accessibility benefits the applicant seeks. There are many exemplars of well-designed high level link-bridges, both traditionally and more recent.

Furthermore, given the improved buildings are private chamber office premises, the extent to which the benefits of their very modest expansion in terms of floorspace and improved accessibility can be reasonably considered a weighty public benefit is somewhat limited. Given the obscuring of the fire escape is achieved by way of an extension that is considered harmful itself and would evidently be more prominent from public vantage points than the fire escape, this is not considered a benefit. Even if it were, it could be screened by much less intrusive means than the application proposals. Neighbours have noted that cumulative impact of both the proposed extension and existing staircase would be negative visually, and officers concur. There would also be significant harm to residential amenity which is discussed in section 8.3 of this report. As the works to the front of Garden Court are within the boundaries of the City of London and could be proposed separately to, and are not understood to be dependent on, the proposed extension, limited weight is given to this as benefit that would outweigh harm caused by the proposed extension.

In light of this, it is considered that the proposal is not the least intrusive means of improving this site and providing the benefits that the applicant states would arise. Therefore, permission is recommended to be refused in accordance with the presumption against harm discussed above.

8.3 Residential Amenity

The nearest residential properties are located within Aldwych Chambers, 29 Essex Street. This residential building is immediately adjoining Blackstone House to the north of the application site. The flats here have windows which face into the gap between 1 & 2 Garden Court.

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

17 objections have been received from residents who live in Aldwych Chambers on the grounds the extension would harm the enjoyment of their flats in terms of loss of light, overbearing/ increased enclosure, overshadowing and loss of privacy.

Sunlight and Daylight

The applicant has carried out an assessment on the neighbouring properties based on the various numerical tests laid down in the Building Research Establishment (BRE) guide “Site Layout Planning for Daylight and Sunlight: a guide to good practice”. The BRE guide stresses that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in a dense urban environment, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. The BRE guide principally seeks to protect light to principal habitable rooms.

Daylight

The principal BRE methodology for the assessment of daylight values is the ‘vertical sky component’ (VSC). This measures the amount of light reaching the outside face of a window. Under this method, a window achieving a VSC value of 27% is considered to be well lit. If, as a result of the development, light received to an affected window is below 27%, and would be reduced by 20% or more, the loss would be noticeable.

The applicant's daylight and sunlight report has been conducted in accordance with BRE guidelines. It identifies four windows which would receive losses in daylight in excess of the guidelines. These are located at basement, lower ground, upper ground and first floor levels within Aldwych Chambers adjacent to the proposed infill extension.

The four windows belong to four different flats and they serve three bedrooms and one living room. Only one of the windows is the single window to the room it serves, namely a bedroom to Flat 9 at first floor level. The remaining three windows serve rooms with at least one other window which complies with the VSC test.

The extent of actual light loss to the windows is low but the losses appear high in percentage terms given the low existing VSC levels. The actual losses in VSC are between 0.1% to 0.52%.

Given three of the rooms impacted are served by other windows which do not fail the VSC test and the single window room is in use as a bedroom, which should be considered of less importance than principle living areas, on balance it is not considered sustainable to resist the proposal on the grounds of loss of daylight.

Sunlight

In respect of sunlight, the BRE guide suggests that if a living room has a main window facing within 90 degrees of due south then the sunlighting of the existing dwelling may be adversely affected if it receives less than 25% of annual probable sunlight hours (APSH) or less than 5% of APSH between September and March, and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of APSH.

None of the Aldwych Chambers properties face 90 degrees of due south and as such will not be impacted upon in terms of loss of sunlight.

Overshadowing

The BRE guidelines have methodologies to assess overshadowing of gardens. And during the course of the application the applicant conducted one with reference to the sun-on-ground on the spring equinox. This is used to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21 March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.

The applicant's assessment confirms the existing gardens to the rear of Aldwych Chambers are currently inadequately sunlit and they receive zero sunlight hours on 21 March. The proposal would not alter this position. As such, the proposals would not result in a noticeable increase in overshadowing.

