



Planning and Transportation Committee

Date: TUESDAY, 15 DECEMBER 2020
Time: 10.30 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

4. **15 MINORIES, 57-60 & 62 ALDGATE HIGH STREET AND 1 LITTLE SOMERSET STREET LONDON EC3**
Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 1 - 6)

Item 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 – 15th December 2020 Amendments
Addendum to Agenda Item 4 – 15 Minories, 57 – 60 Aldgate High Street and 1
Little Somerset Street London EC3

Amendments to the Recommendations (page 3 of Agenda Item PDF)

Insertion of an additional recommendation as follows, to cover amendments needed to the extant permission in order to enable that permission and this development proposal to be built out alongside each other:

(e) an application to vary planning conditions attached to consent reference 15/01067/FULL being first submitted and approved.

Amendments to the Conditions

The following condition shall be inserted at condition number 7 (page 86 of Agenda Item PDF) and the subsequent condition numbering shall be amended accordingly:

Prior to the commencement of demolition works the developer/construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the NRMM Regulations and the inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations. REASON: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.

The following condition shall be inserted at condition 22 (page 91 of Agenda Item PDF) and the subsequent condition numbering shall be amended accordingly:

Prior to the commencement of the relevant works, a full Lighting Strategy for external lighting and the proposed controlled internal system shall be submitted to and approved in writing by the Local Planning Authority, which shall include full details of all luminaires, associated infrastructure, and the lighting intensity, uniformity, colour and associated management measures to reduce the impact on light pollution and residential amenity. The development shall be carried out and maintained in accordance with the details of the approved lighting strategy. REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM 15.7 and emerging policy DE2 of the Draft City Plan 2036.

The following conditions shall be inserted at conditions 38 and 39 (page 94 of Agenda Item PDF) and the subsequent condition numbering shall be amended accordingly:

The roof terraces on levels 9 and 11 hereby permitted shall not be used or accessed between the hours of 21.00 on one day and 8.00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7 and DM21.3.

No amplified or other music shall be played on the roof terraces.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Additional Representations

Two additional objections:

14.12.2020 Sam Dunham-Carter

14.12.2020 Tansy Dunham-Carter

The letters do not raise any new issues.

One letter has been received from the applicant on the 11th December 2020 re-affirming the commitment to the replacement Still and Star.

Gemma Delves
City of London Corporation
Department of the Built Environment
Principal Planning Officer

11th December 2020

Dear Gemma,

Re: Still and Star Pub

I hope that the Members' briefing document prepared by the team was sufficient for your purposes.

I am sure that Members will ask further questions regarding the Still and Star and we thought it may be useful to outline some of the key points regarding the relocation of the pub and the commercial benefits that are achieved as a result of this development, which will ensure its long-term viability.

We have owned the pub for approximately 8 years and to the best of our knowledge it never was able to trade profitably, and after its penultimate closing we even tried to run it as no operator could be found.

The lack of trade was principally brought about by the poor location of the existing property and this lack of prominence meant that unless you were walking along Little Somerset Street you would not even know it was there.

By relocating the pub, to Aldgate High Street and providing it with a main frontage to the improved Harrow Alley, this will ensure a significant gain in footfall and improve its commercial viability. You will have seen that our architect's concept takes many of the design prompts of the original property and we will ensure that its offer will take the form of a specialist gin distillery and trade with the name the 'Still and Star'.

I am aware that this is conditioned as part of the planning, but we wish to go further than that as we believe that the reconstituted Still and Star will significantly add to 'the offer' to potential office occupiers. We will ensure that the fit-out will be to the highest quality and celebrate the history of the locale and the reason behind the name, Still and Star.

4C Hotel Group
31 Lisson Grove
Marylebone
London NW1 6UB

We summarise the advantages below:

- The pub will become commercially viable and we will covenant that it remains a pub for the long-term
- The significant public realm improvements associated with our proposals will make this an attractive and permeable route through the site and past the relocated public house
- We will place a covenant on the land title that the pub must retain the name Still and Star
- We will ensure the fit out is to the highest quality and celebrates the history of the Still and Star and its position within Aldgate
- This proposal is a significant advantage to the existing consent whereby the pub's prominence is established by its relocation to Aldgate High Street
- The proposals increase the floor area by 23% above ground and 50% overall as set out in the floor schedule below:

Existing GIA sq ft		Proposed GIA (sq ft)	
Basement (Cellar)	396	Basement 2 (Cellar)	452
Ground Floor (Public House)	603	Basement 1 (Toilets)	560
Level 1 (Back of House)	463	Ground Floor (Pub)	1152
Level 2 (Back of House)	463	Level 1 (Pub)	732
Total above ground	1528		1884
TOTAL	1925		2896

I hope the above demonstrates our commitment to the longevity of the Still and Star which forms an integral part to our comprehensive proposals to significantly enhance this eastern quarter of the City of London.

Yours Sincerely,



Al-Karim Nathoo
Managing Director

4C Hotel Group
31 Lisson Grove
Marylebone
London NW1 6UB

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1, Class A3 and Class A4 uses. (30,901sq.m gea.)

Case Officer: Sonia Williams

Customer Details

Name: Mr Sam Dunham-Carter

Address: 37D Belvedere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am saddened that this building is under threat, and I hope the proper authorities will consider saving this very important part of history

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Tansy Dunham-Carter

Address: 37D Belvedere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As London is an incredible city with vast history it is vital to keep everything standing to teach others of its past. The terrible way in which this particular building is being treated by yet another large building being built is awful, there should be respect given by those who represent the city of London by protecting its history.