



Planning and Transportation Committee

Date: TUESDAY, 23 JUNE 2020
Time: 9.30 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)
[HTTPS://YOUTU.BE/TNGSHGZAFHC](https://youtu.be/TNGSHGZAFHC)

**6. POULTRY MARKET AND GENERAL MARKET AND THE ANNEXE BUILDINGS
WEST SMITHFIELD LONDON EC1A 9PS**

Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 1 - 14)

7. 81 NEWGATE STREET LONDON EC1A 7AJ

Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 15 - 16)

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

John Barradell
Town Clerk and Chief Executive

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Planning and Transportation Committee – 23rd June 2020 Amendments

Addendum to Agenda Item 6 – POULTRY MARKET AND GENERAL MARKET AND THE ANNEXE BUILDINGS WEST SMITHFIELD

Amendments to the Summary

Paragraph 8 should read:

71 letters of support have been received. (This is consistent with the figure quoted at paragraph 61 of the report and the background papers. The final count of letters of support was erroneously not updated in the summary text.)

Amendments to the Report

Paragraph 61

The table should include the following:

London and Middlesex Archaeological Society – The scheme proposes a number of heritage related benefits. The Society is supportive of the principle of conversion and broad scope of the plans. The amendments to the Poultry Market would constitute less than substantial harm which is outweighed by the substantial public benefits of the scheme. The Society does not consider that the scheme would harm the significance of the Smithfield Conservation Area or the setting of the nearby listed buildings.

(The associated background papers shall be updated to include reference the London and Middlesex Archaeological Society representation which was received on the 9th June 2020 and erroneously not included in the report.)

Paragraph 116

The number of traders within the markets can fluctuate. As a result, the reference to the number of traders in the East and West Markets at paragraph 116 of the report needs amending from 27 to 25. The resultant percentage impact needs amending from 72% to 70%. Paragraph 116 should now read:

Consideration has been given to the impact that the loss of the Poultry Market would have on Smithfield Meat Market as whole. The proposal would result in the loss of space used by 9 traders and 27 trading units, of which 17 units are occupied and 10 are vacant. The remaining 47 units in the East and West Markets that are occupied by 25 traders (traders own multiple units) would continue to function under the proposal. In percentage terms this would equate to approximately 70% of traders and 63% of the total number of trading units across the Market site being able to continue to function under the proposal.

Additional Representations Attached

The following additional representations do not raise any new material planning considerations:

19.06.2020	SAVE
19.06.2020	Knight Frank on behalf of the SMTA
19.06.2020	Karen Cook (Letter of support)
18.06.2020	GLA

From: Delves, Gemma
Sent: 19 June 2020 18:07
To: Delves, Gemma
Subject: FW: Cocoa Rooms / Museum of London / Addendum Drawings

From: MARCUS Binney
Date: 19 June 2020 at 16:43:03 BST
To: Paul Williams, henrietta billings
Subject: Re: Cocoa Rooms / Museum of London / Addendum Drawings

Dear Paul

Thank you for your revised drawings and plans of May 2020. We are very pleased that the ground and first floor of the Cocoa Rooms, with their beautiful tiles, will be retained and restored and that the staircase will also be restored and partitions removed to open up the first floor room.

We would like the token booth to be recorded, dismantled and stored, and on this basis agree your revised plans of May 2020.

We are strongly of the view that the discovery and retention of the Cocoa Rooms will be a delightful new element to the new museum which visitors will be thrilled to see – a piece of London history which is an integral part of the building.

We look forward to hearing more on the Cocoa Rooms project as it progresses

Best wishes

Marcus

Marcus Binney
Executive President



70 Cowcross Street
London EC1M 6EJ
Tel: 020 7253 3500

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www.savebritainsheritage.org

@SAVEBrit

From: Paul Williams

Sent: 18 June 2020 10:49

To: MARCUS Binney

Subject: Cocoa Rooms / Museum of London / Addendum Drawings

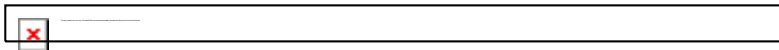
Dear Marcus

As discussed yesterday, pls see the drawings submitted to planning as an addendum, following our discussions regarding the proposed development of the Cocoa Rooms based on the findings of J Harrap Architects.