Sense of Enclosure

The proposals would result in three additional stories on the boundary with Aldwych Chambers and the application site. The gap between the Garden Court and Essex Street properties is narrow and the existing extension to Blackstone House infills part of the gap, being two stories high on the boundary with Aldwych Chambers. The flats in Aldwych Chambers have windows which face into this gap and most of these windows serve habitable rooms, the lowest flats also benefit from courtyard gardens inside the gap. The properties nearest to the proposed extension also endure the enclosure which the existing fire escape staircase creates.

Policy ENV13 of the UDP states that developments should not result in a significant increase in the sense of enclosure. Many of the objections from neighbours relate to the scale, proximity and overbearing nature of the proposed extension which they consider would harm the enjoyment of their flats.

The applicant contends that because officers do not consider the loss of light would be of a severity that could sustain a refusal on that ground that the development is thereby also acceptable in terms of enclosure. Loss of light and sense of enclosure are distinct however, and the applicant's assertion is addressed directly under policy ENV 13 where it states even when there may be no material loss of daylight or sunlight, new development can still be unacceptable because of an increase in the sense of enclosure.

This existing situation is already highly compromised. Even when compared to other dense urban environments this existing situation is highly enclosed. It is considered that the proposals would result in the further enclosure of this space which would be to the detriment of residents, particularly those who live close to the boundary, which includes units with a single aspect facing Garden Court. Outlook is severely restricted by the very close proximity of Garden Court – the gap is approximately 4.5 metres wide. For those rooms which are closest to the boundary, which include living rooms and bedrooms, this severely restricted outlook is worsened by the fire escape staircase structure directly in front of them. The proposals would unacceptably worsen this further by adding an additional three stories of height and bulk on top of the existing boundary wall. This would

unacceptably increase the sense of enclosure experienced by residents within Aldwych Chambers making them feel too shut in.

Loss of Privacy

Objectors consider the extension would allow for additional opportunities to overlook their properties. The additional three stories on the boundary within the gap would consist of an extension to the party wall of one storey with two glazed stories on top. The glazing would include a metal mesh and the applicant states the opacity of this glazing to the rear elevation would be of a degree that would prevent harmful views through it. The applicant states that the gauge of the mesh would be adjusted to make it more transparent to the front and less to the rear. Had the application been acceptable, a condition could have been attached to ensure that the mesh is of sufficient density to prevent views through it.

Light Spill

Highly glazed extensions can result in harmful light spill. The applicant states the metal mesh glazing that is proposed has properties that prevent harmful light spill. Had the application been considered acceptable, a condition could have been attached to ensure that the mesh was sufficiently dense to reduce light spill.

8.4 Transportation/Parking

Given the modest increase in floorspace, the Highway Planning Manager does not consider that there would any implications in highway terms.

8.5 Economic Considerations

Discussed earlier in this report.

8.6 Access

The proposal would increase the accessibility and circulation between the two buildings by reducing or eliminating the need to use multiple lifts to travel between the two buildings, which would be an improvement to this private use. All floors are currently accessible by lifts however the applicant considers this arrangement sub-optimal.

8.7 Other UDP/Westminster Policy Considerations

Plant Equipment

The applicant has submitted a noise survey as part of the application. Plant equipment is proposed at roof level of Blackstone House; the noise report indicates that the equipment assessed would likely be inaudible at the nearest residential premises. Had the application been considered acceptable, standard noise conditions could have been imposed.

Refuse /Recycling

Details of waste storage and collection have not been provided. Given its modest size, it is accepted that the proposed extension will not result in waste being left on the highway for collection. However, the Cleansing Manger recommends details of this provision be secured and that could have been done by condition had the application been acceptable.

