



Planning and Transportation Committee

Date: THURSDAY, 17 JULY 2014
Time: 11.00 am
Venue: LIVERY HALL - GUILDHALL

Members:

Deputy Michael Welbank (Chairman)	Gregory Jones QC
Oliver Lodge (Deputy Chairman)	Deputy Henry Jones
Randall Anderson	Deputy Keith Knowles
Deputy Ken Ayers	Alderman Professor Michael Mainelli
Alex Bain-Stewart	Paul Martinelli
David Bradshaw	Brian Mooney
Deputy John Chapman	Deputy Alastair Moss
Dennis Cotgrove	Sylvia Moys
Revd Dr Martin Dudley	Graham Packham
Peter Dunphy	Deputy Henry Pollard
Emma Edhem	Alderman Neil Redcliffe
Alderman Peter Estlin	Alderman Matthew Richardson
Sophie Fernandes	Tom Sleight
Marianne Fredericks	Graeme Smith
Deputy Bill Fraser	Angela Starling
George Gillon	Patrick Streeter
Brian Harris	Deputy James Thomson
Christopher Hayward	

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Lunch will be served in Guildhall Club at 1PM

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
 - a) To agree the minutes of the meeting held on 10 June 2014
For Decision
(Pages 1 - 8)
 - b) To receive the draft minutes of the Streets and Walkways Sub Committee meeting held on 9 June 2014
For Information
(Pages 9 - 12)
4. **DEREGULATION BILL**
Report of the Remembrancer.
For Information
(Pages 13 - 18)
5. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**
Report of the Chief Planning Officer and Development Director relative to development and advertisement applications dealt with under delegated authority.
For Information
(Pages 19 - 46)
6. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**
Report of the Chief Planning Officer and Development Director.
For Information
(Pages 47 - 52)
7. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**
 - a) North Wing St Bartholomew's Hospital West Smithfield London - Full
For Decision
(Pages 53 - 88)

- b) North Wing St Bartholomew's Hospital West Smithfield London - Listed Building Consent

For Decision
(Pages 89 - 96)

- c) The North Block St Bartholomews Hospital West Smithfield, London EC1A 7BE - Full

For Decision
(Pages 97 - 216)

- d) The North Block St Bartholomews Hospital West Smithfield London EC1A 7BE - Listed Building Consent

For Decision
(Pages 217 - 224)

- e) 51 - 54 Fenchurch Street, London, EC3M 3LA

For Decision
(Pages 225 - 272)

- f) Unit 3 200 Aldersgate Street, London, EC1A 4HD

For Decision
(Pages 273 - 312)

8. **BARBICAN LISTED BUILDING MANAGEMENT GUIDELINES VOLUME IV - LANDSCAPE, DRAFT SPD**

Report of the Chief Planning Officer and Development Director.

Further appendices to the draft document will be printed and provided in the Member's Reading Room.

For Decision
(Pages 313 - 454)

9. **CITY OF LONDON RESPONSE TO CONSULTATIONS ON THE PROPOSED GARDEN BRIDGE BETWEEN TEMPLE STATION AND THE QUEEN'S WALK**

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 455 - 464)

10. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

- a) Paternoster Square city walkway/public access

For Decision
(Pages 465 - 474)

- b) Affordable Housing Contribution - Sugar Quay, Lower Thames Street

N.B: Appendix 1 & 2 to this report are non-public.

For Decision
(Pages 475 - 496)

- c) Adoption of draft Office Use Supplementary Planning Document as Interim Planning Guidance

For Decision
(Pages 497 - 522)

- d) On-Street parking pay and display

For Decision
(Pages 523 - 546)

- e) Building Re-naming authorisation: Salesforce Tower

For Decision
(Pages 547 - 552)

- f) Review of Guidelines for Special Events on the Public Highway

For Decision
(Pages 553 - 572)

11. **REVENUE OUTTURN 2013/2014**

Joint Report of the Chamberlain, Director of the Built Environment, Director of Culture, Heritage and Libraries and City Surveyor.

For Information
(Pages 573 - 582)

12. **STREET TRADING POLICY**

Report of the Director of Markets and Consumer Protection.

For Information
(Pages 583 - 624)

13. **TABLES & CHAIRS POLICY**

Report of the Director of Markets and Consumer Protection.

For Decision
(Pages 625 - 654)

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

16. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Part 2 - Non-public Agenda

17. **MINUTES**

- a) To agree the non-public minutes of the meeting held on 10 June 2014

For Decision
(Pages 655 - 656)

- b) To receive the draft minutes of the Streets and Walkways Sub Committee meeting held on 9 June 2014

For Information
(Pages 657 - 658)

18. **DEBT ARREARS - DEPARTMENT OF THE BUILT ENVIRONMENT - PERIOD ENDING 31/03/14**

Report of the Director of the Built Environment.

For Information
(Pages 659 - 664)

19. **TOWER BRIDGE GLASS PANELS**

Report of the Director of the Built Environment.

For Information
(Pages 665 - 670)

20. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 10 June 2014

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00 am

Present

Members:

Deputy Michael Welbank (Chairman)
Oliver Lodge (Deputy Chairman)
Randall Anderson
Deputy Ken Ayers
Deputy John Chapman
Dennis Cotgrove
Revd Dr Martin Dudley
Alderman Peter Estlin
Sophie Fernandes
Marianne Fredericks
Deputy Bill Fraser
George Gillon
Christopher Hayward

Gregory Jones QC
Deputy Henry Jones
Alderman Professor Michael Mainelli
Paul Martinelli
Sylvia Moys
Graham Packham
Deputy Henry Pollard
Alderman Neil Redcliffe
Tom Sleigh
Graeme Smith
Angela Starling
Patrick Streeter
Deputy James Thomson

Officers:

Katie Odling	Town Clerk's Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Paul Beckett	Department of the Built Environment
David Stothard	Department of the Built Environment
Peter Young	City Surveyor's Department
Alison Hurley	City Surveyor's Department
Alan Rickwood	City Police
Alexander Williams	City Police

1. APOLOGIES

Apologies for absence were received from Brian Harris, Brian Mooney, Deputy Alistair Moss and Deputy Henry Pollard.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations of interest.

3. MINUTES

3.1 Planning and Transportation Committee

RESOLVED – That the minutes of the meeting held on 20 May 2014 be approved.

3.2 Streets and Walkways Sub Committee

RESOVLED – That the minutes of the meeting held on 6 May 2014 be received.

4. TOWN PLANNING AND DEVELOPMENT APPLICATIONS

The Committee received a report of the Chief Planning Officer and Development Director relative to development and advertisement applications dealt with under delegated authority since the previous meeting.

5. VALID APPLICATIONS LIST FOR COMMITTEE

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the department.

6. REPORTS RELATIVE TO PLANNING APPLICATIONS

6.1 20 Farringdon Street, London

Proposal: Redevelopment providing a 12 storey building comprising office accommodation (Class B1) at basement to 11th floor and public house at part basement and part ground floor.

RESOLVED – That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to:
 - i) planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed; and
 - ii) no objections being received as a result of the consultation detailed above.
- b) That your officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 of the Town and Country Planning Act 1990.

6.2 Site bound by King William Street

Proposal: Demolition of the existing buildings and redevelopment with a new office building at part basement, ground floor and six upper floors with retail uses at part ground and mezzanine levels, incorporating reconstruction of the existing historic façade at 20 Abchurch Street and associated infrastructure at ground floor level.

The Committee were informed of the following changes to the report –

Page 59 Recommendation:

Omit (ii) which says “The Mayor of London be given 14 days to decide whether or not to direct the Council to refuse planning permission (under Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008).”

Omit (d) – as the areas of land are proposed to be Permissive Path.

Page 62, Para 1; retail (273sq.m) replaced with retail (959sqm)

Page 68, Para 39; 17,250sqm (GIA) should read 16,159 sqm (GIA)

Page 68, Para 42, last sentence; retail floorspace 150sqm should read 155sqm.
Page 96, Condition 2; Change reason: "To ensure the enforceability of the S.106 covenants."

Add new condition: "The development hereby permitted shall not commence until the Transport and Works Act Order for the Bank Station Capacity Upgrade Project has been made and implemented and shall not commence other than in association with works approved by the Secretary of State pursuant to the said Transport and Works Act Order. REASON: The development hereby permitted shall not commence except in association with the works approved by the Secretary of State pursuant to a Transport and Works Act Order for the Bank Station Capacity Upgrade Project."

During discussion, reference was made to the following –

- Any potential disturbance to St Mary Abchurch caused by service vehicles needed to be taken into account;
- Inclusion of a condition to require that a photographic record to be made of 10 King William Street; and
- The location of the new entrance to be the Underground

RESOLVED – That subject to the above amendments,

- a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to: Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed; and
- b) it be agreed in principle that the area of public highway described in the report may be stopped-up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and making of a Stopping-up order for that area, under the delegation arrangements approved by the Court of Common Council.

6.3 15 - 16 Minories and 62 Aldgate High Street, London

Proposal: Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail. Extension and recladding of 16 Minories and change of use from offices to a hotel with Class A3 restaurant or Class D1 (health)/Class D2 (community) use. Erection of a new residential building (Class C3) providing 87 units. Re-landscaping of open space and public realm improvements.

The Committee were informed of the following changes to the report –

Page 143 Subject: amended as follows to include proposed Class A3 restaurant in the description:

"Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail (18,537sq.m). Extension and recladding of 16 Minories and change of use from offices (Class B1) to a hotel (Class C1), *Class A3 restaurant* and Class D1 (health)/ Class D2 (community) use/Class A3 restaurant use (17,367sq.m.). Erection of new residential building (Class C3) providing 87 units (7829sq.m.). Re-landscaping of open space and public realm improvements."

Page 143 Summary; fourth paragraph: 31 affordable units should read 27 affordable units.

Page 177 Para 165: Following sentence added to the end of the para: "This provision would be secured in the S106 agreement."

Page 192 Description of Development: amended to include the proposed Class A3 restaurant as in the description as above.

Page 197 Condition 24 amended to read as follows:

"Goods, including fuel, delivered or collected by vehicles arriving at or departing from the buildings shall not be accepted or dispatched unless the vehicles are unloaded or loaded from the designated basement service areas.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Core Strategy: CS15, CS21."

Page 202 Condition 47 amended to read as follows:

"The Class A3 (restaurant) premises hereby permitted at ground, first and eleventh floor levels shall not be open to customers between the hours of 23:00 on one day and 7:00 on the following day.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21".

Page 214 Additional informative:

"You are advised that the detailed design along with the involvement of the project architect of the application scheme is considered to be an important element of the success of the building designs. As such, any proposed variation either in detailed design, the use of materials or a change in the project architect to oversee implementation is likely to dilute the convincing design quality of the buildings and is likely to be resisted by the City of London as local planning authority."

There was a general discussion where there was broad support for the scheme and comments were made as follows -

- the Committee were not supportive of A3 use as an alternative to the D1/D2 use proposed in the Community facility area;
- The provision of the residential building should be secured;
- The use of residential balconies for bikes and other uses;
- Members were informed that negotiations regarding the lease arrangements for the Community Centre were ongoing; and
- The Committee requested that the details of the elevations under conditions 38 (a) and (b) be put before the Committee for consideration as opposed to being dealt with under Delegated Authority.

RESOLVED - That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- b) Officers be instructed to negotiate and execute obligations in respect of

those matters set out in the report under Section 106 of the Town and Country Planning Act 1990 and any necessary agreements under Section 278 of the Highway Act 1980;

- c) the areas of public highway and publicly accessible private land affected by building structures be stopped up to enable the development to proceed and, upon receipt of the formal application, your officers be instructed to proceed with arrangements for advertising and making of a Stopping up Order for the various areas under the delegation arrangements approved by the Court of Common Council.

7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

7.1 City of London Planning Obligations SPD - Minor Alterations

The Committee considered a report of the Director of the Built Environment which detailed minor alterations to the approved City of London Planning Obligations Supplementary Planning document.

RESOLVED – That the proposed minor alterations to the City of London Planning Obligations Supplementary Planning Document be approved, to bring the SPD into line with revised national Building Regulations and the updated Mayoral supplementary planning guidance.

7.2 Rescission and Variation of City Walkway - 33 King William Street and Bridge Across Upper Thames Street to Seal House

The Committee considered a report of the Director of the Built Environment regarding the rescission and variation of City Walkway at 33 King William Street and Bridge across Upper Thames Street to Seal House.

RESOLVED – That approval be given to rescind the resolution of the Court of Common Council dated 3rd October 1985 which declared as City Walkway CW18 and vary the resolution of the Court of Common Council dated 13th March 1986 which declared as City Walkway CW35, being more particularly shown hatched on the City Walkway Rescission Plan NO. CWRP-01-14 (Appendix B to this report) and City Walkway Variation Plan CWVP-01-14 (Appendix D to this report) in accordance with the resolutions set out in Appendix A and Appendix C to this report.

7.3 Department of the Built Environment Business Plan 2013/16 : Quarter 4 Update and Financial Outturn Report

The Committee considered a report of the Director of the Department of the Built Environment which set out progress against the 2013/16 Business Plan and the Financial Outturn report for the Department.

RESOLVED – That the report be noted.

7.4 Department of Built Environment Projects Programme

The Committee considered a report of the Director of the Built Environment which set out the current programme for the of the departments major projects.

RESOLVED – That the programme of projects being undertaken be noted and approval given to projects at Gateway 2.

7.5 The City of London Open Space Strategy-draft Supplementary Planning Document

The Committee considered a report of the Director of the Built Environment which set out the background and production of a draft City of London open Space Strategy.

The Committee commended the strategy and which had approved for Public Consultation by the Open Spaces and City Gardens Committee.

The Committee commented on the proposed methods of consultation which may benefit from more visuals and maps from which it was advised that Officers would liaise with the Open Spaces Department on the most appropriate material to use. It was suggested that the results of the consultation could be submitted to the Local Plans Sub Committee for consideration.

RESOLVED – That the draft text of the City of London Open Space Strategy Supplementary Planning Document be approved for Public Consultation.

7.6 Advertising ('A') Boards in the City of London

This report was deferred to the meeting on 17 July to allow consideration by the Policy and Resources Committee on 3 July 2014.

8. CITY FUND HIGHWAY DECLARATION - 120 FENCHURCH STREET, EC3

The Committee considered a report of the City Surveyor which sought approval to declare parcels of City Fund highway land surplus to requirement.

RESOLVED – That,

- a) City Fund highway land at Billiter Square, Fenchurch Avenue, Billiter Street, Fenchurch Street and Fen Court, EC3 measuring 2,561 ft² (237.93 m²) in total and encompassed by the permitted development at 120 Fenchurch Street (11/00854/FULEIA) be declared surplus to highway requirements to enable it to be incorporated into the development scheme with the disposal terms to be subject to the approval of the Property Investment Board and the Finance Committee; and
- b) It be noted that insofar as part of the affected highway land is only to be used for oversailing and such declaration is restricted to that vertical section as needed for the oversailing to operate and that the declaration excludes the highway stratum which is to be retained for highway purposes.

9. CITY FUND HIGHWAY DECLARATION - FORE STREET

The Committee considered a report of the City Surveyor which sought approval to declare an area of City Fund highway land to be surplus to highway requirements to allow its disposal and enable the permitted development scheme being proposed by the Salters Company to its premise.

RESOLVED – That City Fund highway land at Fore Street, EC2 measuring 485 ft² (45.05 m²) and to be oversailed by the permitted development of the Salters Hall (consent no. 08/00991/FUL) be declared surplus to highway requirements to enable its disposal upon terms subject to the approval of the Property Investment Board, and such declaration excluding the highway stratum which is defined as being 2 spits depth

beneath the footpath and at least 2.75m above it and which is to be retained for highway purposes.

10. STREET TRADING POLICY REPORT

This report was deferred to the next meeting.

11. ANNUAL BREAKDOWN REPORT OF PUBLIC LIFTS AND ESCALATORS

The Committee considered a report of the City Surveyor which provided the annual performance statistics for Public Lifts and Escalators from 1 April 2013 to 31 March 2014.

RESOLVED – That the report be noted.

12. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

14. EXCLUSION OF THE PUBLIC

RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

15. MINUTES

The non-public minutes of the Streets and Walkways Sub Committee meeting held on 6 May 2014 were received.

16. BRIDGEMASTERS HOUSE - POTTERS FIELDS REDEVELOPMENT PHASE II - GATEWAY 4C PROGRESS REPORT

The Committee considered and approved a progress report of the City Surveyor regarding Bridgemaster's House (Potters Fields Redevelopment Phase II) – Gateway 4c.

17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There were no items of urgent business.