Could you please confirm that they reflect your understanding of the agreed way forward.

Please call if you have any questions,

Warm regards, Paul



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Stokley, Gemma

From: Delves, Gemma
Sent: 19 June 2020 18:06
To: Delves, Gemma
Subject: FW: MoL

From: Andrew Russell
Sent: 18 June 2020 20:58
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Cc: Sophie Hinton; Jeremy Randall
Subject: RE: MoL

Hi Gemma

Thanks for providing all the info and the report. I've had a read of this and the representation from the SMTA.

I have no objection to the on balance planning conclusion you have come to on this, which is a scheme we are supportive of the principle of.

My only query on reading the report is regarding the following paragraph. Why is it that the relocation of these facilities is not being secured in anyway? Is it because you are landowner of all the relevant sites and therefore confident the facilities can be moved? Or is it being seen as a purely commercial issue?

Ensuring that there is a planning mechanism to relocate these facilities would be our preference, so I can then advise the Mayor at Stage 2 that, whilst there is a loss of market stalls, the overall functionality of the remaining east and west central market is not affected.

I'm on leave on Friday and Monday, so feel free to email or leave me a voicemail.

Thanks

Andrew

111. There are facilities within the Poultry Market that support the function of the East and West Markets these include maintenance and tradesmen workshops, maintenance and cleaners stores, maintenance offices, animal bi-products facility, bin storage and washing facilities, waste collection pallets and packaging. The City as landlord and manager of the markets has been investigating the re-location of these facilities as part of the market's consolidation programme. Re-location of the facilities into City owned 79-83 Charterhouse Street, the Rotunda Basement Carpark and areas with the East and West Markets would be possible. It is understood that the re-location works would not require planning permission or listed building consent and are not for consideration as part of this application. Following the consolidation of these facilities the East and West Markets could function independently and would not be dependent on any facilities within the Poultry Market.

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From: Delves, Gemma
Sent: 19 June 2020 18:05
To: Delves, Gemma
Subject: FW: Comments for Planning Application 19/01343/FULEIA

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>
Sent: 19 June 2020 15:18
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Subject: Comments for Planning Application 19/01343/FULEIA

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

Comments were submitted at 2:56 PM on 19 Jun 2020 from Ms Karen Cook.

Application Summary

Address: Poultry Market And General Market And The Annexe Buildings West Smithfield London EC1A 9PS

General Market|cr|Partial demolition, repair, refurbishment and extension of the existing building known as the General Market at 43 Farringdon Street on the basement, ground, first and roof levels; creation of a new entrance structure on West Poultry Avenue (and associated refurbishment of the existing canopy over West Poultry Avenue) with new facades to West Smithfield and Charterhouse Street; new entrances on the corner of Farringdon Street and Charterhouse Street; Change of use to provide a museum and ancillary uses and areas, together with a flexible retail, restaurant, drinking establishment and leisure (gym) use for the perimeter 'houses'.|cr|Poultry Market|cr|Partial demolition, repair, refurbishment and alteration of the existing building known as the Poultry Market, Charterhouse Street at basement, ground and first levels; change of use to a museum and ancillary uses and areas.|cr|Annexe Site (Red House, Iron Mountain, Fish Market and Engine House)|cr|Partial demolition, refurbishment and extension of the existing buildings known as the Annexe Site at 25 Snow Hill and 29 Smithfield Street at basement, ground, first, second and third levels; creation of a triple height canopy above a public realm space; change of use to a flexible museum, offices, retail, restaurant, drinking establishment, events and functions use. Refurbishment of and minor alterations to the existing building known as the Engine House at West Smithfield at basement and ground levels; Change of use to a flexible retail and museum use.|cr|(The proposal would provide 33,340sq.m of Museum floorspace (Class D1), 4254sq.m of flexible A1/A2/A3/A4/B1/D1 & D2 floorspace, 2459sq.m of flexible B1/D1 floorspace, 812sq.m of flexible A3/A4/D1 & D2 floorspace, 23sq.m of flexible A1/D1 floorspace and