Archaeology

The site was formerly within the grounds of the medieval Knights Templar and is located in a Tier 1 Archaeological Priority Area (Lundenwic and the Strand) which is strongly suspected to contain heritage assets of national importance. The Greater London Archaeological Advisory Service (GLAAS) reviewed the archaeological assessment provided by the applicant to support the proposal and considered that further exploratory fieldwork and assessment was required. GLAAS advised this could be secured by appropriate conditions to secure a staged programme of archaeological work, and had the proposals been acceptable a condition requiring this would have been attached.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Environmental Impact issues are not relevant to a development of this scale.

8.12 Other Issues**Construction impact**

Objectors have raised concern on the grounds of the disruption of building works. Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development; had the proposal be acceptable a condition would ensure work is not carried out at anti-social times. Maintenance, including keeping the property clean, would be the responsibility of the building's operator.

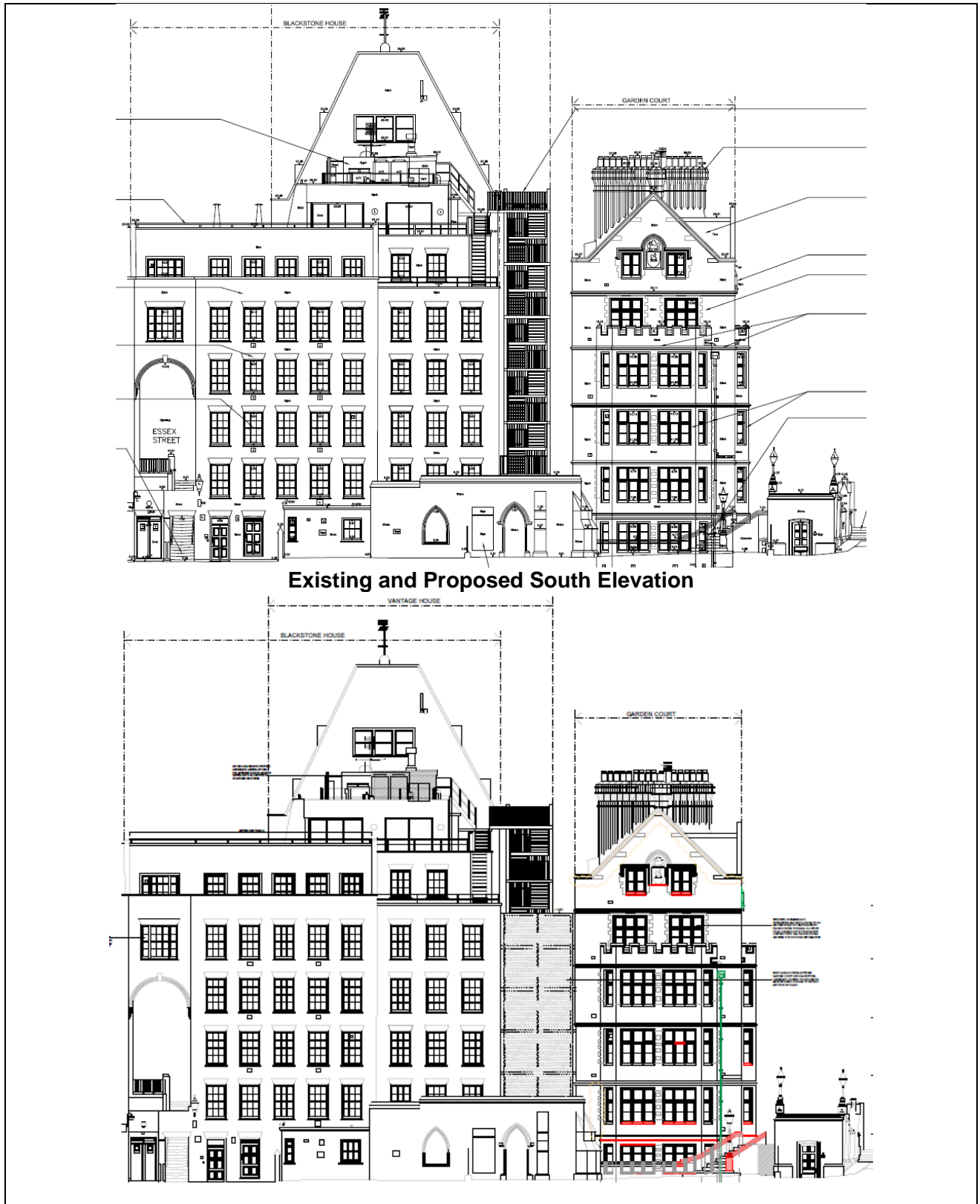
9. BACKGROUND PAPERS

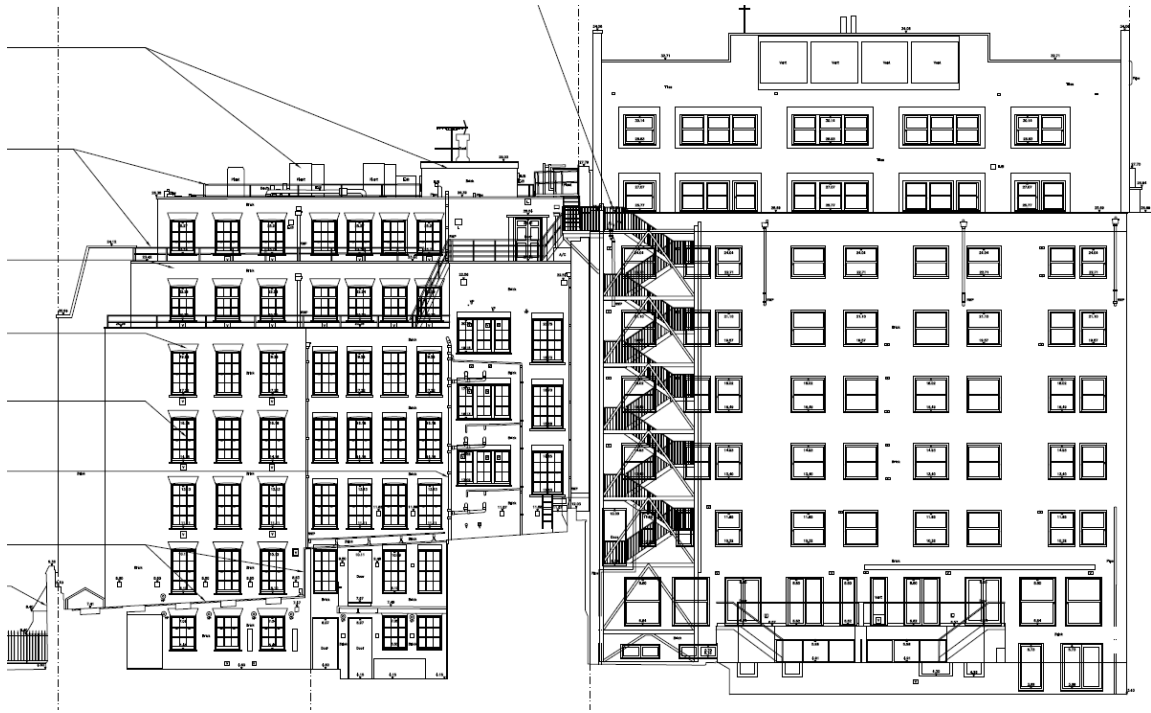
1. Application form.
2. Response from Westminster Society, dated 28 September 2017.
3. Responses (x3) from Environmental Health, dated 3 October 2017, 2 November 2017 and 13 December 2017.
4. Response from Historic England, dated 9 October 2017.
5. Response from Cleansing Manager, dated 16 October 2017.
6. Response from Historic England (Archaeology), 23 October 2017.
7. Response from Highway Planning Manager, dated 11 December 2017.
8. Response from The Gardens Trust, dated 3 December 2017.