The meeting closed at 1.00 pm

Chairman

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STREETS AND WALKWAYS SUB (PLANNING AND TRANSPORTATION) COMMITTEE

Monday, 9 June 2014

Minutes of the meeting of the Streets and Walkways Sub (Planning and Transportation) Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 9 June 2014 at 11.00 am

Present

Members:

Marianne Fredericks (Chairman)
Jeremy Simons (Deputy Chairman)
Randall Anderson
Revd Dr Martin Dudley
Alderman Alison Gowman (Ex-Officio Member)
Brian Harris
Graham Packham
Deputy Michael Welbank

Officers:

Katie Odling	Town Clerk's Department
Rob Oakley	Department of the Built Environment
Steve Presland	Department of the Built Environment
Doug Wilkinson	Department of the Built Environment
Victor Callister	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Ian Hughes	Department of the Built Environment
Patrick Hegarty	Open Spaces Department
Norma Collicott	City Police
Alan Rickwood	City Police

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Alex Bain-Stewart, Oliver Lodge, Sylvia Moys and Deputy John Barker.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations of interest.

3. ELECTION OF CHAIRMAN

The Sub Committee proceeded to elect a Chairman, and Marianne Fredericks, being the only Member expressing a willingness to serve, was declared to be duly elected Chairman of the Sub Committee for the ensuing year, and she took her place.

The Chairman welcomed all those present to the meeting and expressed her thanks to those Members no longer on the Committee.

4. **ELECTION OF DEPUTY CHAIRMAN**

RESOLVED – That in accordance with Standing Order No 30 (4) (b), Jeremy Simons be elected Deputy Chairman for the ensuing year.

The Chairman of the Planning and Transportation Committee expressed sincere thanks to Mr Simons for his excellent Chairmanship over the last three years. In response, Mr Simons thanked the Sub Committee for its support.

5. **TERMS OF REFERENCE**

The Terms of Reference of the Sub Committee were noted.

6. **MINUTES**

RESOLVED – That the Minutes of the meeting held on 6 May 2014 be approved.

7. **ALDGATE HIGHWAY CHANGES AND PUBLIC REALM IMPROVEMENT PROJECT**

The Sub Committee considered a report of the Director of the Built Environment regarding the Aldgate Highway Changes and Public Realm Improvement Project.

During discussion, reference was made to the following –

- The Pavilion would be in operation 7 days a week and managed by the operator of the facility.
- As part of the detailed design stage, full consideration would be given to designing out the nuisance and risks from skateboarding.
- The podium drainage repair project that was currently being undertaken at the Barbican would not be delayed as a result of this project.
- The project had received full approval from Transport for London.
- Due to the size and significance of the project, the Sub Committee would receive progress every 6 months.
- Officers were content from a design perspective that the north/south cycle route was fit-for-purpose.
- Officers agreed it would be sufficient to insert parking bays on just one side of the Minories.

The Sub Committee considered that in addition to the £6M contribution from TfL that the balancing figure be delivered through a combination of S106 funding and potential future CIL receipt, as opposed to S106 funding only.

Members noted the comments made by the Open Spaces and City Gardens Committee that the 'Middle Specification Option' excluded some highly desirable features of the project and it was therefore agreed to recommend that the 'Full Specification Option' should be approved but at the same cost of the 'Middle Specification Option' of £18.7M.

RESOLVED – That,

- a) the Full Specification Option be approved, at a cost of £18.7M;
- b) authority be given to fund this project utilising a combination of TfL funding and S106 funds as set out in Appendix G and CIL funding;
- c) authorisation be given for £10M to be set aside from the OSPR account to act as an underwriting sum for this project, which will only be drawn upon to address temporary shortfalls in S106 funding - This authorisation shall be progressively reduced as S106 and CIL funds are committed to the project.;
- d) authority be delegated to the Director of the Department of the Built Environment to renegotiate the S106 agreements highlighted in Appendix G such that the funds as set out may be utilised for delivery of the Aldgate Project (subject to consultation with the Comptroller and City Solicitor);
- e) the revenue implications (see Appendix I) for the initial five years following construction be met through S106; and
- f) the future revenue budget increases for the following 15 years should be funded by draw down against future CIL.

8. REVIEW OF GUIDELINES FOR SPECIAL EVENTS ON THE PUBLIC HIGHWAY

The Sub Committee considered a report of the Director of the Built Environment which summarised the findings of a review of the current procedure for considering applications to hold major special events in the Square Mile.

RESOLVED – That,

- a) the proposals for a revised Special Events consideration process be agreed;
- b) the revised fees and charging structure be agreed;
- c) the changes to the Children's Parade event, which will be subject to a full post-event review be noted;
- d) support be given for the Royal Marines Parade; and
- e) the application for the 'Walk a Mile in Her Shoes' event be accepted.

9. ADVERTISING ('A') BOARDS IN THE CITY OF LONDON

The Sub Committee received a report of the Director of the Built Environment which considered current practices in relation to permitting Advertising Boards ('A' Boards) on the footway in the City and recommended that they should not be permitted. The Sub Committee noted that prior to a decision being taken by the Planning and Transportation Committee; this report would be submitted to the Policy and Resources Committee for comment.

The Sub Committee considered 'A' Boards were obstructive and that shops and businesses should advertise in the correct way to reduce clutter and competing problems on streets. The Sub Committee expressed its support for the report.

RESOLVED – That the report be noted.

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**

There were no questions.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
Issues Report: Update on the Barbican Area Strategy Review

The Sub Committee considered a report of the Director of the Built Environment regarding the Barbican Area Strategy Review.

RESOLVED - That the Resource Allocation Sub Committee be asked to release an additional £204,078 from the City Fund to deliver the revised Barbican Area Strategy Review.

12. **EXCLUSION OF THE PUBLIC**

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

13. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 6 May 2014 be approved.

14. **ST PAUL'S CHURCHYARD**

The Sub Committee considered and approved a report of the Director of the Built Environment regarding St Paul's Churchyard.

15. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**

There were no questions.

16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no items of urgent business.

The meeting ended at 1.00 pm

Chairman

Contact Officer: Katie Odling
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Committee(s):	Date(s):
Port Health and Environmental Services Committee	15 July 2014
Planning and Transportation Committee	17 July 2014
Subject:	Public
Deregulation Bill	
Report of:	For Information
Remembrancer	
Summary This report summarises those provisions in the Deregulation Bill that are most relevant to your committee's interests. In relation to the Bill, the main points of interest include • Imposing an obligation on non-economic regulators to have regard to promoting economic growth • Liberalising arrangements relating to certain road safety measures • Changing investigatory powers regarding marine accidents • Removing requirements on authorities relating to energy, waste and air quality • Abolishing the current criminal offence of not complying with an authority's rules on refuse collection • Liberalising licensing rules • Changing the recording of certain rights of way Recommendation Your committee is invited to note the contents of this report.	

Main Report

Introduction

1. Following the recent legislative trend of publishing legislation in draft, the Government introduced a draft version Deregulation Bill for consideration by a cross-party committee of MPs and peers.

The committee considered evidence at the end of 2013. The committee concluded that the Bill did not go far enough towards “meaningful proposals to really tackle the challenges of deregulation” and expressed the hope that it was the first of several deregulation bills.

2. The Government’s re-crafted Bill received its first reading in the House of Commons on 23 January 2014. Describing the Bill, Local Government Secretary Eric Pickles said that among the measures are ones to “bring common sense back and rein in the town hall bin bullies”. Cabinet Office Minister Oliver Letwin said the measures are part of the “Government’s ongoing drive to remove unnecessary bureaucracy that costs British businesses millions, slows down public services like schools and hospitals, and hinders millions of individuals in their daily lives”. Opposition spokesman Chi Onwurah said the Bill does not tackle the “big issues”, adding that the Bill is “Christmas tree Bill to end all Christmas tree Bills. In fact, Christmas trees are one of the few things that are not covered by this Bill”. She gave support, however, to the “many parts of the Bill” that tackle the “unnecessary burdens on businesses, particularly small and medium-sized enterprises”.

Economic Growth Duty

3. The proposal to place a duty on non-economic regulators to have regard to the desirability of promoting economic growth is one of the most politically high profile of the measures contained in the Bill. It sets out a general duty but does not list those regulators to which this new duty will apply - a later statutory instrument will provide that detail. It is likely that regulators in the fields of health and safety and environment will be covered by the duty and it is conceivable that the regulators of some professions (the Law Society, for example) might fall within the scope of this provision.
4. Where a regulator is brought within the scope of the duty, that regulator will be required to ensure that it considers “the importance of the promotion of economic growth in the way in which it carries out its regulatory activities”. The Bill proposes a two-step process – first that regulatory action is “taken only when needed” and, second, that “any action taken is proportionate”. The Bill does not provide any detail about either of these two requirements but does give ministers the power to issue guidance.

Transportation

5. The Bill proposes some changes to the requirement to obtain approval from the Secretary of State relating to activity on the highway. Arrangements for authorising roadworks in the City, and elsewhere in London, are contained in a permitting scheme introduced in 2010. The scheme, which operates in relation to non-urgent works, provides authorities with greater control over works and gives a power to refuse consent for works considered to have the potential to cause unnecessary disruption. The Bill proposes to extend across England the scheme that applies to London.
6. The Bill proposes the removal of the Secretary of State's power to construct road humps. The current requirement on highway authorities to notify the Secretary of State prior to the creation or removal of zebra, pelican or puffin crossings will be removed if the Bill comes into force. As part of the wider deregulation process, the Department for Transport is consulting on a major amendment to the Traffic Signs Regulations and General Directions. The Government's intention is that local authorities will have much more freedom to determine how signage is used on the public highway. This aspect will be reported on at a later date if appropriate.
7. The Bill sets out plans to change the rules regarding marine accident investigations (during the committee stages, the plans faced considerable criticism from marine transport groups). The Bill proposes the repeal of the requirement on the Secretary of State to order a re-hearing where 'new and important' evidence is discovered. If the measure is brought into force, the Secretary of State will have a discretion to reopen an investigation in such circumstances.

Energy and Environment

8. The Bill proposes the revocation of the criminal sanction (currently by way of a fine) that may be levied against a householder for failing to comply with instructions regarding how to present rubbish for collection. If the Bill becomes law, a new civil penalty will be the

sanction against householders where an authority can show there is harm to local amenity.

9. Of interest to the City is the proposal to revoke certain targets and measures relating to energy. For example, the Climate Change and Sustainable Energy Act requires local authorities to have regard to 'energy measures' reports published by the Secretary of State. Only one report has been published, however, and that was in 2007. The Bill also proposes the repeal of the requirement to comply with micro-generation targets.
10. Currently certain animals, such as musk rats and grey squirrels, should be reported to the Secretary of State as foreign species and, in certain circumstances, destroyed. The Bill repeals these requirements.
11. The Bill revokes an unused power, contained in the Local Government and Public Involvement in Health Act 2007, by which local authorities may apply to the Secretary of State for the creation of 'joint waste authorities'. Authorities sometimes make informal arrangements in relation to waste management and the Bill allows such arrangements to continue.
12. Under the Environment Act 1995 local authorities, including the City, are required to provide assessments of air quality in areas designated as Air Quality Management Areas. However, further to the results of a consultation in 2013 and the evidence provided to the draft Bill committee, the Bill proposes the repeal of the assessment requirement.
13. The Bill proposes the abolition of local authorities' powers to create noise pollution zones.

Licensing

14. Details of the measures regarding licensing will be reported to the Licensing Committee. Currently an individual may apply for a maximum of 12 Temporary Event Notices per year - where an event organiser applies to serve or sell alcohol, offer late-night refreshment or provide certain types of entertainment, for less than 500 people. Local police and environmental health officials may object to a TEN application. In the City some temporary events appear to lead to an increase in criminal activity and the Bill's

proposal to increase the maximum number of TENs per year to 15 will, therefore, be of interest to the City Police and licensing officers.

15. Despite significant opposition to the change, the Bill proposes the revocation of the current requirement to renew personal alcohol sales licences every 10 years. In future personal licences will continue indefinitely.
16. The current offence of selling 'liqueur confectionary' to under 16s will be repealed if the Bill is enacted.

Rights of Way and Property

17. These matters will be reported to the Open Spaces Committee. Following proposals put forward by a working group on unrecorded rights of way, led by Natural England, which arrived at a broad consensus, the Bill proposes certain technical changes to the recording of rights of way.
18. Provisions relating to official recording of rights of way were first introduced in 1949 - and have been continually updated since that date - with the intention of ensuring all rights of way are logged on an official definitive map. The Countryside and Rights of Way Act 2000 introduced a cut-off date (1 January 2026) after which unregistered pre-1949 rights will be extinguished. The Government's view now is that the full registration of rights of way is too complex and costly. Therefore, under the Bill, local authorities will only be required to modify the rights of way register if they receive substantial evidence that no pre-1949 right of way existed. The Government's stated intention is to reduce the amount of research and investigation required of authorities.
19. In another technical measure, the Bill proposes that in a case where a private land owner uses a public right of way to access their property and that right of way is extinguished under the 2026 cut off provision a private right of way will spring into existence so as to ensure the private landowner has continued access to their property.
20. If the Bill comes into force, landowners' powers to erect gates or other means of access will be liberalised so that, in the

future, landowners will be permitted to erect gates and stiles to improve access for users.

Miscellaneous

21. The Bill proposes the repeal of a variety of local authority duties, including
- a. Sustainable communities strategies
 - b. Local area agreements
 - c. Multi area agreements
22. Of interest to the City in its capacity as a local authority, under provisions in the Local Government and Public Involvement in Health Act 2007, where a Best Value Authority decides to consult local people, the authority must demonstrate it provides information about the subject of the consultation, involves local interests and secures input from representatives of relevant interests. In a move supported in the Local Government Association's evidence to Parliament, the Bill proposes the repeal of these requirements.

Consultation

23. The Directors of Built Environment and Markets and Consumer Protection have been consulted in the preparation of the report. Officers dealing with the other aspects of this report have been consulted.

Philip Saunders
Parliamentary Affairs Counsel
Remembrancer's Office
X 1201

Committee:	Date:
Planning and Transportation	17 July 2014
Subject: Delegated decisions of the Chief Planning Officer and Development Director	
Public	

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director under their delegated powers since my report to the last meeting.
2. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Date of Decision
13/01082/FULMAJ Aldgate	Mitre Square, International House, Duke's Place, 11 Mitre Street & 1 Mitre Square London EC3	Application under Section 73 to vary condition 42 of planning permission 10/00371/FULMAJ dated 27 June 2011, to amend the approved office entrance, servicing location, retail provision and consequential minor changes.	09.06.2014

14/00027/FULM AJ Aldgate	52-54 Lime Street & 21-26 Leadenhall (Prudential House), 27 & 27A Leadenhall Street (Allianz Cornhill House) & 34- 35 Leadenhall Street & 4-5 Billiter Street (Winterthur House) London, EC3	Application under section 73 of the Town & Country Planning Act 1990 to vary condition 35 of planning permission (application no. 12/00870/FULEIA) dated 11th June 2013 to enable minor material amendments to the approved scheme including alterations to the external envelope, external canopy, basement depth and internal layout. [Revised GEA 60,464sq.m]	30.06.2014
14/00184/POD C Aldgate	52-54 Lime Street & 21-26 Leadenhall (Prudential House), 27 & 27A Leadenhall Street (Allianz Cornhill House) & 34- 35 Leadenhall Street & 4-5 Billiter Street (Winterthur House) London EC3	Submission of details of local Training Skills and Job Brokerage Strategy approved pursuant to paragraph 4.2 of schedule 3 of the S.106 agreement 12/00870/FULEIA dated 11 June 2013.	12.06.2014
14/00318/FULL R3 Aldgate	Outside Willis Building, 51 Lime Street London EC3M 7DQ	Temporary installation of an artwork composed of two sculptures - Southern Shade I and V by Nigel Hall - for a temporary period of up to 1 year, to be taken down on or before 7th June 2015.	09.06.2014
14/00332/FULL R3 Aldgate	Outside Willis Building 51 Lime Street London EC3M 7DQ	Temporary installation of a sculpture - Kiss by Nigel Hall - for a temporary period of up to 1 year, to be taken down on or before 07 June 2015.	05.06.2014