Proposal:

86sq.m of flexible A1/A3/A4/D1 floorspace.)|cr|This application is accompanied by an Environmental Statement. Copies of the Environmental Statement from Gerald Eve LLP, 72 Welbeck Street, London, W1G 0AY

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Ms Karen Cook

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write in support of the application for the Museum of London at Smithfield.

The skillful designs of Asif Kahn and Stanton Williams repair, restore and sensitively alter these historic buildings for all to enjoy. The new use by the Museum of London, together with retail, restaurant and leisure uses, will resuscitate the area, form a fundamental part of the Culture Mile and further enrich the character of the City.

Karen Cook
Founding Partner
PLP Architecture

Stokley, Gemma

From: Delves, Gemma
Sent: 19 June 2020 18:05
To: Delves, Gemma
Subject: FW: 2019/01343/FULEIA - MoL / Smithfield Market

From: Stuart Baillie
Sent: 19 June 2020 13:27
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Cc: Kelly McCann; Lis Batteson
Subject: 2019/01343/FULEIA - MoL / Smithfield Market

Dear Gemma,

Following our recent tel con, the consideration of servicing arrangements, public realm and potential conflicts with Market operations remain a critical concern, particularly given the limited detail provided by the Applicant. Reference was made during our telephone conversation to the Applicant having consulted closely with the 'Markets Superintendent' to consider and in some instances modify delivery and servicing arrangements. I believe you may be working under the misapprehension that the Markets Superintendant is a representative of the SMTA and that the SMTA's views had been articulated in these discussions. The SMTA would like it placed on record that the Markets Superintendent is employed by and represents the City of London Corporation and **is not a representative of the SMTA**.

It is the SMTA's opinion that the details discussed and design developments considered with the Markets Superintendent will likely impact market operations and the Applicant's discussions should have been held directly with the SMTA. They have not been consulted in these matters and this is a major oversight by the Applicant and has put the SMTA at a significant disadvantage in trying to understand and inform the planning application.

It is respectfully requested that Planning Committee be informed of this position and that the Application's determination at Committee be deferred until the Applicant has properly engaged with the SMTA who should then have time to consider and inform the servicing arrangements and wider traffic/pedestrian management and public realm proposals.

The SMTA is also concerned about the potential conflict of interest for various Members of the Planning & Transport Committee who also sit on the Markets Committee and the Capital Buildings Committee and the City of London's Member representatives on the Museum of London's Board of Governors, all of whom would seem to have a vested interest in seeing the MoL proposals approved for Planning.

The SMTA remains concerned about other matters as set out in our letter of 27th February 2020. They have registered to speak at the Committee and will be making their concerns clear during that forum.

Also for your information, a letter is being sent to the GLA today in response to their Stage 1 Report which invited some clarification around certain market operations. You will receive a copy of this letter for your information.