9. Response from The City of London, dated 13 December 2017.
10. Objection from occupier of Flat 7, Aldwych Chambers, 29 Essex Street dated 8 October 2017.
11. Objection from occupier of Flat 8, Aldwych Chambers, 29 Essex Street dated 9 October 2017.
12. Objections (x2) from the occupiers of Flat 1, Aldwych Chambers, 29 Essex Street both dated 12 October 2017.
13. Objection from occupier of Flat 17, Aldwych Chambers, 29 Essex Street dated 12 October 2017.
14. Objection from freeholder of Aldwych Chambers, 29 Essex Street dated 12 October 2017.
15. Objection from occupier of Flat 6, Aldwych Chambers, 29 Essex Street dated 14 October 2017.
16. Objection from occupier of Flat 14, Aldwych Chambers, 29 Essex Street dated 14 October 2017.
17. Objection from occupier of Flat 11, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
18. Objection from occupier of Flat 13, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
19. Objection from occupier of Flat 12, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
20. Objection from occupier of Flat 18, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
21. Objections (x2) from occupiers of Flat 2, Aldwych Chambers, 29 Essex Street both dated 15 October 2017.
22. Objection from occupier of Flat 16, Aldwych Chambers, 29 Essex Street dated 16 October 2017.
23. Objection from occupier of Flat 9, Aldwych Chambers, 29 Essex Street dated 16 October 2017.
24. Objection from occupiers of Flat 15, Aldwych Chambers, 29 Essex Street dated 21 October 2017.
25. Letter of support from applicant The Honourable Society of the Middle Temple, Carpmael Building, Middle Temple Lane dated 22 November 2017.
26. Letter of support from tenant Blackstone Chambers, Blackstone House, Temple dated 23 November 2017.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