14/00338/FULL R3 Aldgate	Outside 30 St Mary Axe Plaza, South- West Quadrant London EC3A 8BF	Temporary installation of one sculpture - WORK by Ben Long - for a temporary period of up to 1 year to be taken down on or before 07 June 2015.	29.05.2014
14/00393/FULL R3 Aldgate	Outside 7 Bury Court London EC3A 8FR	Application for temporary installation of an artwork composed of 3 Sculptures- shapes in the Clouds I, II, III by Peter Randall- Page - for a temporary period of up to 1 year, to be taken down on or before 07 June 2015.	05.06.2014
14/00408/MDC Aldgate	International House Duke's Place 11 Mitre Street And 1 Mitre Square London EC3	Part submission of details of a programme of archaeological work pursuant to condition 2 of planning permission dated 09/06/2014 (application number 13/01082/FULMAJ).	19.06.2014
14/00535/ADVT Aldersgate	Unit 3 200 Aldersgate Street London EC1A 4HD	Installation and display of i) two illuminated fascia signs measuring 0.515m high x 3.200m wide at a height of 3.600m above ground level; and ii) one illuminated projecting sign measuring 0.450m high x 0.962m wide at a height of 3.600m above ground level.	26.06.2014
14/00049/POD C Broad Street	8 - 10 Moorgate London	Details of an Interim Travel Plan and a Draft Delivery and Servicing Management Plan pursuant to clauses 5.1 and 6.1 of Schedule 1 to the Section 106 Agreement dated 19/10/2012.	29.05.2014

14/00272/MDC Broad Street	1 Angel Court & 33 Throgmorton Street London EC2R 7HJ	Details of a programme of archaeological work and foundation design pursuant to conditions 36 and 37 of planning permission dated 15th March 2012 (application number 10/00889/FULMAJ).	05.06.2014
14/00380/POD C Broad Street	8 - 10 Moorgate, 3 & 4 King Arms Yard, 16/16A & 17 Tokenhouse Yard & 8 - 10 Telegraph Street London EC3	Submission of details of the installation of utilities connections pursuant to clause 10.2 and 10.3 of Schedule 1 to the S106 Agreement dated 19 October 2012.	12.06.2014
14/00491/LBC Broad Street	4 - 10 Blomfield Street London EC2M 7NH	Installation of one metal logo mounted to existing post over the entrance, two brass plaques to the left and right of the entrance and three opaque film logos on the inside of the windows.	03.07.2014
13/00836/MDC Bridge And Bridge Without	14 Lovat Lane London EC3R 8DZ	Details of an acoustic report; ground floor residential entrance, dormer windows and external joinery; new bin store door; the provision of cycle parking within the property. All pursuant to conditions 4(a), 4(b) [in part], 4(c), 7(a), 8, 9 and 10 of planning permission (application no. 12/00310/FULL) dated 31st May 2012.	03.07.2014
14/00171/FULL Bridge And Bridge Without	55 Gracechurch Street London EC3V 0RL	Replacement of two existing boiler flues, with a single extended flue.	05.06.2014

14/00189/FULL Bridge And Bridge Without	9-10 Philpot Lane London EC3M 8AA	Erection of extensions to fourth, fifth and sixth floors of existing building to provide 172sqm additional office floorspace (Class B1) together with internal refurbishment, retention of existing ground floor retail unit (Class A1) and basement restaurant (Class A3) and re-cladding of exterior, re-configuration of internal layout and associated cycle parking, servicing, storage and plant equipment at roof level.	12.06.2014
14/00204/MDC Bridge And Bridge Without	2 ,3 And 5 Philpot Lane London EC3M	Details of measures to minimise transmission of structural borne sound or vibration from new plant pursuant to condition 11 of planning permission dated 06.12.2012 (App no. 12/00575/FULL).	12.06.2014
14/00359/FULL Bridge And Bridge Without	Peninsular House 30 Monument Street London EC3R 8LJ	External alterations to existing roof terrace at fourth floor level.	26.06.2014
14/00437/MDC Bridge And Bridge Without	11 - 19 Monument Street, 46 Fish Street Hill And 1 - 2 Pudding Lane London EC3R	Details of a Noise, Vibration and Dust Monitoring Report and Substructure and Superstructure Construction pursuant to condition 6 of planning permission (application no. 13/00049/FULMAJ) dated 23rd September 2013.	19.06.2014
14/00460/MDC Bridge And Bridge Without	11 - 19 Monument Street, 46 Fish Street Hill, And 1 - 2 Pudding Lane, London EC3R	Submission of a detailed assessment of expected carbon dioxide emissions pursuant to condition 10 of planning permission (application no. 13/00049/FULMAJ) dated 23rd September 2013.	03.07.2014

14/00469/MDC Bridge And Bridge Without	11 - 19 Monument Street 46 Fish Street Hill And 1 - 2 Pudding Lane London EC3R 8JU	Submission of an assessment of further measures to improve the BREEAM rating pursuant to condition 9 of 13/00049/FULMAJ dated 23.09.2013.	03.07.2014
14/00488/MDC Bridge And Bridge Without	2, 3 & 5 Philpot Lane London EC3M 8AQ	Details of an acoustic report and noise survey pursuant to conditions 9 and 12 of planning permission dated 6th December 2012 (application number 12/00575/FULL).	03.07.2014
13/01199/FULM AJ Bishopsgate	117, 119 & 121 Bishopsgate, Alderman's House, 34-37 Liverpool Street, 1 Alderman's Walk & Part of White Hart Court, EC2	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 31 of planning permission 09/00192/FULMAJ dated 28th March 2012 in respect of amendments to Alderman's Walk and west passage facades of the new building, and layout of basement, ground and first floors.	23.06.2014
14/00201/FULL Bishopsgate	2 - 3 Eldon Street London EC2M 7LS	Change of use of part of existing cycle store (serving a Class B1 office building) to a flexible A1, A2, D1 or D2 use; retention of part of existing and creation of new cycle store at ground level; external alterations to create shopfront.	19.06.2014
14/00292/FULL Bishopsgate	15 - 25 Artillery Lane London E1 7LP	Change of use at part basement and part ground floor levels from office (Class B1) use to restaurant (Class A3) use. [460sq.m GIA].	19.06.2014

14/00293/FULL Bishopsgate	15 - 25 Artillery Lane London E1 7LP	External alterations to the facade of the building including replacement glazing to reception area and the installation of small infills at ground, first and second floor level as part of office refurbishment works and extended plant enclosure at roof level.	19.06.2014
14/00374/POD C Bishopsgate	Site Bounded By Stone House And Staple Hall Bishopsgate Devonshire Row London EC2	Submission of First Television Reception Survey and Television Signal Measurements in the vicinity of Liverpool Street Station pursuant to schedule 1 paragraph 12.1 of section 106 agreement dated 29/03/2012 planning application reference 11/00905/FULL.	19.06.2014
14/00452/FULL Bishopsgate	East India House 109 - 117 Middlesex Street London E1 7JF	Change of use of seventh floor from dual use office/educational (B1/D1) to dual education (Class D1) use and/or education/office (Class D1/B1) use and on cessation of the education use to revert to office (Class B1) use.	12.06.2014
14/00269/FULL Bread Street	Paternoster Square London EC4	A temporary inflatable structure in the shape of a bowler hat, bespoke designed and built for the City of London Festival 2014 in which a programme of children's theatre, circus, cabaret and comedy will be presented for a temporary period between 20/06/2014 and 18/07/2014 (including a set up and set down period)	29.05.2014

14/00164/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Details of the facilities and methods to accommodate vehicles and deliveries during construction works, and construction logistics plans, pursuant to condition 31 of planning permission dated 17th December 2013 (application reference 13/00583/FULL).	03.07.2014

14/00259/FULL Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 47 of planning permission 10/00832/FULEIA dated 26 August 2011 to enable: (a) Introduction of additional split basement level to accommodate tenant plant, and removal of plant from roof space; (b) Relocation of recycling, cycles and changing facilities to basement levels; (c) Consolidation of landscaping and reorganisation of bollards and planters; (d) Relocation of main retail (Class A1/A2/A3) element from 121 to 123 London Wall Place; (e) Reconfiguration and relocation of cores within 121 and 123 London Wall Place; (f) Reduction to 1 x no. public lift serving the highwalk and public realm; (g) Revision to position of perimeter security line to within the development demise; (h) Reconfiguration and reorientation of the Bassishaw Highwalk bridge and the Alban Highwalk; (i) Eastern extension to the lobby area at 123 London Wall Place; (j) Revised Wood Street office entrance and conversion of lobby to retail. (k) Introduction of mezzanine levels (B1 Use Class) to 121 and 123 London Wall Place; (l) Re-routing of car park fire escapes; (m) Alterations to drop off arrangements; (n) Reorganisation of loading bay layout to 121 London Wall Place; and (o) Other minor external alterations as set out in section 4 of the	30.06.2014

14/00283/ADVT Bassishaw	2 Love Lane London EC2V 7JQ	Erection of two internally illuminated fascia signs located 2.450m and 2.540m above ground level and measuring 0.830m high by 3.297m wide. Two internally illuminated projecting oval signs located 3.286m above ground level and measuring 0.332m high by 0.860m wide; and two internally illuminated menu signs located 0.731m above ground level and measuring 1.048m high by 0.370m wide.	12.06.2014
14/00368/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Details of a programme of archaeological work and foundation design pursuant to condition 42, 43 and 44 of planning permission 13/00583/FULL dated 17 December 2013 and condition 7 of Listed building consent 10/00837/LBC dated 26.08.2011.	30.06.2014
14/00520/MDC Bassishaw	1 Aldermanbury Square London EC2V 7SB	Submission of a Noise Assessment Report pursuant to condition 7 of the planning permission dated 20.12.12 (12/00941/FULL)	29.05.2014

14/00459/FULL Billingsgate	27 - 29 Eastcheap London EC3	Temporary change of use of the basement and ground floors from retail (A1) to a site office (B1) for a further period of 4 months (from the expiry of planning permission 11/00067/FULL) to facilitate the construction of the 20 Fenchurch Street scheme.	26.06.2014
14/00479/MDC Billingsgate	27 - 28 Lovat Lane London EC3R 8EB	Details of mechanical plant mountings pursuant to condition 8 of planning permission (application no. 13/00159/FULL) dated 19th April 2013.	03.07.2014
14/00230/MDC Castle Baynard	Audit House 58 Victoria Embankment London EC4Y 0DS	Details of proposed finished floor levels at basement and ground floor levels in relation to existing highway levels following a site survey pursuant to condition 15 of planning permission 13/00789/FULMAJ dated 7th march 2014.	29.05.2014
14/00315/FULL Castle Baynard	61 Fleet Street London EC4Y 1UU	Demolition of third floor rear mansard and dormer window and erection of brick outer walls and flat roof to provide extended residential accommodation.	26.06.2014
14/00343/FULL Castle Baynard	21 Tudor Street London EC4Y 0DJ	Re-cladding of the courtyard pavilion and the replacement of the glazed link canopy with a new enclosure (77 sq.m).	12.06.2014
14/00375/FULL Castle Baynard	61 Fleet Street London EC4	Subdivision of the fourth and fifth floor maisonette into two studio flats with shared use of a ground floor storage unit for bin and cycle storage.	05.06.2014

14/00475/LBC Castle Baynard	Telephone House 2 - 4 Temple Avenue London EC4Y 0HB	Formation of door opening in party/boundary wall abutting Carmelite House (to the east), to create link between the buildings.	19.06.2014
14/00545/MDC Castle Baynard	Audit House 58 Victoria Embankment London EC4Y 0DS	Details of archaeological evaluation pursuant to condition 8 of planning permission dated 07/03/2014 (application number 13/00789/FULMAJ).	26.06.2014
14/00628/ADVT Castle Baynard	1 New Street Square London	Installation and display of eight non illuminated signs each measuring 2.04 m high by 1.18 m wide, applied to the construction hoarding on Shoe Lane.	03.07.2014
14/00067/LBC Cripplegate	327 Willoughby House Barbican London EC2Y 8BL	Internal alterations including removal of partition wall and sliding door between kitchen and living room.	05.06.2014
14/00302/MDC Cripplegate	City of London School For Girls St Giles' Terrace Barbican London EC2Y 8BB	Submission of details of the relocated cycle racks pursuant to condition 2c of planning permission 12/01016/FULL dated 7th March 2013 and as amended by application 14/00040/NMA dated 17th March 2014.	12.06.2014
14/00333/FULL Cripplegate	Crescent House Golden Lane Estate London EC1	Installation of safety handrail to north lift shaft.	03.07.2014
14/00429/LBC Cripplegate	16 - 18 Goswell Road London EC1M 7AA	Alterations to the shopfront (east side).	26.06.2014

14/00476/MDC Cripplegate	City of London School For Girls St Giles' Terrace Barbican London EC2Y 8BB	Details of a scheme of works for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects of construction pursuant to the discharge of condition 3 of planning permission 13/01197/FULL dated 10th February 2014.	26.06.2014
14/00544/MDC Cornhill	The Parish Church of St Michael Cornhill London EC3V 9DS	Submission of a sample handrail pursuant to condition 2 of planning permission dated 17/04/14 (14/00190/FULL).	12.06.2014
14/00441/LBC Candlewick	117 Cannon Street London EC4N 5AW	Fitting out of shop unit to include repair and decoration of the shopfront, cladding and flooring to the unit, installation of internal signs located behind shopfront glazing and an external non illuminated hanging sign and bracket.	03.07.2014
14/00478/MDC Candlewick	1 King William Street London EC4N 7AR	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects.	03.07.2014
14/00290/FULL Coleman Street	118A London Wall London EC2Y 5JA	Change of use at part ground floor and 1st to 3rd floors from financial and professional services (Class A2) use to office (Class B1) use. [Approximately 140sq.m GIA]	05.06.2014
14/00377/FULL Coleman Street	14 Finsbury Circus London EC2M 7EB	Installation of a satellite dish on the roof.	12.06.2014

14/00394/FULL Coleman Street	49A London Wall London EC2M 5TE	Change of use of the ground floor and basement from shop (A1) to a hot food takeaway (A5) and associated external alterations.	03.07.2014
14/00435/ADVT Coleman Street	30 Coleman Street London EC2R 5AL	Installation and display of one internally illuminated panel sign measuring 1.2 metres high, 1.2 metres wide, displayed at a height of 1.9 metres.	19.06.2014
14/00438/LDC Coleman Street	5 London Wall Buildings London EC2M 5NS	Details of all new work and works of making good to the interior of the building pursuant to condition 2(b) of listed building consent (application no. 13/01191/LBC) dated 20th March 2014.	19.06.2014
14/00447/LDC Coleman Street	5 London Wall Buildings London EC2M 5NS	Details of the installation of secondary glazing pursuant to condition 2(a) of planning permission 13/01191/LBC dated 20/03/2014	19.06.2014
13/00302/MDC Cheap	100 Cheapside, 1 Honey Lane, 28-30 Lawrence Lane & 39 King Street London EC2	Details of a Security Report, Energy Strategy and an Acoustic Analysis pursuant to conditions 6, 7 and 16 of planning permission dated 18th October 2012 (Reference: 12/00772/FULL).	12.06.2014
14/00192/FULL Cheap	137 Cheapside London EC2V 6BJ	Installation of a new shopfront.	05.06.2014

14/00193/ADVT Cheap	137 Cheapside London EC2V 6BJ	Installation and display of: (i) one internally illuminated fascia sign measuring 0.78m high by 2.0m wide situated at a height above ground of 2.75m (ii) one internally illuminated projecting sign measuring 0.6m high by 0.6m wide situated at a height above ground of 2.75m.	05.06.2014
14/00385/FULL Cordwainer	61 Cannon Street London	Installation of 1 no. additional microcell antenna.	19.06.2014
14/00389/ADVT Cordwainer	66 Cheapside London EC2V 6AX	Installation and display of: one halo illuminated (lettering only) fascia sign measuring 5 metres wide, 0.7 metres high displayed at a height of 2.5 metres above ground level and one double sided internally illuminated (lettering only) projecting sign measuring 0.6 metres wide by 0.6 metres high displayed at a height of 3 metres above ground level.	19.06.2014
14/00413/MDC Cordwainer	38 Bow Lane London EC4M 9AY	Details of sound insulation between upper and lower floors and to party walls pursuant to condition 3 of planning permission dated 7th February 2013 (reference: 12/01202/FULL).	12.06.2014
13/01175/LBC Dowgate	22 College Hill London EC4R 2RP	Retention for works carried out without prior consent: wooden sign panel on return of entrance arch, installation of CCTV camera, LED lights and the associated cabling (subject to minor amendment) within the entrance archway.	29.05.2014

13/01185/FULL Dowgate	21 College Hill London EC4R 2RP	Retention of external works carried out without prior approval: replacement of existing condenser units including new screening, new cycle stands, power and water supply to courtyard, lighting, access and security control system. Minor amendments to works carried out without prior approval: Cabling and lighting installation to the front elevation and low-level wall by the steps in the front courtyard. Cabling and dusk sensor installation on the wall adjacent to cycle stands. Specification to spot lights in front courtyard.	29.05.2014