Kind regards,

Stuart

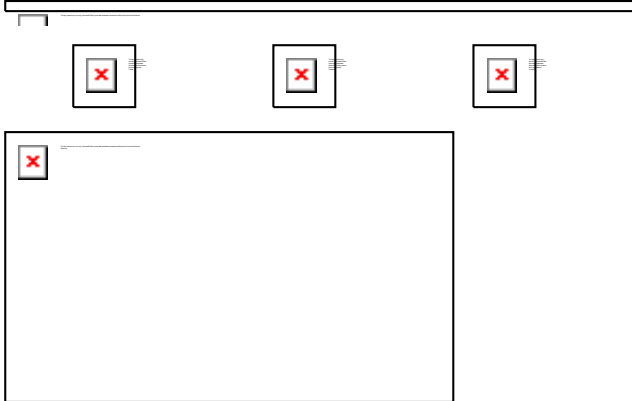


Stuart Baillie
Partner, Head of Planning
Head of Planning

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From: Devlia_Neel
To: Bush, Beverley; Delves, Gemma; DBE - PLN Support
Subject: FW: Network Rail Consultation Response: 19/01343/FULEIA
Date: 18 June 2020 10:07:33
Attachments: image001.png
Tunnels v.02a.doc
ASPSO Guidance 2020.pdf
Importance: High

From: Alghoul Dalia [REDACTED]
Sent: 18 June 2020 08:29
To: Devlia_Neel <Neel.Devlia@cityoflondon.gov.uk>
Subject: Network Rail Consultation Response: 19/01343/FULEIA

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the planning application 19/01343/FULEIA and apologies for the delay getting our comments back to you, I hope they can still be considered. Following an internal consultation, please see below our formal comments.

Network Rail have been engaging with both the City of London and Museum of London with regards to this project including the need to enter into an Asset Protection Agreement (APA) to undertake the proposed works above and adjacent to Network Rail Infrastructure. The APA will enable approval of detailed works ensuring the safety of the operation railway, and must be entered into prior to the main Museum of London Works above the tunnels commencing.

All designs and method statements that potentially effect Network Rail assets and operations will need to be reviewed and accepted by Network Asset Protection Rail Team prior to any works taking place.

Although the majority of the tunnel structure is owned by the City of London, Network Rail has assets within the tunnel including electrified overhead Line, track and signals that all require protecting during the works and ensuring that any design takes into consideration the need to operate and maintain these both throughout and following the works.

Monitoring of the tunnel and Network Rail assets to be agreed prior to the works commencing.

The current Network Rail access to Snowhill Rail Tunnel via the General Market basement is to be modified with a new gate directly from the shared area within the basement. The gate is to be a vehicle access. A standard sized car parking space will be provided alongside and to the north of the vehicle access. We note this is included in the D&A Statement.

Network Rail currently utilises a vehicle and pedestrian access point to the railway in the Smithfield tunnels. This is accessed from the West Smithfield highway via a ramp down to, and then across what was known as the 'old NCP Car park'. Network Rail would like to see both this vehicle and pedestrian access point, and the route to it, re-provided within the site as part of any development scheme.

The access to be in place and able to be used prior to the existing accesses being closed.

Access to the basement via the Ramp and the Road Rail Access Point needs to be available to Network Rail and their Contractors at all times.

Please also see attached Network Rail Asset Protection guidance for developments within close proximity of our infrastructure as well as a document containing conditions and requirements for engineering works in the vicinity of Network Rail tunnels.

Kind Regards,

 **Dalia Alghoul**
Town Planning Technician | Property | Eastern Route
One Eversholt Street, London, NW1 2DN
Mobile [REDACTED]
Email [REDACTED]

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Planning and Transportation Committee – 23rd June 2020 Amendments

Addendum to Agenda Item 7- 81 NEWGATE STREET 20/00311/FULMAJ

Amendment to page 365 -Gym (D2) use paragraph 1 line 5 ‘This would be accessible by passenger lift and escalators from ground floor and from the cycle parking area. The proposal would contribute to the leisure offering in the surrounding area and be in accordance with policy 4.7 of the London Plan, policy SD8 of the draft London Plan, policy DM 19.3 of the Local Plan and policy HIC7 of the emerging Draft City Plan.

To read:

This would be accessible by passenger lift and stairs from ground floor and from the cycle parking area. The proposal would contribute to the leisure offering in the surrounding area and be in accordance with policy 4.7 of the London Plan, policy SD8 of the draft London Plan, policy DM 19.3 of the Local Plan and policy HIC7 of the emerging Draft City Plan.