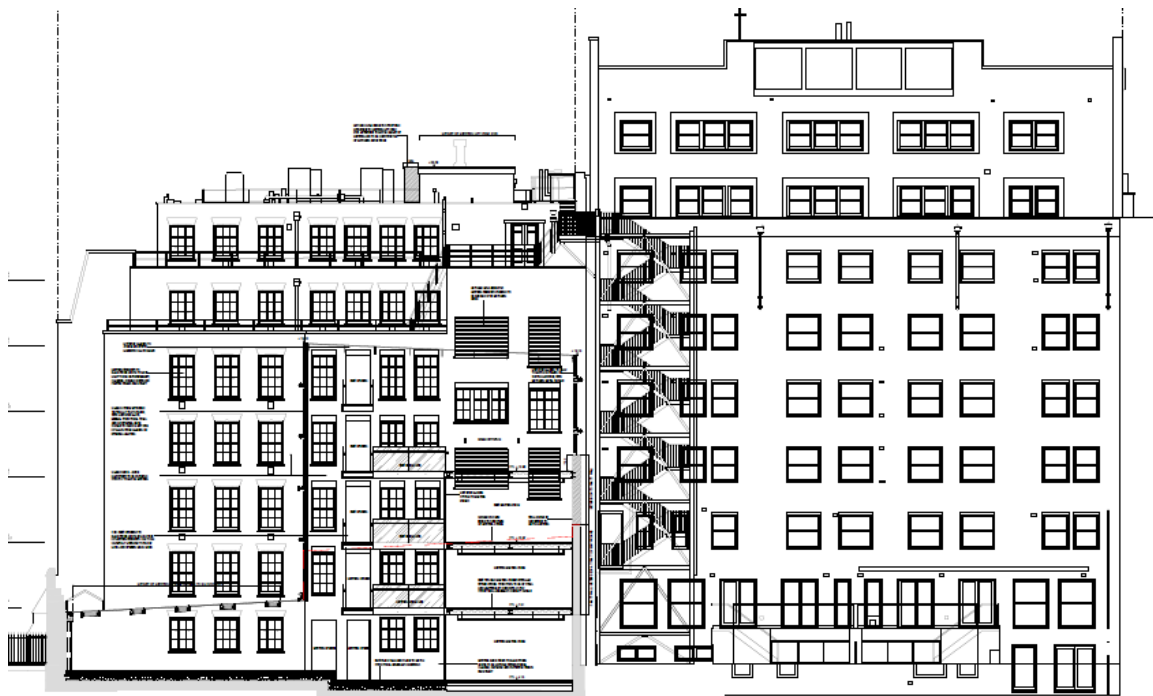
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VICENT NALLY BY EMAIL AT vnally@westminster.gov.uk