13/01186/LBC Dowgate	21 College Hill London EC4R 2RP	Retention of works carried out without prior consent: Internal: new internal partitions, reintroduction of under-stair storage, change of a toilet to shower room, replacement of existing heating and cooling systems, alteration to existing lighting provision, power and data connection. External: replacement of existing condenser units including new screening, provision of new cycle stands, power and water supply to courtyard, lighting, signage, access and security control system. Minor amendments to works carried out without prior consent: Cabling and lighting installation to the front elevation and low-level wall by the steps in the front courtyard. Cabling and dusk sensor installation on the wall adjacent to cycle stands. Specification to spot lights in front courtyard.	29.05.2014
13/00978/FULL Farringdon Within	20 Farringdon Street London EC4A 4AB	(i) Refurbishment and recladding of the existing office building (ii) Erection of a five storey extension at roof level (3817sq.m).	30.06.2014
14/00121/CLEU D Farringdon Within	14 - 17 Carthusian Street (Forming Part of 131 Aldersgate Street) London EC1M 6AD	Certificate of lawful existing use in respect of the use of the part ground floor and basement as a bar falling within Class A4.	26.06.2014

14/00127/ADVT Farringdon Within	57 Ludgate Hill London EC4V 6DR	Installation and display of an illuminated projecting sign measuring 0.600m high x 0.900m wide located at a height of 2.8m above ground level.	26.06.2014
14/00349/MDC Farringdon Within	3 Cloth Street London EC1	Construction method statement, site logistics plan and details of access for disabled people pursuant to conditions 8 and 9 of planning permission dated 18th March 2014 (ref: 13/01170/FULL).	03.07.2014
14/00364/ADVT Farringdon Within	1 Priory Court Pilgrim Street London EC4V 6DE	Installation and display of: (i) one fascia sign measuring 2.6 m wide, 0.7 m high displayed at a height of 4 m above ground level; (ii) one fascia sign with internally illuminated lettering and logo measuring 2.6 m wide, 0.7 m high displayed at a height of 4 m above ground level; (iii) one projecting sign measuring 0.9 metres wide and 0.6 metres high and (iv) the application of internally illuminated lettering and a logo to an existing fascia panel above the main entrance measuring 2.3 metres wide, 0.5 metres high displayed at a height of 3.5 metres above ground level.	25.06.2014

14/00458/FULL Farringdon Within	3 Cloth Street London EC1	Application under section 73 of the Town and Country Planning Act to vary the approved drawings listed under condition 10 of planning permission 13/01170/FULL dated 18th March 2013 to enable the introduction of sliding doors to the entrance to the Livery Hall on Cloth Street to match the approved entrance doors for the serviced apartments on Cloth Street.	03.07.2014
13/00965/MDC Farringdon Without	36 - 37 Furnival Street London EC4A 1JQ	Submission of samples, details of ground floor office entrance, windows, rooflights, hand rails, balustrades and alterations to existing fenestration pursuant to condition 2(a), (b - part), (c), (d) and (e) of planning permission 11/00555/FULL dated 20th October 2011.	26.06.2014
13/01189/FULL Farringdon Without	Halsbury House 35 Chancery Lane London WC2A 1EL	Refurbishment and extension of the building including (i) recladding, relocation of main entrance and extension of 4th, 5th and 6th floors to provide 726sq.m GIA of net additional B1 office floorspace; (ii) change of use of B1 office/storage space on ground and lower ground floors to provide 208sq.m GIA of net additional retail floorspace for flexible use as A1, A2 or A3 (934sq.m GIA total net additional floorspace).	20.06.2014

14/00214/FULL Farringdon Without	1 Giltspur Street London EC1A 9DD	Installation of louvres and roller shutter in lieu of an existing door and windows and installation of glazed screen wall infill under courtyard walkway to create basement extension.	26.06.2014
14/00382/MDC Farringdon Without	St Dunstan's House, 133 - 137 Fetter Lane London EC4	Submission of landscaping scheme pursuant to condition 9 of planning permission 10/00569/FULL dated 13 December 2011.	18.06.2014
14/00400/LBC Farringdon Without	St Bartholomew's Hospital West Smithfield London EC1A 7BE	(i) Minor internal alterations to the ground floor to create medical consulting rooms for outpatient use; (ii) alterations to existing ground floor office space and (iii) the installation an internal security shutter.	24.06.2014
14/00401/MDC Farringdon Without	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain, & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close London EC1	Details of archaeological evaluation pursuant to condition 16 of planning permission dated 29 May 2013 (application number 12/00256/FULEIA).	19.06.2014
14/00467/TCA Farringdon Without	Staple Inn London WC1	Works of pruning to 8 trees (London Plane, Cherry, Indian Bean Tree x2, Fig, Magnolia x2 and a Tree of Heaven).	26.06.2014
14/00468/TPO Farringdon Without	Staple Inn London WC1	Works of pruning to 3 London Planes as set out in the schedule received 2 May 2014.	26.06.2014

14/00410/LBC Farringdon Without	4 King's Bench Walk Inner Temple London EC4Y 7DL	Demolition of existing ground floor rear roof and removal of canopies to sash windows. Replacement with a new glazed and aluminium roof and reinstatement of original wall to include new coping stones. Minor internal alterations comprising the demolition of a partition.	12.06.2014
14/00417/FULL Farringdon Without	4 King's Bench Walk Inner Temple London EC4Y 7DL	Demolition of existing ground floor rear roof and removal of canopies to sash windows. Replacement with a new glazed and aluminium roof and reinstatement of original wall to include new coping stones.	12.06.2014
14/00414/LBC Farringdon Without	Museum House St Bartholomew's Hospital West Smithfield London EC1 EC1A 7BE	Internal alterations at first floor level comprising: (i) the removal of partitions, insertion of new partitions and the alteration of existing partitions; (ii) renewal of services and (iii) window alterations.	12.06.2014
14/00542/MDC Farringdon Without	Crown Office Row & King's Bench Walk Inner Temple London EC4Y 7HH	Details of ground level surfacing materials, cycle stands, electric vehicle charging points, the east/west pedestrian crossing of King's Bench Walk between Tudor Street entrance and Paper Buildings, and arrangements for the protection of listed lamp standards from vehicle damage. Pursuant to conditions 2(a), (b), (c), (d) and (e) of planning permission 13/01038/FULL dated 27/03/2013.	18.06.2014

14/00584/MDC Farringdon Without	St Bartholomew's Hospital West Smithfield London EC1A 7BE	Details of a programme of archaeological work (Phase 3A) pursuant to the part discharge of condition 37 of planning permission dated 30/03/2005 (application number 04/00344/FULEIA).	24.06.2014
14/00072/FULL Langbourn	38 Leadenhall Market London EC3V 1LR	Alteration to existing fixed window to form an opening sliding sash window.	12.06.2014
14/00073/LBC Langbourn	38 Leadenhall Market London EC3V 1LR	Alteration to existing fixed window to form an opening sliding sash window.	19.06.2014
14/00156/FULL Langbourn	29 - 30 Leadenhall Market London EC3V 1LR	Change of use from mixed shop and restaurant (Sui Generis) use to restaurant (Class A3) with associated external alterations.	03.07.2014
14/00157/LBC Langbourn	29 - 30 Leadenhall Market London EC3V 1LR	Internal and external alterations including the provision of a new entrance doors and internal ventilation ducts to enable use as a restaurant (Class A3).	03.07.2014
14/00381/LBC Langbourn	Leadenhall Market London EC3V 1LR	Temporary installation of an artwork: Time here becomes Space, Space here becomes Time, by Cerith Wyn Evans for a temporary period of up to one year to be taken down on or before 07 June 2015.	05.06.2014
14/00390/LBC Langbourn	Leadenhall Market London EC3V 1LR	Temporary installation of a sculpture - False Ceiling by Richard Wentworth - for a temporary period of up to 1 year to be taken down on or before 07 June 2015.	05.06.2014

14/00462/FULL Langbourn	Birchin Court 20 Birchin Lane London EC3V 9DU	Change of use of part of the basement from office (Class B1) to alternative uses as office (Class B1) and/or training (Class D1) and/or team challenge activities (sui generis).	26.06.2014
14/00560/MDC Langbourn	67 Lombard Street London EC3P 3DL	Details of new windows pursuant to condition 2(c) (in part) of planning permission 10/00128/FULMAJ dated 28th May 2010.	03.07.2014
13/00166/FULM AJ Tower	Emperor House & Roman Wall House 35-36 Vine Street & 1-2 Crutched Friars London EC3	Demolition of existing buildings and redevelopment of the site to provide an office (Class B1) and retail (Class A1/A3/A4) building comprising basement, lower ground, ground and ten upper floors, together with associated works. (25,439sq.m GEA).	30.06.2014
13/01069/LBC Tower	3 Hart Street London EC3R 7NB	External repairs and redecorations. Internal alterations including new floor finishes, installation of new doors, new heating system.	05.06.2014
14/00105/ADVT Tower	10 Trinity Square London EC3N 4AJ	Installation of hoarding signs: (i) 16 No. Trinity Square logos measuring 1.54m high x 4.0m wide, (ii) 9 No. signs measuring 1.54m high x 4.0m wide, (iii) 3 No. signs measuring 1.54m high x 8.0m wide, (iv) 9 No. signs measuring 1.54m high x 12.0m wide, all at a height of 1.5 m above ground level.	29.05.2014

14/00143/MDC Tower	100 Minories London EC3N 1JY	Details of impact studies of the existing water supply infrastructure pursuant to condition 13 of planning permission 12/00263/FULMAJ dated 14/2/2014.	19.06.2014
14/00145/MDC Tower	100 Minories London EC3N 1JY	Details of design and method statements for all of the foundations, basement and ground floor structures or for any other structures below ground level, including piling (temporary and permanent) pursuant to condition 8 of planning permission 12/00263/FULMAJ dated 14/2/2014.	12.06.2014
14/00263/MDC Tower	22 - 23 Great Tower Street London EC3	Submission of details of the new plant & plant screen and acoustic report pursuant to conditions 2(d) and 6(a) of planning permission dated 14.12.2010 (Application ref. 10/00489/FULL).	19.06.2014
14/00287/MDC Tower	28 Great Tower Street London EC3R 5AT	Submission of details of a Deconstruction Logistics Plan and a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to Conditions 2 and 3 of Planning permission 13/00360/FULL dated 27/02/2014.	03.07.2014

14/00474/POD C Tower	Bowring House 28 Great Tower Street London EC3R 5AT	Submission of Highway Schedule of Condition and local training skills and job brokerage strategy pursuant to schedule 3 paragraphs 1.1 and 5.1 of section 106 agreement dated 27th February 2014 Planning Application reference 13/00360/FULL.	12.06.2014
14/00313/FULL Tower	60 Mark Lane London EC3R 7ND	Application under S73 of the Town and Country Planning Act 1990 to vary condition 16 of planning permission 11/00370/FULL dated 15.11.2011 to enable minor material amendments to the consented scheme including extension of existing evacuation lift, alterations to goods and passenger lift arrangements, provision of additional windows and infill of existing rooflight.	12.06.2014
14/00314/LBC Tower	60 Mark Lane London EC3R 7ND	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 6 of listed building consent (application no. 11/00374/LBC) dated 15/11/2011 to enable minor material amendments to the consented scheme including extension of existing excavation lift, alterations to goods and passenger lift arrangements, provision of additional windows and infill of existing rooflight.	12.06.2014

14/00370/MDC Tower	Land Bounded By Mark Lane, Hart Street, London Street & New London Street London EC3	Details of areas and form of the extensive green roofs pursuant to condition 17 of Planning permission dated 4.08.2008 (06/01144/FULL) and Planning permission dated 3.08.2011 (11/00526/NMA).	05.06.2014
14/00383/ADVT Tower	1 Haydon Street London EC3	Installation at fascia band level of one set of externally illuminated built-up Acrylic letters measuring 0.80m high by 1.80m wide and 3.00m above ground level.	12.06.2014
14/00439/FULL Tower	26 Great Tower Street London EC3R 5AQ	Installation of a wrought iron security gate in the alleyway between 26/27 Great Tower Street and 25 Great Tower Street.	26.06.2014
14/00466/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of louvre screen to north pavilion pursuant to condition 10(a) [in part] of planning permission (application no. 11/00317/FULMAJ) dated 29th March 2012 and condition 3(a) [in part] of listed building consent (application no. 13/00919/LBC) dated 20th December 2013.	03.07.2014
14/00473/FULL Tower	155 Minories London EC3N 1LS	Installation of additional windows to all floors on the rear southern facade, removal of a disused flue, new wall finishes and fenestration changes to the rear entrance area.	03.07.2014

14/00499/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of vent grille to mansard roof pursuant to condition 10(a) [in part] of planning permission (application no. 11/00317/FULMAJ) dated 29th March 2012 and condition 3(a) [in part] of listed building consent (application no. 13/00919/LBC) dated 20th December 2013.	03.07.2014
14/00258/FULL Vintry	Senator House 85 Queen Victoria Street London EC4V 4AB	Amendments to the existing elevations including the replacement of faux ventilation panels with glazing and stone cladding, new stone and metal cladding and new cantilevered canopy to the central entrance bay, glazed balustrades at ground floor level, and associated works.	03.06.2014
14/00356/FULL Vintry	36 Queen Street London EC4R 1BN	Installation of 8 roof-mounted air condenser units.	05.06.2014
14/00365/FULL Vintry	Senator House 85 Queen Victoria Street London EC4V 4AB	Re-landscaping of the land in front of Senator House including new hard and soft landscaping, provision of planters and additional seating, new pedestrian routes including access into Cleary Gardens, and associated works.	11.06.2014
14/00221/LDC Walbrook	15-22 Cornhill London EC3V 3ND	Details of all new mechanical services pursuant to condition 2(a) of listed building consent (application no. 13/01094/LBC) dated 13th February 2014.	12.06.2014

14/00253/FULL Walbrook	New Court St Swithin's Lane London EC4N 8AL	Creation of three openings in the elevation at level 12 for boiler flue extraction.	05.06.2014
14/00305/FULL Walbrook	25 Walbrook Cannon Street London EC4N 5HA	Change of Use of part basement, part ground floor (2359sq.m GIA) to a health and fitness club (assembly and leisure) (use class D2) in lieu of approved class A retail uses.	12.06.2014
14/00362/ADVT Walbrook	The Walbrook Building 25 Walbrook London EC4N 8AF	Installation and display of one fascia sign with individual illuminated lettering measuring 2.1m wide by 0.4m high at a height of 2.8m above ground and one non- illuminated projecting sign measuring 0.8m wide by 0.45m high at a height of 2.3m above ground.	05.06.2014
14/00378/FULL Walbrook	The Walbrook Building 25 Walbrook London EC4N 8AF	Installation of a door and replacement of part of clear glazed facade with metal panelling.	05.06.2014

Committee:	Date:	
Planning and Transportation	17 th July 2014	
Subject: Valid planning applications received by Department of the Built Environment		
Public		

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development applications received by the Department of the Built Environment since my report to the last meeting.
2. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF VALID APPLICATIONS