Amendment to page 372 paragraph 1 , ‘Therefore, the proposed development intends to sufficiently mitigate the loss of these trees, by specifying new urban greening measures that include tree planting It is proposed that the development would deliver a total of 20 additional trees, together with the seven replacement and four retained trees which will comprise a mix of field maple, honey locust, London plane and sweet gum trees that are considered appropriate to the character of the local area. This would result in a total of 31 trees around the site.

To read :

Therefore, the proposed development intends to sufficiently mitigate the loss of these trees, by specifying new urban greening measures that include tree planting It is proposed that the development would deliver a total of 19 additional trees, together with the seven replacement and four retained trees which will comprise a mix of field maple, honey locust, London plane and sweet gum trees that are considered appropriate to the character of the local area. This would result in a total of 30 trees around the site.

Amendment to page 372 paragraph 3

In addition to the replacement trees the urban greening strategy outlines a number of additional measures to mitigate the impact of the loss of existing trees which includes a landscaped area to the south west corner of the site together with landscaping of intermediate terraces and the 13 floor roof terrace. landscaping details propose a total of sixty-five new trees, which are specified as multi stemmed specimens that will remain small in overall height and crown spread –this includes some specimens within pots and raised planters.

To read:

In addition to the replacement trees the urban greening strategy outlines a number of additional measures to mitigate the impact of the loss of existing trees which includes a landscaped area to the south west corner of the site together with landscaping of intermediate terraces and the 13 floor roof terrace. landscaping details propose a total of eighty-nine new trees, which are specified as

multi stemmed specimens that will remain small in overall height and crown spread –this includes some specimens within pots and raised planters.

Amendment to page 428 and 429

Condition numbered 55

The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: PA 001, 002, PA 003 Rev 02;

Demolition drawings -PA 048, PA 049, PA 050, PA 051, PA 052, PA 053, PA 054, PA 055, PA 056, PA 057 , PA 058, PA 059, PA 060, PA 061, PA 070, PA 071, PA 072, PA 073,

Proposed drawings -PA 097, PA 098, PA 099 Rev 02, PA 100 Rev 04, PA 101, PA 102, PA 103, PA 104, PA 105, PA 106, PA 107, PA 108, PA 109, PA 110, PA 111, PA 112, PA 113 Rev 01, ~~PA 114 Rev 01~~ **PA 114 Rev 02**, PA 120 Rev 03, PA 121 Rev 02, PA 122 Rev 02, PA 123 Rev 01, PA 125 Rev 01, PA 201, PA 202, PA 203 Rev 01, PA 204 Rev 01, PA 205 Rev 01, PA 206 Rev 01, PA 210, PA 250 Rev 01, ~~PA 251 Rev 01~~, **PA 251 Rev 02**, PA 252 Rev 01, PA 260, PA 265, PA 301 Rev 01, PA 302 Rev 01, PA 303 Rev 01, PA 304 Rev 01, PA 305, PA 306, PA 307, 00-102 Rev P14, 00-103 Rev P13, 00-105 Rev P10, 02-101 Rev P00, 03-101 Rev P00, 04-101 Rev P01, 07-101 Rev P00, 08-101 Rev P00, 09-101 Rev P01, 10-101 Rev P01, 11-101 Rev P01, 12-101 Rev P01, 13-100 Rev P15, 13-101 Rev P07, 13-103 Rev P02, 00-601 Rev P08,

Added 00-400 Rev P01, 00-401 Rev P02 , 00-602 Rev P03,

and Written Scheme of Investigation for an Archaeological Evaluation, Mills Whipp Projects, dated June 2020 and Method Statement for an Archaeological Evaluation, Pre-Construct Archaeology, dated May 2020.

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

Additional Informative

14. This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation as ground landlords; and the work must not be instituted until the consent of the City of London Corporation as freeholders has been obtained.