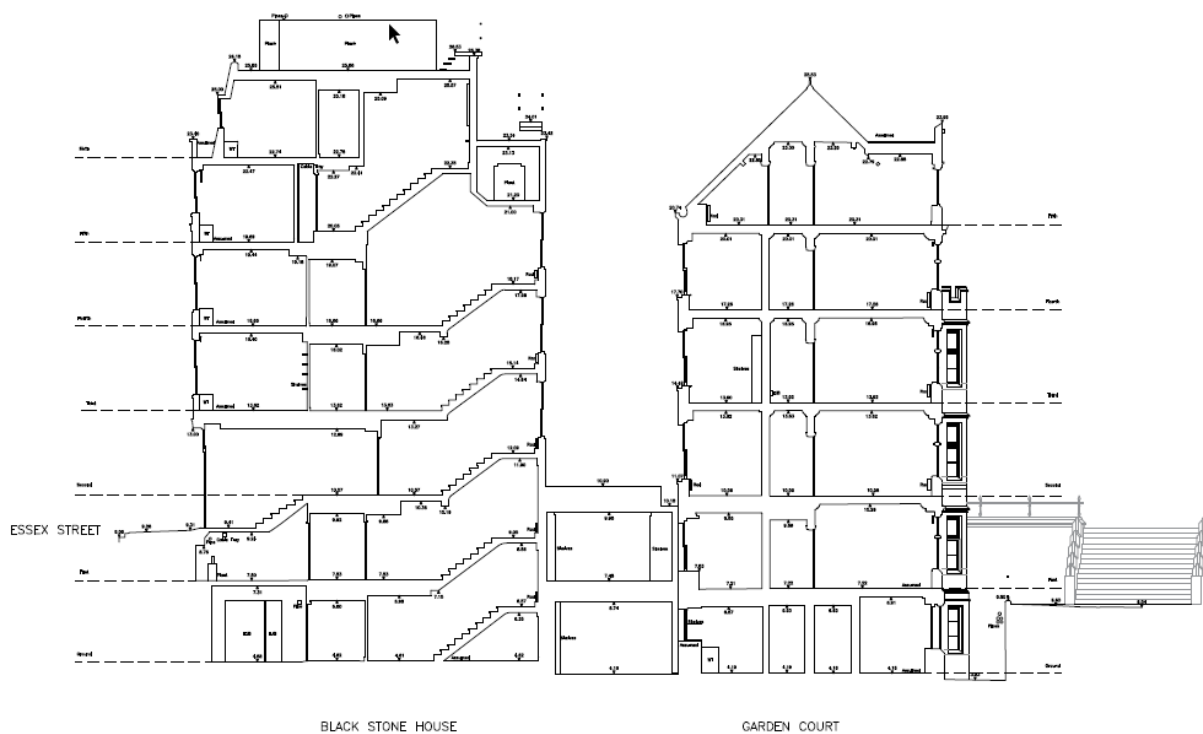
10. KEY DRAWINGS