Application Number & Ward	Address	Proposal	Date of Validation
14/00411/FULL Aldersgate	Barbican Estate, Barbican, London, EC2Y 8EN	Installation of safety railings and fixtures.	27/05/2014
14/00291/FULL Aldersgate	Unit 3, 200 Aldersgate Street, London, EC1A 4HD	Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.	29/05/2014
14/00586/FULL Aldgate	6 Bevis Marks, London, EC3A 7BA	Use of private land in the rear courtyard for placing of 5 tables, 36 chairs and 4 umbrellas ancillary to the adjoining Class A4 use.	17/06/2014
14/00498/FULL Billingsgate	21 Lovat Lane, London, EC3R 8EB	Replacement of existing windows to front and rear facades.	22/05/2014
14/00480/FULL Bishopsgate	22 Artillery Lane, London, E1 7LS	A rear extension at first, second and third floor levels (106sqm GIA) and three new air-conditioning compressors at roof level in conjunction with the use of the upper floors as guest accommodation (Class A4) use.	16/05/2014
14/00464/FULL Bishopsgate	5 Artillery Lane, London, E1 7LP	Change of use of the basement and ground floor from a dentist (Class D1) to a shop (Class A1)	22/05/2014

		and financial and professional services (Class A2).	
14/00530/FULL Bishopsgate	222 Bishopsgate, London, EC2M 4QD	Installation of a roller shutter to the main entrance.	05/06/2014
14/00493/FULL Bread Street	Juxon House, 100 St Paul's Churchyard, London, EC4M 8BU	Installation of a louvre panel in lieu of existing glass panel.	21/05/2014
14/00585/FULL Bread Street	1 New Change, London, EC4M 9AF	Installation of a new circular staircase from ground floor to lower ground floor level and associated alterations.	17/06/2014
14/00404/FULL Bridge And Bridge Without	8 Eastcheap, London, EC3M 1AE	Installation of louvres to 5 no. fenestration openings at 2nd and 3rd floor levels to rear of building within St .George's Lane and at 2nd and 3rd floor levels to internal lightwell and installation of condenser units at roof level within existing screen enclosure.	25/05/2014
14/00533/FULL Broad Street	Drapers' Hall, Throgmorton Avenue, London, EC2N 2DQ	Installation of a new wrought iron gate and works to create level access in the existing archway to Drapers' Hall Garden off Throgmorton Avenue.	03/06/2014
14/00555/FULL Broad Street	15 Liverpool Street, London, EC2M 7NX	Installation of three compressor units on the roof of the public house.	10/06/2014
14/00406/FULL Broad Street	14 - 18 Copthall Avenue, London, EC2R 7BN	Installation of condenser unit at rear of property between ground and first floor level fenestration.	24/06/2014
14/00558/FULL Candlewick	110 Cannon Street, London, EC4N 6EU	Use of private land for the placing of 3 tables and 6 chairs ancillary to the adjoining Class A1 use.	09/06/2014
14/00568/FULL Castle Baynard	Knighttrider House, 30 - 32 Knighttrider Street, London, EC4V 5JT	Partial change of use at ground floor level from (B1a) office to retail (A1), installation of shopfront and installation of roof level condenser units within screen enclosure.	18/06/2014
14/00577/FULL Cheap	141 Cheapside, London, EC2V 6BJ	The use of private street frontage for A3 (as an A1-fresco area) use to include the placing of tables and chairs.	13/06/2014
14/00597/FULL Cheap	125 Wood Street, London, EC2V 7AN	Installation of a secondary office entrance to 125 Wood Street on Goldsmith Street.	20/06/2014
14/00487/FULL Coleman Street	Finsbury Circus House, 15 Finsbury Circus, London, EC2M 7EB	New pedestrian entrance from 10 South Place and associated alterations to existing structure.	20/05/2014
14/00456/FULL Coleman Street	Chartered Accountants Hall ,	Removal of existing non-structural glazed facades at levels 5 & 6.	05/06/2014

	Moorgate Place, London, EC2R 6EA	Extension of floor slabs to create additional office space [110sq.m GIA] and installation of new glazed facades at both levels.	
14/00453/FULL Coleman Street	Chartered Accountants Hall , Moorgate Place, London, EC2R 6EA	Construction of new external plant enclosure at 6th floor roof level and enclosure of 5th floor terrace with a glazed roof to create new office (class B1) space together with associated internal alterations	06/06/2014
14/00454/FULL Coleman Street	Chartered Accountants Hall , Moorgate Place, London, EC2R 6EA	Removal of non-structural glazed facade. Construction of new glazed enclosure to existing terrace at level 9 (south).	06/06/2014
14/00443/FULL Coleman Street	Chartered Accountants Hall , Moorgate Place, London, EC2R 6EA	Removal of full height glazing to East facade and installation of new fully glazed entrance door and transom panel.	06/06/2014
14/00561/FULL Coleman Street	Salisbury House, London Wall, London, EC2M 5QQ	Alteration of the existing railings to form a gate opening and install a new external staircase from pavement to basement with an access control gate at the top.	17/06/2014
14/00471/FULL Cordwainer	80B Cheapside, London, EC2V 6EE	Erection of timber wall panels to either side of entranceway.	12/05/2014
14/00430/FULL Cordwainer	70 - 71 Cheapside, London, EC2V 6EN	Removal of ATM and associated renovation and glazing of former window aperture.	23/05/2014
14/00523/FULL Cordwainer	65 Cannon Street, London, EC4N 5AA	Installation of planting boxes above-fascia.	30/05/2014
14/00494/FULL Cornhill	45 - 47 Cornhill, London, EC3V 3PF	Change of use at second floor level from office (Class B1) use to Chiropractor's clinic (Class D1) use. [64.5sq.m]	18/06/2014
14/00333/FULL Cripplegate	Crescent House, Golden Lane Estate, London, EC1	Installation of safety handrail to north lift shaft.	16/05/2014
14/00432/FULMAJ Farringdon Within	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close,, London EC1	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 57 of planning permission reference 12/00256/FULEIA dated 29th May 2014 to refer to a revised and updated list of approved drawings that reflect amendments to the scheme including: (i) the revised facade details approved on 17.09.2013 pursuant to condition 3 of permission 12/00256/FULEIA, (ii) further proposed minor revisions to the external appearance of various	15/05/2014

		buildings; (ii) the demolition and re-building of the roof and rear of 61 and 61a Bartholomew Close; (iii) an increase in the number of residential units from 215 to 224; (iv) revisions to the energy strategy and refuse storage arrangements. This application is accompanied by an Environmental Statement addendum which is available for inspection with the planning application.	
14/00483/FULL Farringdon Within	29 Ludgate Hill, London, EC4M 7JE	Installation of roof level back-up generator within an acoustic enclosure.	16/05/2014
14/00300/FULMAJ Farringdon Within	Creed Court, 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square,, London, EC4M 7AA	Demolition of existing buildings behind retained facade to 3 Ludgate Hill to provide a 7 storey building for hotel use (Class C1) at part basement, part ground and 1st to 6th floors (140 bedrooms) (5,465sq.m.), restaurant use (Class A3) at part basement and part ground floor (995sq.m.) and associated plant areas (860sq.m.).	27/05/2014
14/00546/FULL Farringdon Within	55 Long Lane, London, EC1A 9EJ	Installation of window in lieu of door to shopfront.	05/06/2014
14/00214/FULL Farringdon Without	1 Giltspur Street, London, EC1A 9DD	Installation of louvres and roller shutter in lieu of an existing door and windows and installation of glazed screen wall infill under courtyard walkway to create basement extension.	06/05/2014
14/00481/FULL Farringdon Without	1 Essex Court, Middle Temple, London, EC4Y 9AR	Entrance alterations including the replacement of the existing double doors with a single door.	16/05/2014
14/00486/FULL Langbourn	85 Gracechurch Street, London, EC3V 0AA	The installation of 9 no. antennas and 3 no. transmission dishes face mounted onto the plant room of the building, the installation of 5 no. radio equipment cabinets on the roof of the building and development works ancillary thereto.	10/06/2014
14/00496/FULMAJ Langbourn	130 Fenchurch Street, London, EC3M 5DJ	Demolition of the existing building and erection of a new building of two basements, ground and 17 upper storeys comprising office (Class B1) use [39,023sq.m GEA] and flexible retail (Class	20/06/2014

		A1/A3)/publicly accessible space [438sq.m GEA] and associated cycle parking, servicing, storage and plant. [Total 39,461sq.m GEA]. The proposals are contrary to one or more policies of the development plans in force in the area.	
14/00371/FULLR3 Portsoken	Middlesex Street Estate Car Park, Artizan Street, London E1	Removal of existing redundant car park ramps in order to create a new communal and public space to include new pedestrian space, paving, green walls and lighting. Installation of a new entrance canopy to Petticoat Tower.	29/05/2014
14/00565/FULL Portsoken	18 Mansell Street, London, E1 8AA	Installation of a ducting riser to roof level on the existing column on the rear of building.	09/06/2014
14/00567/FULL Portsoken	18 Mansell Street, London, E1 8AA	Replacement of the window to side of the building with a louvre and brickwork.	10/06/2014
14/00473/FULL Tower	155 Minories, London, EC3N 1LS	Installation of additional windows to all floors on the rear southern facade, removal of a disused flue, new wall finishes and fenestration changes to the rear entrance area.	16/05/2014
14/00448/FULL Vintry	36 Queen Street, London, EC4R 1BN	Installation of street level glazed door in lieu of window.	27/05/2014
14/00536/FULL Walbrook	1 Lombard Street, London, EC3V 9AA	Upgrade to an existing telecommunications installation involving replacement of three existing antennas with three new antennas fixed to the existing poles and associated cables at roof level.	18/06/2014

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Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject:			
North Wing St Bartholomew's Hospital West Smithfield London			
Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1, 544sq.m) with ancillary roof terrace and external landscaping.			
Ward: Farringdon Without		Public	For Decision
Registered No: 14/00319/FULL		Registered on: 3 April 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<u>Summary</u> The application site is located within St Bartholomew's Hospital. The proposal relates to the former Finance Building (638sq.m GEA) a 1960s building which adjoins the eastern end of the grade I listed North Block. The proposal is for a Maggie's Centre. The current applications for listed building consent and planning permission seek to address the concerns raised by Members to the Maggie's scheme presented to the Planning and Transportation Committee on the 4th June 2013. Revisions have been made to the design and further visuals and details of the external facing material have been provided. A landscaping strategy has been developed for the site. The Maggie's scheme has been submitted alongside separate applications for works to improve the toilet facilities, access and fire escape arrangements in the North Block. These alterations enable the Bart's Health NHS Trust to secure the long-term future of the grade I listed building. To date some 385 letters of support and 57 letters of objection have been received to the scheme. The objections mainly raise concern that the Maggie's scheme would threaten the future of the North Block and that its design would be unsympathetic to the appearance of the North Block. The letters of support note that the design of the building is appropriate, there are no other suitable sites for the Centre, the proposal would meet the Trust's needs in terms of the provision of cancer care facilities and the scheme would not affect the future of the North Block. The Finance Building is of little architectural merit. The contemporary architectural approach to the design of the Maggie's Centre would provide a distinctive building in its own right while enabling the North Block to retain its prominence. Any perceived harm to the significance of the North Block, the Smithfield Conservation Area or the setting of the East Block through the addition of a replacement extension would be less than substantial, and would be outweighed by the public benefits of the proposal including the provision of a new cancer care facility and the revealing of			

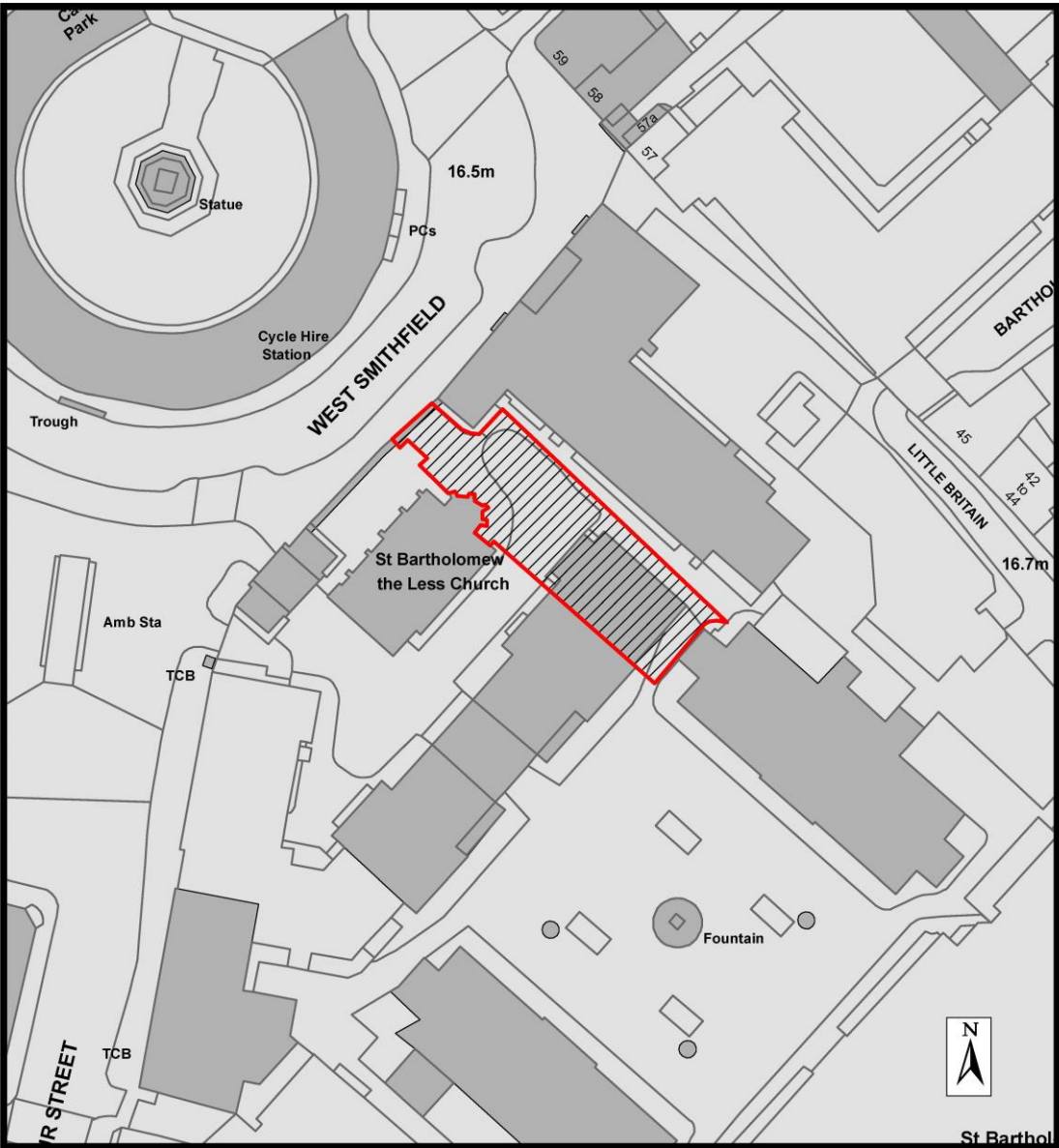
architectural features of the North Block.

The Bart's Health NHS Trust has confirmed that they are committed to securing the future of the North Block and they consider that the application site is the only suitable location for the Maggie's Centre within the hospital complex.

Recommendation

That planning permission be granted for the proposal in accordance with the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital: North Block and Finance Building

CASE No.
14/00319/FULL & 14/00320/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00319/FULL & 14/00320/LBC St. Bartholomew's Hospital North Block from Hospital Square

Site

1. The application site is located within the St Bartholomew's Hospital complex. The proposal relates to the former Finance Building (638sq.m GEA) which adjoins the eastern end of the grade I listed North Block.
2. The Finance Building was designed by Adams, Holden and Person Architects in the 1960s to accommodate the hospital's accounts department and a bank. It is faced in yellow stock brick and white render and has a basement, ground, 1st and 2nd floor. The building is 'neo-Georgian' in style and is grade I listed by virtue of association with the North Block. The building currently accommodates ancillary hospital office accommodation and toilet facilities for use in association with the North Block.
3. The North Block of 1732 comprises one of the four principal hospital buildings designed by James Gibb between 1732 and 1768. It was designed for administrative and ceremonial functions associated with the hospital. The interior is of great importance and includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the hospital's museum and archives and a limited number of functions.
4. The site is in close proximity to a number of other listed buildings. The Kenton and Lucas building to the north east is grade II listed, the Church of St Bartholomew-the-Less and the Screen Wall and Colonnade to the north west are grade II* listed, the Gatehouse to the north west is grade I listed, the East Block to the south east is grade I listed, the West Block to the south west is grade I listed, and three courtyard lamps and the central fountain are each grade II listed. Together the North, East and West Blocks, along with the 1930s Neo-Georgian George V Building to the south, form one of the most significant architectural ensembles in London. The site is within the Smithfield Conservation Area.

Relevant Planning History

5. In 2013 applications for planning permission (ref. 13/00111/FULL), listed building consent (ref. 13/00112/LBC) and conservation area consent (ref. 13/00113/CAC) were considered for a Maggie's Centre on the same site. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. Concerns were raised over the following aspects of the proposal:
 - The lack of detail on the landscaping associated with the Maggie's
 - The impact of the design on the North Block
 - The impact of the Maggie's Centre on the future use of the North Block
6. The applications were withdrawn by the applicant prior to the matter being brought back to committee to agree the reasons for refusal.
7. On the 29th April 2014 Members granted planning permission and listed building consent for an alternative scheme for the North Block and the Finance Building. The works by Hopkins Architects, formed part of a

scheme designed to improve the functioning and setting of the North Block. The proposal included the demolition of the Pathology Block and Finance Building. New extensions ('bustles') were proposed at the east and west ends of the North Block to improve access arrangements along with ramps to the entrances and associated landscaping.

Proposal

8. Planning permission and listed building consent are sought for a revision to the 2013 Maggie's proposal by Stephen Holl which seeks to address the concerns raised by Members at the 4th June 2013 Planning and Transportation Committee.
9. The siting of the centre has been revised. It would be set back a further 500 mm from the North Block square frontage in order to better reveal the significance of the grade I listed building. More detailed visuals and a sample of the external facing material have been submitted, with the aim of better illustrating the centre and its relationship with the North Block. It would comprise a three storey addition with curved glazed facades that incorporate inset coloured glass panels.
10. The applicant has commissioned landscape architect Christopher Bradley-Hole to develop a landscaping strategy for the site that is sensitive to the Church and the historic site context. It comprises two reflecting pools, a planted screen, new paving and new planting.
11. Internally the Maggie's Centre would be self-contained with no linkage to the North Block (in the previous proposal the toilets for the North Block were in the basement of the Maggie's Centre).
12. Donald Insall Associates have submitted separate applications for listed building consent (14/00279/FULL) and planning permission (14/00278/LBC) for works to contribute towards securing the long term future of the North Block. These include:
 - Improving the disabled access into the North Block and up to the Great Hall;
 - Improving the fire escape arrangements; and
 - Providing new toilets in the basement of the building.
13. This report deals with the applications for planning permission (ref. 14/00319/FULL) and listed building consent (ref. 14/00320/LBC) and the Insall scheme is separately before you.

Consultations

14. The views of other City of London departments have been taken into account in the preparation of this development scheme and some detailed matters remain to be dealt with by condition.
15. The applications have been publicised on site and in the press. To date some 443 letters of representation have been received: 385 letters of support, 57 letters of objection and one letter neither supporting nor objecting to the proposal.

16. The matters raised in the letters of objection can be summarised as follows:
- The Maggie's Centre would prevent the Hopkins scheme from being implemented which would threaten the future of the North Block and prevent it from being restored. There are other suitable locations for the Maggie's Centre on the hospital site.
 - The building should not be attached to the North Block as it would detract from its symmetry.
 - A more sensitively designed building is needed that would be more in keeping with the surroundings.
 - If cancer care facilities move to UCLH the Maggie's concept would need reconsideration.
17. The content of the letters of support can be summarised as follows:
- The innovative and uplifting design of the centre would complement the Great Hall and respect the heritage context. The scheme would add a modern dimension to the environment. The Finance Building is of little merit.
 - There are no other suitable sites for the Centre. Historical maps of the area show that buildings have been attached to the North Block for a long time.
 - The scheme would not affect the future of the Great Hall.
 - The proposal is consistent with the Trust's need to care for patients and the Centre would be an asset to the site. St Bartholomew's is a working hospital. A balance needs to be struck between heritage considerations and the needs of patients.
 - Through the demolition of the pathology link building the Hopkins scheme showed no consideration for the practicalities of the continued health use of the Trust's buildings in order to create an artificial setting for the North Block.
18. The neutral letter of representation suggested that the hospital needs to employ more clinical nurse specialists and welfare advisors. This would be the most effective way of ensuring that patients get what they need. It is not necessary to have a Maggie's Centre and Macmillan Cancer Information Centre on the hospital site. Both charities have a similar remit.
19. English Heritage raises no objection to the proposal. They note that the Finance Building is of little architectural merit and its loss would be acceptable. They consider that while the contemporary design of the proposal contrasts with the classical design of the North Block, the new building is a piece of high quality design in its own right. Any perceived harm would be less than substantial and outweighed by the public benefit that a new cancer care facility would provide and through the revealing of important architectural elements of the North Block such as the quoins.

20. The City of London Conservation Area Advisory Committee maintains their objection to the proposal. They raise no objection to the loss of the Finance Building but consider that the proposed replacement building is inappropriate for such an important listed building and the adjacent square.

Policies

21. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
22. The draft Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. Although it does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
23. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

24. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - To have regard to the provisions of the development plan, so far as material to the application, to local finance considerations so far as material to the application, and to any other material considerations (Section 70 (2) Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
 - In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Building and Conservation Areas) Act 1990)
25. When considering the applications special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
26. In considering whether to grant listed building consent the City shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) of the Planning (Listed Buildings and Conservation Areas) act 1990).

27. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.
28. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means: approving development proposals that accord with the development plan without delay..'
29. Under Section 149(1) of the Equality Act 2010, the City Corporation must have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
30. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
31. It is necessary to assess all of the policies and proposals in the Development Plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.
32. The principal issues in considering this planning application are:
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and saved policies of the UDP.
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The impact of the proposal on the significance of designated and non-designated heritage assets as well as the setting of listed buildings surrounding the site. This includes consideration as to the impact of the proposal on the future of the North Block.
 - The appropriateness of the design and massing of the Maggie's Centre in the context of the area.
 - The use of hospital (class C3) floorspace for a Maggie's Centre.
33. The principal issues in considering the listed building consent are:
 - Whether the demolition of the Finance Building is acceptable.

- Whether the proposed Maggie's Centre would preserve the building, its settings or any features of special architectural or historic interest which it possesses.

The Bart's Health NHS Trust's Position on the Application and the Future of the North Block

34. The proposed location of the Maggie's Centre has generated objections. Concern has been raised that it would prevent the approved Hopkins scheme from being implemented which would prejudice the future use of the North Block. The objections note that alternative sites should be considered. It has been questioned whether the Centre is needed as there is already a Macmillan cancer support facility on the St Bartholomew's Hospital site and that cancer facilities may be moved to University College Hospital in the future.
35. The Bart's Health NHS Trust has responded to these points. They advise that careful consideration has been given to the location of the Maggie's centre and that there are no suitable alternative sites within the Trust's estates master plan. The Trust has advised that consideration has been given to siting the Maggie's in the following locations:
 - Site of the Outpatients department – This would be unsuitable as it would be above the new subterranean energy centre to be built in 2016 as part of the PFI scheme. Clear access is needed to this area for maintenance purposes.
 - Site of the waste storage area adjacent to the Queen Elizabeth II building – This was discounted as the area is required to service waste management for the entire hospital site.
 - The site suggested in the Hopkins scheme – This was considered unsuitable as it would be above major infrastructure services. The cost and risk of re-routing services would be unacceptable. The disabled access to the Kenton and Lucas Block would need to be removed in order to accommodate the centre in this location which would be unacceptable.
36. The Trust advises that they recognise that the North Block is a significant building and they wish to secure its long term future. In the long term they envisage that it would be restored and would form part of a heritage quarter along with the Gatehouse and the Church of St Bartholomew The Less. This vision would be realised through the establishment of a North Wing Heritage Trust responsible for the long term future of the North Block. The Donald Insall Associates scheme represents a first step in realising this vision.
37. The Trust has confirmed that the Vicky Clement-Jones Macmillan Cancer Information Centre and Maggie's Centre would serve two different but complimentary purposes. The Macmillan Centre offers advice, information and support to people affected by cancer. It is open for two hours in the morning and two and a half hours in the afternoon. Experts and trained volunteers are able to answer questions and visitors can access booklets, leaflets and other sources of information.

38. The Maggie's charity offers a programme of free practical, emotional and social support within the grounds of NHS cancer hospitals. The centres provide support for people with cancer, their family and their friends. Services are delivered by qualified professionals away from the clinical environment of the hospital between 9 am to 5 pm on weekdays, with extended evening and weekend courses. The centres offer courses on wellbeing and run courses in conjunction with other charitable organisations such as the Anthony Nolan Trust and Prostate Cancer UK.
39. The Trust has confirmed that they are committed to providing world class cancer services from the St Bartholomew's Hospital site in the future. This is a priority of the Trust's clinical strategy. The PFI development is one of the largest hospital construction projects in Europe and has delivered a state of the art cancer care facility. The Maggie's Centre would assist in providing cancer services. As part of a programme to consolidate specialist surgery, to improve patient outcomes, there are proposals that would mean that around 350 cancer specialist operations a year would in the future be performed at St Bartholomew's. This is less than 1% of the 28,000 episodes of cancer care seen by the Trust each year and those 350 patients would still have their remaining care on the St Bartholomew's Hospital site.

The Demolition of the Finance Building

40. The Finance Building is only in partial use currently for ancillary office space and toilet facilities for the North Block. The proposal would result in the loss of 638 sq.m of hospital (Class C2) floorspace. This loss is accepted on the basis that it would be replaced by a new healthcare facility (Class D1) that would complement the surrounding hospital uses. The proposal would accord with policy CS22 of the Core Strategy which seeks to support the continued presence and improvement of St Bartholomew's Hospital and seeks to provide adequate health care facilities and services for City residents and workers.
41. The toilets would be replaced by new toilets in the basement of the North Block. These works form part of the listed building consent application submitted by Donald Insall (ref. 14.00289/LBC). A condition is recommended requiring details and implementation of the new toilet facilities.
42. The Finance Building represents an unsympathetic addition to the North Block as it cuts across and conceals decorative stonework on the east elevation. The low floor to ceiling heights and reduced scale and proportions give the building a squat appearance. Its demolition is considered to be acceptable.

Design and Heritage Considerations

43. Paragraph 129 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of any asset). The assessment of significance should be taken into account when considering the impact of a proposal.

44. The designated heritage assets of relevance in the consideration of this case are:
- The North Block – grade I listed
 - The Smithfield Conservation Area
45. As well as the setting of:
- The East Block – grade I listed
 - The West Block – grade I listed
 - The Hospital Gatehouse – grade I listed
 - The Church of St Bartholomew the Less – grade II* listed
 - The Screen Wall and Colonnade – grade II* listed
 - The Kenton and Lucas Building – grade II listed
 - Three lamp standards – grade II listed
 - Courtyard fountain – grade II listed
 - The Medical School – grade II listed
46. The Pathology Block and the four timber courtyard shelters are non-designated heritage assets of relevance to the consideration of the proposal.
47. The significance of each asset has been assessed in accordance with English Heritage’s methodology for assessing “significance” as set out in ‘Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment’.
48. The assets have historical, evidential and communal value by virtue of their relationship with the hospital complex.
49. The North Block is highly significant as it is the principal building on one of London’s oldest operational hospitals. It was designed by a leading 18th century architect. Within the building the Staircase Hall has two notable canvases by Hogarth painted in 1735–7 to represent the Good Samaritan and Pool of Bethesda.
50. The North Block’s relationship with the East Block, West Block and the later King George V Block is of significance. Gibb sited the four principal blocks separately to avoid the spread of infection and fire. The buildings are read as a set piece.
51. The Smithfield Conservation Area is significant for its concentration of historic buildings and infrastructure relating to three long-established institutions: the former Priory of St Bartholomew the Great; St Bartholomew’s Hospital and the meat markets.
52. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that “...great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of

the heritage asset or development within its setting...any harm or loss should require clear and convincing justification.”

53. Where a proposal would result in harm to the significance of a designated heritage asset, it should be identified whether the harm is substantial or less than substantial. If the harm is substantial the proposed development should be considered in respect of paragraph 133 of the NPPF and if the harm is less than substantial the development should be considered in respect of paragraph 134 of the NPPF.
54. The proposal would result in some harm to the significance of the North Block and the setting of the East Block. It is considered that the harm should be treated as less than substantial and therefore the approach set out in paragraph 134 of the NPPF should be applied to this case. Paragraph 134 of the NPPF states that any less than substantial harm to the significance of a designated asset should be outweighed by the public benefits of the proposal.
55. In relation to the listed building consent, when weighing any harm to designated heritage assets against the public benefits of the proposals, great weight should be afforded to the desirability of preserving the listed building and the setting of listed buildings or any special features of special architectural or historic interest which they possess.

Assessment of the Impact of the Proposal on the Significance of the Designated Heritage Assets

The North Block

56. The demolition of the Finance building would expose the quoins, blind windows and architraves of the North Block’s east elevation. A detailed study of this elevation would be required by condition, prior to the construction of the Maggie’s Centre.
57. The Maggie’s Centre has been designed to ensure that features of architectural significance on the North Block remain exposed. This approach would accord with paragraph 137 of the NPPF which states that local planning authorities should look for opportunities for new development to enhance or better reveal the significance of heritage assets.
58. The Centre would occupy a smaller footprint than the existing Finance Building. Its front and rear facades would be set back to expose the quoin detailing on the north and south east facing corners of the North Block. Blind windows would be exposed within the Maggie’s Centre at first and second floor level. This is with the exception of one blind window at second floor level which would be obscured by the roof of the new building. Details of the junction between the roof and the blind window would be required by condition. The harm to the window is judged to have a less than substantial impact on the significance of the North Block.
59. The setback of the front and rear facades and the varied height of the Maggie’s Centre result in a building that relates satisfactorily to the North

Block. The Centre would appear appropriately subservient to the North Block and the lower level of the roof on the north side of the building would ensure a sympathetic relationship to the listed church, screen wall and Kenton and Lucas Block. The smooth curved facades allow the strong lines and classical detailing of the Gibbs building to maintain their prominence. The greenery to the roof of the Centre would harmonise with the existing and proposed trees and planting around the perimeter of the Church.

60. A contemporary architectural language has informed the design of the building. The Centre would be clad externally in 'Okalux' glass, which comprises a low-iron glazing system with a matt sandblasted finish. The white opalescent glass would be arranged in swept horizontal bands, interspersed with coloured panels. The bands of glass provide a subtle horizontal subdivision of the elevations. When viewed obliquely in daylight the glass takes on a matt white colour that would complement and visually blend with the Portland stone of the North Block and surrounding buildings. The fine texture of the glass would diffuse light and give a subtle glow when illuminated. The composition of the proposed glazing would prevent it from appearing as a garish light.
61. The glazing would hang upon a cast concrete lattice core, the silhouette of which would be glimpsed externally. The interior of the Centre would be lined with bamboo and have a feature curved staircase. From the hospital courtyard this would be glimpsed through the clear glazed entrance.
62. The contemporary architectural approach has given rise to objection on the grounds that the proposed centre would not be sympathetic to the North Block or the surrounding historic context and that the demolition of the Finance Building provides the opportunity to restore the original appearance of the North Block.
63. New buildings and extensions have been added to the hospital complex in response to changing clinical requirements over the centuries. The arrangement of the Gibbs buildings has been altered through additions to the east and west ends of the North Block, later buildings to Giltspur Street and the substantial extension of the King George V block.
64. The North Block is already attached to the Finance Block. As such the replacement of this building by the Maggie's Centre would not result in any greater diminishment of the set piece of the four principal blocks around the courtyard.
65. The proposed Maggie's Centre is of architectural merit. It would provide a bold addition to the listed building and conservation area when viewed from the Square and site surroundings. The design philosophy is based on the rationale that in order to respect the authenticity of historic architecture, a contrasting new element must be created which does not overwhelm the host building but is a complimentary contrast to it. The proposed Maggie's Centre would be read as a distinctive building in its own right while enabling the North Block to retain its prominence.

66. Any perceived harm to the significance of the North Block through the addition of a replacement extension and the partial obscuring of a blind window, would be less than substantial. The proposal would not diminish the significance of the North Block. The less than substantial harm would be outweighed by the public benefits of the proposal which include the provision of a new cancer care facility with associated landscaping and the revealing of the architectural features of the North Block.
67. A garden for the Centre would be created between the North Block, Kenton and Lucas Block and church. It would comprise predominantly hard landscaping, with porphyry setts and raised stone pools. Greenery would take the form of sculpted evergreen hedges, small pleached trees, and espaliered fruit trees screening the Kenton and Lucas Block disabled ramp. The garden would provide a distinct area for use by the Centre and members of the public, designed to complement the Princess Alice Memorial Garden and enhance the setting of the North Block and surrounding listed buildings.
68. The applicant has confirmed that the landscaping would be carried out on land owned by the Trust. The Trust acknowledges that some of the landscaping is proposed on consecrated land and understands that a faculty would be required from the church in order to carry out these works.
69. Some 52 cycle parking spaces (26 cycle parking stands) outside the Kenton and Lucas Block would need to be relocated in order to accommodate the landscaping. Details of the relocation of the cycles would be required by condition.

The Setting of the Surrounding Listed Buildings

70. The proposal principally impacts on the setting of the East Block, The Kenton and Lucas Building and the Church of St Bartholomew the Less.
71. The Maggie's Centre would be in close proximity to the north western end of the East Block. It would partially diminish the separation between the North Block and the East Block as originally intended by Gibb. The harm to the setting of the East Block is considered to be less than substantial and outweighed by the public benefits of the proposal. The North Block already has an extension and the resultant harm from the proposal would be no more substantial than the existing situation. It would still be possible to differentiate between the original four hospital blocks and the modern appearance of the Maggie's Centre.
72. The Kenton and Lucas Block is not related to the square or the layout of the buildings around the square. The block is on the periphery of the hospital grounds and its setting is formed by its already close relationship to the surrounding hospital buildings including the Finance Building, the Anthony Brett catering block and the Church of St Bartholomew the Less. The proposed Maggie's Centre would not result in any harm to the significance of the block's setting.
73. The proposed landscaping would impact on the setting of the Church and the Screen Wall and Colonnade. It would enhance the setting of these two designated assets. The proposal would not impact on the

western end of the church, as such views of the Church and its setting from the Gatehouse would be unaffected.