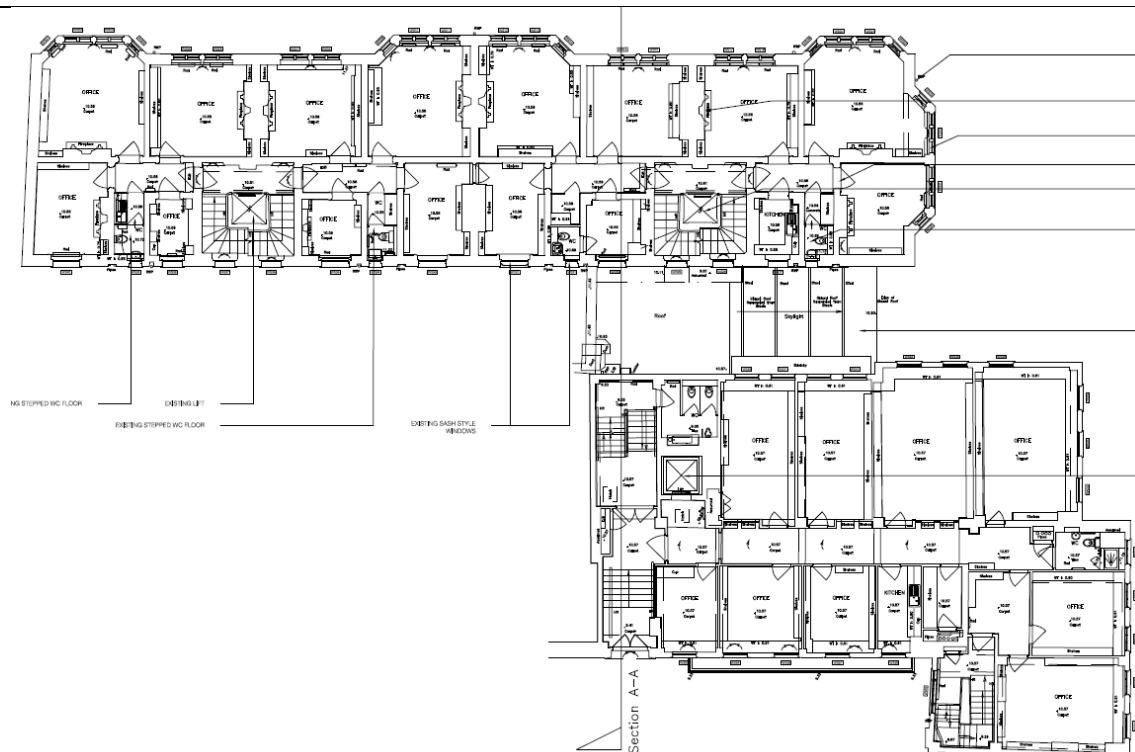
Existing and Proposed Section Facing Aldwych Chambers



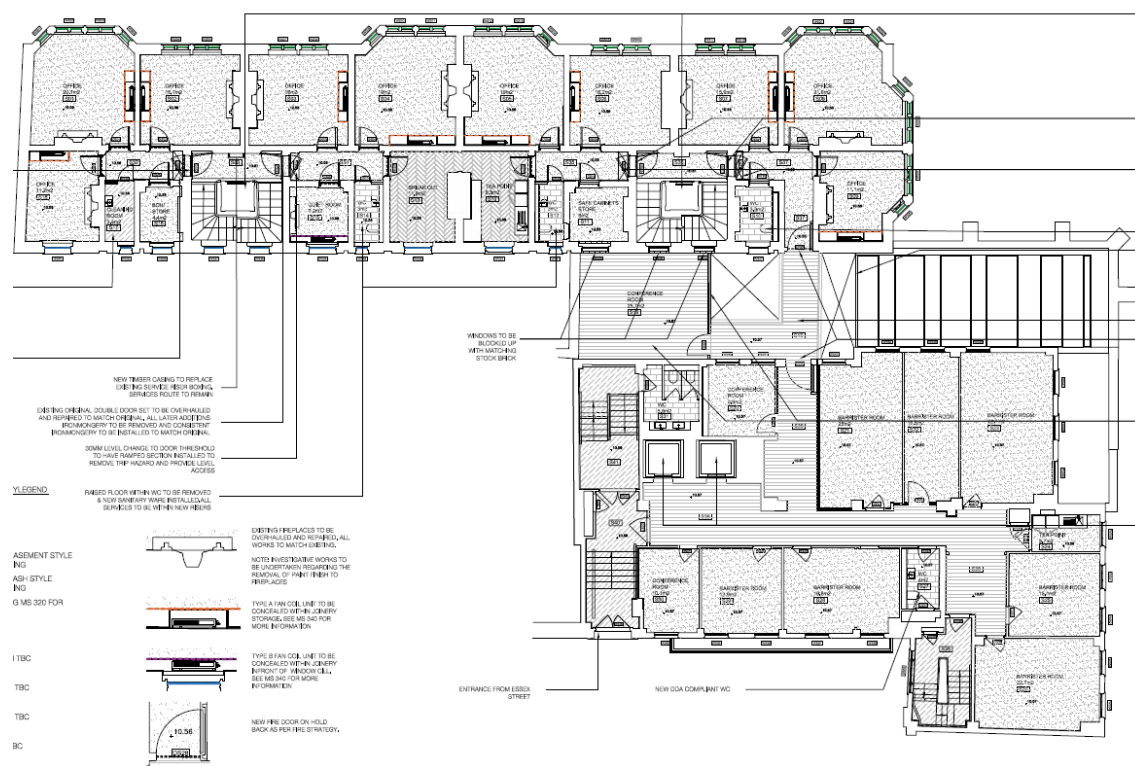


Existing and Proposed Section AA





Existing and Proposed Second Floor Plans



DRAFT DECISION LETTER

Address: Blackstone House, 3 Garden Court, Middle Temple, London, EC4Y 9BW.

Proposal: Erection of an infill extension between Blackstone House and 1 & 2 Garden Court to create a new atrium connecting the buildings at second, third and fourth floor levels, to provide additional chamber floorspace and to improve the circulation between the buildings, and associated external alterations including installation of rooftop plant to Blackstone House.

Reference: 17/08153/FULL

Plan Nos: Site Location and Boundary Plan; MS 100; MS 101; MS 102; MS 103; MS 104; MS 104; MS 105; MS 106; MS 10R; MS 150; MS151; MS152; MS 153; MS 154; MS 160; MS 170; MS 171; MS 172; MS 173; MS 174; MS 175; MS 176; MS17R; MS 180; MS 181; MS 182; MS 183; MS 184; MS 200; MS 201; MS 202; MS 203; MS 204; MS 205; MS 206; MS 20R; MS 220; MS 221; MS 222; MS 223; MS 224; MS 225; MS 600; MS 610; MS 611; MS 700; MS 701; MS 702; MS 703; MS 704; MS 705; Planning Statement; Design and Access Statement; Additional Design Information Note including Historic Maps and Photos; Structural Plans; Acoustic Report and Additional Plant Information Notes; Daylight and Sunlight Report and Addendum Letter; Historic Environment Assessment; Historic Building Report; Energy and Sustainability Statement; Cover Letter.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)**Reason:**

Because of its scale, design, materiality, and its relationship with neighbouring buildings and its surroundings, the infill extension would harm the character and appearance of Blackstone House and the Strand Conservation Area; and would harm the setting of the Grade II listed 1 & 2 Garden Court, the Temple Conservation Area and the neighbouring Grade II Registered Gardens at Middle Temple Gardens. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Reason:

The infill extension would make the people living Aldwych Chambers, Essex Street, feel too shut in. This is because of its bulk and height and how close it is to windows in that property. This would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X14BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, further guidance was offered to the applicant by the case officer during the processing of the application to identify amendments to address the issues identified with the scheme. You did not wish to amend the scheme in the manner suggested. Should you reconsidered your scheme, you are encouraged to consider the submission of a fresh application incorporating the amendments set out in the officer report.
- 2 You have submitted identical applications to the City of London and the City of Westminster as is required of you for cross boundary applications. Whilst the submissions are identical, each planning authority can only authorise or refuse work within their boundaries. This decision only relates to work within the City of Westminster, and does not constitute a decision on the works shown in your submission that are within the boundaries of the City of London.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

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