74. The proposed development would be such a distance from the West Block, Hospital Gatehouse, three lamp standards, courtyard fountain and the Medical School so as not to impact on the setting of these listed buildings.

The Smithfield Conservation Area

75. The Maggie's Centre would impact on localised views of the hospital square in terms of the ability to read the North Block as standalone building within Gibbs set piece. The resultant harm to the significance of the Smithfield Conservation Area when considered as a whole would be less than substantial, and outweighed by the public benefits of the proposal. The significance of the conservation area would not be very much reduced by the proposal. The ability to read Gibbs set piece is currently compromised by additions to the North Block.

The Impact of the Proposal on the Setting of the Non-Designated Heritage Assets

76. The proposal would be a sufficient distance from the courtyard shelters and the Pathology Block so as not to impact on the significance of these non-designated heritage assets.

Servicing

77. The servicing requirements for the building would be minimal. The Trust has an existing servicing strategy and loading bay facility should large deliveries be required. Maggie's do not use large scale suppliers. It is anticipated that the majority of deliveries to the Centre would be through staff bringing in supplies.

Archaeology

78. The site is in an area of important archaeological potential, located to the north of the Roman and medieval defences in an area of a known Roman cemetery and within the precinct of the 12th century Priory and Hospital of St Bartholomew. There is potential for Roman remains including burials, 19th century burials associated with the church of St Bartholomew the Less and medieval and post medieval building foundations associated with St Bartholomew's Hospital. An Historic Environment Assessment and addendum of the archaeology of the site and impact of the proposals has been submitted with the application.
79. The proposed development includes a new basement which would be partly within the footprint of the existing basement and with a deeper slab level. The north-west side would meet the North Wing, possibly with a stepped floor to avoid the need for underpinning. Other groundworks include sheet piling to support the basement wall and upper storeys and shallow groundworks for the proposed landscaping. There is potential for archaeological remains to be disturbed by the proposals, including the possible survival of burials associated with the churchyard of St. Bartholomew the Less.

80. Archaeological evaluation is necessary to provide additional information on the character, nature and date of archaeological survival on the site, including the extent of modern disturbance to assess the impact of the proposals, including foundations and to design an appropriate mitigation strategy. The archaeological evaluation should be used to provide additional information to develop the foundations and ground works proposals to minimise excavation and archaeological impact.
81. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

Community Infrastructure Levy (CIL) and S.106 Contributions

82. The proposal would not be liable for a CIL contribution as the proposal would result in a reduction in floorspace.

Conclusion

Planning Permission

83. The proposal should be assessed against the relevant development plan policies. There is a statutory duty to have special regard to the desirability of preserving the North Block and its setting and the features of special architectural or historic interest which it possesses, and to have special regard to the desirability of preserving the setting of nearby listed buildings. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Smithfield Conservation Area as a further statutory duty. Considerable importance and weight has been attached to the harm to the North Block and its setting and the features of special architectural or historic interest which it possesses, and to the harm to the Smithfield Conservation Area. It is concluded that other material considerations outweigh such harm.
84. The appearance of the grade I listed North Block has been compromised by the addition of the 1960s and 1970s extensions to its east and west ends. The Finance Building lacks architectural merit and its demolition would be acceptable.
85. The Bart's Health NHS Trust has indicated that the proposed site is the only suitable location for the Maggie's Centre. They have confirmed that plans are in place to secure the long term future of the North Block and that St Bartholomew's Hospital will continue to provide world class cancer services.
86. The hospital complex has been altered over time in response to clinical needs. The proposed Maggie's Centre would replace an existing extension. Its scale and physical attachment are acceptable in relation to the North Block, the Smithfield Conservation Area and the setting of surrounding listed buildings. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block including blind windows and the quoins. The scheme accords with the NPPF.
87. The proposed architectural approach represents a complimentary contrast to the adjoining building. Any harm to the significance of the heritage assets comprising the North Block and the setting of the East

Block arising from the new building and through the obscuring of a blind window would be less than substantial. The less than substantial harm is considered to be outweighed by the public benefits of a cancer care facility with associated landscaping and the revealing of currently obscured architectural elements of the North Block.

Listed Building Consent

88. Listed building consent is required for the demolition of the Finance Building and the addition of the new Maggie's Centre to the North Block. The Finance Building represents a later addition to the North Block and lacks architectural merit. Its demolition would be acceptable.
89. The Maggie's Centre would replace an existing extension. It has been designed to reveal currently obscured architectural elements of the North Block including quoins and blind windows.
90. New toilet facilities would be secured by condition in order to replace those lost through the demolition of the Finance Building.
91. On balance the proposal would not result in substantial harm to the special architectural or historic importance of the North Block and it is recommended that listed building consent is granted.

Background Papers

Internal

External

Maggie's Centre St Bartholomew's Hospital Planning Statement March 2014

Maggie's Centre, St Bartholomew's Hospital Historic Building Report dated March 2014

Maggie's Centre, St Bartholomew's Hospital Historic Environment Assessment dated January 2013

Maggie's Centre, St Bartholomew's Hospital Design and Access Statement dated March 2014

Existing drawing numbers: L(00)002 rev. A; L(00)003

Donald Insall Submission

Drawings: 202 rev. A; 216 rev. A.

Visuals and accompanying statement from Peter Stewart dated 5th February 2014

Addendum to the Historic Environment Assessment dated 01.07.2013

03.04.2014 Letter Trevor Payne, Barts Health NHS Trust

03.04.2014 Letter DP9

13.05.2014 Letter City of London Conservation Area Advisory Committee

14.05.2014 Letter English Heritage

16.05.2014 Letter English Heritage

10.06.2014 Email David Morris, DP9

23.06.2014 Letter Stephen O'Brien

24.06.2014 Email Ian Walker, Barts Health NHS Trust

24.06.2014 Email Barts Health NHS Trust

24.06.2014 Email David Morris, DP9

25.06.2014 Email Barts Health NHS Trust

25.06.2014 Email Ian Walker, Barts Health NHS Trust

25.06.2014 Email David Morris, DP9

30.06.2014 Email David Morris, DP9

Representations:

08.05.2014 Letter Peter Morris, Barts Health NHS Trust

16.05.2014 Email Davud Fell

16.05.2014 Email Sallianne Taylor

16.05.2014 Email Selloua Chakri

16.05.2014 Email Sophia Briggs

16.05.2014 Email Jonathan Seymour

16.05.2014 Email Simon Vannuccini

16.05.2014 Email Richard Durant

18.05.2014 Email Diana Robinson

19.05.2014 Email Marcia Blakenham

19.05.2014 Email Ian Collins

19.05.2014 Email Olivia Gregory (no comments)

19.05.2014 Email Clara Weatherall

19.05.2014 Email Paul Goswell

19.05.2014 Email Matthew Brown

19.05.2014 Email Sally Hands

19.05.2014 Letter Michael Hopkins

19.05.2014 Email Birgit Neu
20.05.2014 Email Heneage Stevenson
20.05.2014 Email Rachel Henley
20.05.2014 Email Anne Oconnor
20.05.2014 Email Ed Morris
20.05.2014 Email Rory Robinson
20.05.2014 Email Emma Parry
20.05.2014 Email Abel Hadden
20.05.2014 Email Caroline Saunders
20.05.2014 Email Joseph Hunter
20.05.2014 Email Miranda Phillips
20.05.2014 Email Emily Somers
20.05.2014 Email Andrew Preston
20.05.2014 Email Chris Clark
20.05.2014 Email Clare Clark
20.05.2014 Email Simon Maynard
21.05.2014 Email Paola Nicolaides
21.05.2014 Email Lord Rodney Leach of Faiford
21.05.2014 Email Tracy Jones
21.05.2014 Email Claire Twohill
21.05.2014 Email Richard Hillier
21.05.2014 Email Diane Sampson
21.05.2014 Email Tom Eeles
21.05.2014 Email Eduardo Beltrao
21.05.2014 Email Katie Wood
21.05.2014 Email Peter Russell
21.05.2014 Email Nicholas Wood
21.05.2014 Email Richard Benson
21.05.2014 Email Thalia Wirth
21.05.2014 Email Lei Thompson
21.05.2014 Email Phoebe Campbell
21.05.2014 Email Jessica Sims
21.05.2014 Email Laura Greene
21.05.2014 Email Natalie Iddles
21.05.2014 Email Eleanor Evans
21.05.2014 Email Alexander Evans
21.05.2014 Email Hannah Barnard
21.05.2014 Email Susannah Pollen (no comments)
21.05.2014 Email Jeanette Marsh
22.05.2014 Email Geraldine Anselme
22.05.2014 Email Piers Blake
22.05.2014 Email Christine Armstrong
22.05.2014 Email Anastasia Robson (no comments)
22.05.2014 Email Omid Mojabi
22.05.2014 Email John Hemming
22.05.2014 Email Anthony Edwards (no comments)
22.05.2014 Email Matthew Smith
22.05.2014 Email Andrea Guy
22.05.2014 Email James Wootton
22.05.2014 Email Alan Eisner

22.05.2014 Email Sarah Pearson
22.05.2014 Email Joyce Larby
22.05.2014 Email Chris Gallagher
22.05.2014 Email Jo West
23.05.2014 Email Vicky Miller
23.05.2014 Email James Hart
23.05.2014 Email Robert Garwood
23.05.2014 Email Wendy Blake
23.05.2014 Email Sian Lloyd
23.05.2014 Email Caroline Dancyger
23.05.2014 Email Kevin Chesters
23.05.2014 Email Lynne Dodson
23.05.2014 Email Marc Vastenavondt (neither supports nor objects)
24.05.2014 Email Kathy Pritchard – Jones
24.05.2014 Email Andrew Dodgshon
24.05.2014 Letter London Cancer
26.05.2014 Email Sara-Faye Golstein
26.05.2014 Email Wilson Kerr
27.05.2014 Email Fiona MacNeill
27.05.2014 Email Richard Lambert
27.05.2014 Email Rebecca Stephenson
27.05.2014 Email Jon Stephenson
27.05.2014 Email Justine Alderwick
27.05.2014 Email Katie Raby
27.05.2014 Letter Michael Harding
27.05.2014 Email lyn Fuss (no comments)
27.05.2014 Email Edwina Sassoon
28.05.2014 Email Justin Saunders
28.05.2014 Email Robert Leonard
28.05.2014 Email Julian Taylor
28.05.2014 Email Philip Sinitsky
28.05.2014 Email Joyce Daver
28.05.2014 Email Susan Emerton
28.05.2014 Email Michael Withams
28.05.2014 Email Stephen Roberts
28.05.2014 Email Nicolaas Aukes
28.05.2014 Email Temitope Alaka
28.05.2014 Email Anne Roberts
28.05.2014 Email John Roberts
28.05.2014 Email Mary Black
28.05.2014 Email Joanna Buxton
28.05.2014 Email David Docherty
28.05.2014 Email Lynne Richardson
28.05.2014 Email Kelley Marriage
28.05.2014 Email Michael Swash
28.05.2014 Email Jon Ellis
28.05.2014 Email Jane Fior
28.05.2014 Email Catherine Cunningham
28.05.2014 Email Dilys Stinson
28.05.2014 Letter James and Anne Thomas

29.05.2014 Email Beth Hunt
29.05.2014 Email Panos Papas
29.05.2014 Email Fiona Halstead
29.05.2014 Email Adrienne Baskin
29.05.2014 Email Jilly Bowen
29.05.2014 Email Thomas Hamre
29.05.2014 Email Ray Simmonds
29.05.2014 Email Anthony Bedford
29.05.2014 Email Ingrid Smith
30.05.2014 Email Joan Drake
30.05.2014 Email Helen Omoregie
30.05.2014 Email Graham Pitman
30.05.2014 Email Lee-Ann Aldridge
30.05.2014 Email Mark Graver
31.05.2014 Email James Emerton
31.05.2014 Email Edna Reynolds
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01.06.2014 Email Annelyse Allen
01.06.2014 Email Nicole Bellamy
01.06.2014 Email Richard Daver
01.06.2014 Email Julie Daver
01.06.2014 Email Hattie Ellis
02.06.2014 Email Frances Robinson
02.06.2014 Email Mr Kapil
02.06.2014 Email Andrew Attfield
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07.06.2014 Email Rory Murphy
08.06.2014 Email Sarah Slater
08.06.2014 Email Lenny Moughton
09.06.2014 Letter Julie Morgan
09.06.2014 Email Crispin Walkling-Lea
09.06.2014 Email Jacqueline Wells
09.06.2014 Email Karen Tipples
09.06.2014 Email Rebecca McIntosh
09.06.2014 Email Andy Jones
09.06.2014 Email Nathan Henry Webber
09.06.2014 Email Alastair Wilson
09.06.2014 Email Tracy Shortall
09.06.2014 Email Abdul Mahbob
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09.06.2014 Email Chris Flood
10.06.2014 Email Virginia Juvida
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10.06.2014 Email Ann-Marie Poole
10.06.2014 Email Edward Harcourt
10.06.2014 Email Miel de Botton
10.06.2014 Email Keith Farley
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10.06.2014 Email Chris Large
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13.06.2014 Email Ruth Sillitoe
13.06.2014 Email Fiona Bradley
13.06.2014 Email Christopher Smith
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13.06.2014 Letter Aman Dalvi, Tower Hamlets Council
13.06.2014 Letter Matthew Hopkins
13.06.2014 Email Barry Ray
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15.06.2014 Email Merryl Lawrenson
15.06.2014 Letter Inacio Ribeiro
15.06.2014 Email Felicity Pegg
16.06.2014 Email Michael Kellett
16.06.2014 Email Susan Crewe
16.06.2014 Letter Janet Ellis
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16.06.2014 Email Tom Coupe
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16.06.2014 Email Maggie Nicol
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16.06.2014 Email Moira Doherty
16.06.2014 Email Georgina McIlwraith
16.06.2014 Email Amanda Oliver
16.06.2014 Email Stephen Flatt
17.06.2014 Letter Alain de Botton (165 letters of support)
17.06.2014 Email Lucy Williams
17.06.2014 Email Suzanne Clements
17.06.2014 Email Sam Barbic

17.06.2014 Email Mat Scalway
17.06.2014 Email Sarah Gill
17.06.2014 Email Tim Melville-Ross
17.06.2014 Email Robert and Rosalind Englehart
17.06.2014 Letter Ian Walker
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18.06.2014 Letter Nikki Young
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 19.06.2014 Email Amelia Inwood
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 20.06.2014 Email Sam Lipworth
 20.06.2014 Email Rebecca Ladbury
 20.06.2014 Email Tamsin Sargeant
 20.06.2014 Letter Charlotte Campbell
 20.06.2014 Letter Sam Everington and Jane Milligan, Tower Hamlets Clinical
 Commissioning Group
 20.06.2014 Letter William Shand
 20.06.2014 Letter Suzanne Clements
 20.06.2013 Letter Jennifer A Vivian
 21.06.2014 Email Peter Abraham
 22.06.2014 Email Margaret Sellwood
 23.06.2014 Email Karen Eldridge
 23.06.2014 Letter Daniel Worthington
 23.06.2014 Letter P T Jennings
 23.06.2014 Letter Stewart Grimshaw, The Monument Trust
 23.06.2014 Letter Jayne Gould
 23.06.2014 Letter Pierre Goad
 24.06.2014 Letter B Barbic
 24.06.2014 Letter David Sloman, Royal Free London NHS Foundation Trust
 24.06.2014 Letter Sam Laidlaw
 24.06.2014 Letter Ron Kerr, Guy's and St Thomas' NHS Foundation Trust
 24.06.2014 Letter Linzi Roberts-Egan, Waltham Forest Council
 24.06.2014 Letter Janet Lowe
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 25.06.2014 Letter Carole Barbic

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25.06.2014 Letter Jamie Ritblat
25.05.2014 Email S Crocker
25.06.2014 Email Julia Erskine-Naylor
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26.06.2014 Letter Sir Nicholas and Lady Wright
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28.06.2014 Email Oscar Mallabar-Smith
29.06.2014 Email Deborah Laidlaw
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30.06.2014 Email Serena Helps
30.06.2014 Email Geoffrey Curran
30.06.2014 Email Susan Lepp
30.06.2014 Letter G.A. Wickham
30.06.2014 Letter John H. Shepherd
01.07.2014 Letter William Russell
01.07.2014 Letter Lily Jencks

01.07.2014 Email Carole Patey
01.07.2014 Email Gillian Heather Hackett
01.07.2014 Letter Garbers & James
01.07.2014 Letter George Robinson
01.07.2014 Letter Wendy James
01.07.2014 Email Freddy Gray
01.07.2014 Email Grania Loughnan
01.07.2014 Email Freddy Gray
02.07.2014 Letter Dilowar H. Khan
02.07.2014 Letter Glen Toms
02.07.2014 Letter Lord Palumbo
02.07.2014 Letter L.R.I. Baker
02.07.2014 Email Mary Dymond
02.07.2014 Email Sally Shearer
02.07.2014 Email C Jencks
02.07.2014 Email Luisa Alves
02.07.2014 Email Ab Rogers
02.07.2014 Letter Biba Dow
02.07.2014 Email Steve Marshall
02.07.2014 Letter Robin Woodhead
02.07.2014 Letter Sir David & Lady Bell
02.07.2014 Email Rowan Moore
02.07.2014 Email John and Cecilia Dennis
02.07.2014 Email Steve Marshall
03.06.2014 Email Rory Cullinan
03.06.2014 Letter Tim Garnham
03.06.2014 Letter Lesley Rees

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 3.17 Health and social care facilities - Provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

SCHEDULE

APPLICATION: **14/00319/FULL**

North Wing St Bartholomew's Hospital West Smithfield

Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1, 544sq.m) with ancillary roof terrace and external landscaping.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.
REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policy of the Core Strategy: CS15.
- 3 No works shall commence until details of new toilet provision for the North Block has been submitted to and approved in writing by the Local Planning Authority. Provision shall be made for at least seven toilets to include one facility suitable for disabled people. The facilities shall be implemented in accordance with the approved details prior to the first occupation of the Maggie's Centre.
REASON: To safeguard the future of the North Block in accordance with the following policy of the Core Strategy: CS12.
- 4 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written

scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3

- 5 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration including any temporary enabling works, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.

REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3.

- 6 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.

REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Unitary Development Plan 2002: ARC 1.

- 7 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
- (b) a full scale mock up panel measuring 5sq m (unless otherwise agreed in writing by the City of London) of the new glazed facade including coloured elements and panel jointing / junctions to be viewed on site ;
- (c) details of windows and doors;
- (d) details of the junction between the glazed facades of the building and ground level;
- (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
- (f) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block; and
- (g) details of the entrance canopies.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS10, CS12, ENV6.

- 8 Refuse storage and collection facilities shall:
- (a) be provided within the curtilage of the site to serve each part of the development in accordance with details which must be submitted to and approved in writing by the Local Planning Authority prior to work commencing; and
 - (b) thereafter be maintained as approved throughout the life of the building.

REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.

- 9 Prior to the removal of the existing cycle racks on the site details of the proposed arrangement for the parking of 52 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be implemented in accordance with the approved details.

REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policies of the Unitary Development Plan: TRANS22.

- 10 Details of the construction, planting irrigation and maintenance regime for the proposed green roof shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.

- 11 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any such works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 8, ENV 9, CS10, CS15, CS19.

- 12 Details of the position and size of the green roof, the type of planting and the contribution of the green roof to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 13 Unless otherwise agreed in writing by the Director of Markets and Consumer Protection the level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the nearest window or facade of the nearest premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. A report demonstrating compliance with this condition must be submitted to and approved in writing by the Local Planning Authority before the plant hereby approved comes into operation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 14 The premises shall be used for the purposes of a Maggie's cancer support centre or other medical or health services and for no other purposes (including other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification).
REASON: Having regard to the special circumstances of the case and to ensure that the following policies of the Core Strategy are not prejudiced: CS12; CS22.
- 15 All work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

- 16 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 17 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: L(00)001; L(01)001 rev. C; L(01)004; L(01)005; L(02)001 rev. C; L(02)002 rev. B; L(02)003 rev. A; L(02)004; L(02)005 rev. D; L(03)001 rev.B; L(03)002 rev.A; L(04)001 rev. C; L(04)002 rev. B; L(04)003 rev. C; 529.D.01; 529.D.02; 529.D.03 rev. A; 529.D.04 rev. A; 529.D.05 rev.A; 529.D.SK.01; 529.D.SK.02;.529.D.SK.03
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.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

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Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject:			
North Wing St Bartholomew's Hospital West Smithfield London			
(i) Demolition of a 1960s extension (638sq.m) to the building and the restoration of the existing original flank facade; (ii) Erection of a three storey extension building for use as a cancer care facility with ancillary roof terrace and external landscaping (Class D1, 544sq.m).			
Ward: Farringdon Without		Public	For Decision
Registered No: 14/00320/LBC		Registered on: 3 April 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<u>Summary</u> The application site is located within St Bartholomew's Hospital. The proposal relates to the former Finance Building (638sq.m GEA) a 1960s building which adjoins the eastern end of the grade I listed North Block. The proposal is for a Maggie's Centre. The current applications for listed building consent and planning permission seek to address the concerns raised by Members to the Maggie's scheme presented to the Planning and Transportation Committee on the 4th June 2013. Revisions have been made to the design and further visuals and details of the external facing material have been provided. A landscaping strategy has been developed for the site. The Maggie's scheme has been submitted alongside separate applications for works to improve the toilet facilities, access and fire escape arrangements in the North Block. These alterations enable the Bart's Health NHS Trust to secure the long-term future of the grade I listed building. To date some 385 letters of support and 57 letters of objection have been received to the scheme. The objections mainly raise concern that the Maggie's scheme would threaten the future of the North Block and that its design would be unsympathetic to the appearance of the North Block. The letters of support note that the design of the building is appropriate, there are no other suitable sites for the Centre, the proposal would meet the Trust's needs in terms of the provision of cancer care facilities and the scheme would not affect the future of the North Block. The Finance Building is of little architectural merit. The contemporary architectural approach to the design of the Maggie's Centre would provide a distinctive building in its own right while enabling the North Block to retain its prominence. Any perceived harm to the significance of the North Block, the Smithfield Conservation Area or the setting of the East Block through the addition of a replacement extension would be less than substantial, and would be outweighed by the public benefits of the proposal including the provision of a new cancer care facility and the revealing of			

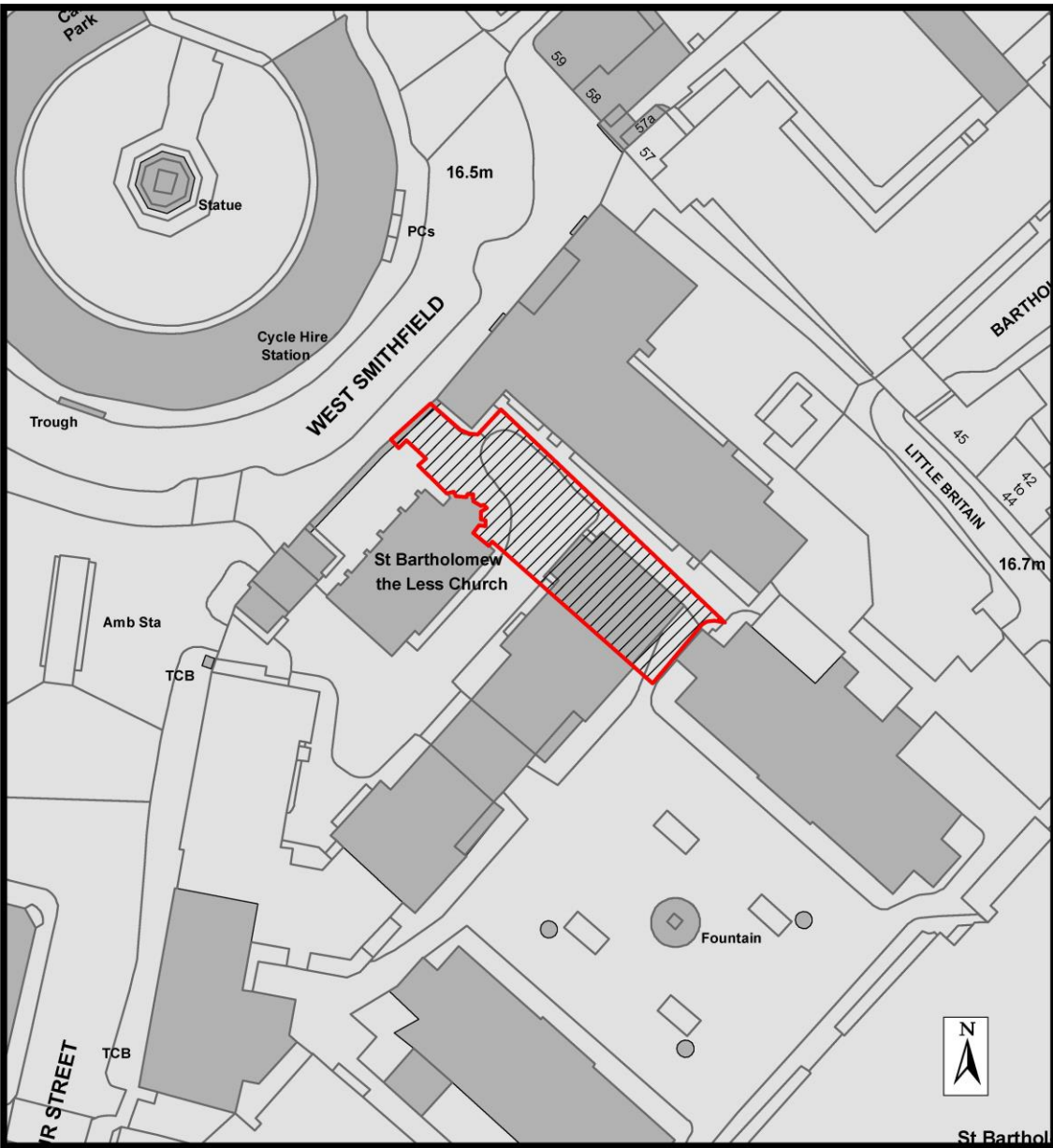
architectural features of the North Block.

The Bart's Health NHS Trust has confirmed that they are committed to securing the future of the North Block and they consider that the application site is the only suitable location for the Maggie's Centre within the hospital complex.

Recommendation

That listed building consent be granted in accordance with the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital: North Block and Finance Building

CASE No.
14/00319/FULL & 14/00320/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00319/FULL & 14/00320/LBC St. Bartholomew's Hospital North Block from Hospital Square

For report see application reference 14/00319/FULL.

Appendix A

London Plan Policies

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

SCHEDULE

APPLICATION: **14/00320/LBC**

North Wing St Bartholomew's Hospital West Smithfield

(i) Demolition of a 1960s extension (638sq.m) to the building and the restoration of the existing original flank facade; (ii) Erection of a three storey extension building for use as a cancer care facility with ancillary roof terrace and external landscaping (Class D1, 544sq.m).

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
 - (b) a full scale mock up panel measuring 5sq m (unless otherwise agreed in writing by the City of London) of the new glazed façade including coloured elements and panel jointing / junctions to be viewed on site ;
 - (c) details of windows and doors;
 - (d) details of the junction between the glazed facades of the building and ground level;
 - (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
 - (f) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block; and
 - (g) details of the entrance canopies.REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 3 No part of the building(s) shall be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment and planning permission has been granted for the development for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.

- 4 All work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

- 5 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.

- 6 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: L(00)001; L(01)001 rev. C; L(01)004; L(01)005; L(02)001 rev. C; L(02)002 rev. B; L(02)003 rev. A; L(02)004; L(02)005 rev. D; L(03)001 rev.B; L(03)002 rev.A; L(04)001 rev. C; L(04)002 rev. B; L(04)003 rev. C; 529.D.01; 529.D.02; 529.D.03 rev. A; 529.D.04 rev. A; 529.D.05 rev.A; 529.D.SK.01; 529.D.SK.02;.529.D.SK.03.

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.

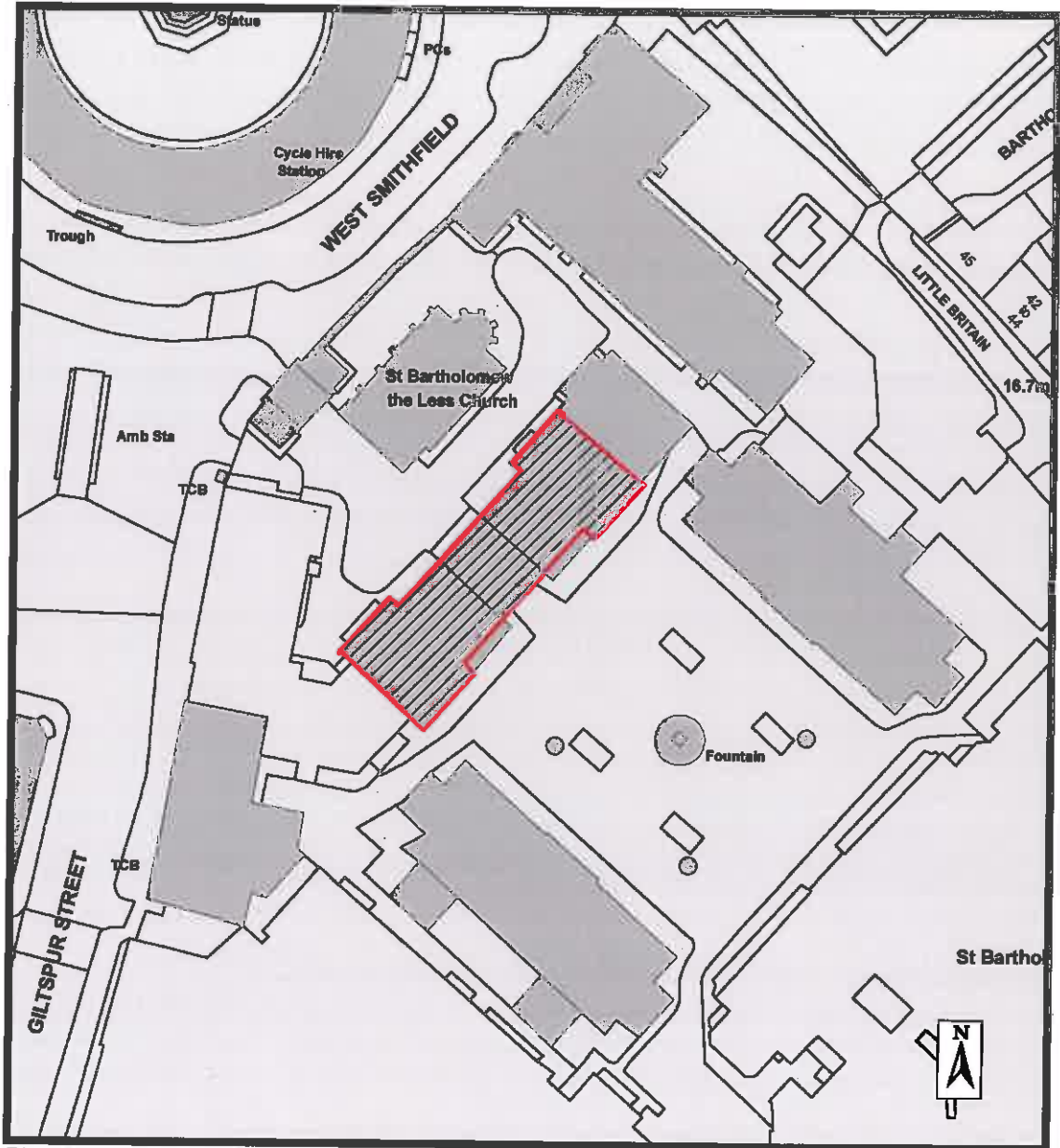
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Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject: The North Block St Bartholomews Hospital West Smithfield London EC1A 7BE The reconfiguration of the steps to the courtyard entrances and the installation of external disabled access ramps.			
Ward: Farringdon Without		Public	For Decision
Registered No: 14/00278/FULL		Registered on: 28 March 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<u>Summary</u>			
The application site comprises the grade I listed North Block on the St Bartholomew's Hospital complex. Part of the works require planning permission and listed building consent is sought for works to upgrade the existing toilet facilities, access and fire escape arrangements. The works comprise the addition of ramps to the east and west entrances, the replacement of an existing lift with a new double ended lift, the formation of new toilets in the basement (the toilets would replace those that would be lost through the demolition of the Finance Building should the Maggie's scheme go ahead) and the upgrading of windows and doors to meet fire regulations. To date 56 letters of objection have been received. Concern has been raised that the measures being proposed are insufficient to secure the long-term future of the North Block. The Bart's Health NHS Trust has confirmed that they are committed to securing the future of the site and the proposal represents the first steps in the process. The scheme seeks to demonstrate that improvement works could be carried out if the Maggie's Centre were in place. The works are acceptable in terms of their impact on the special historic and architectural interest of the grade I listed building. The ramps and basement partitions would cause some less than substantial harm to the building through the re-configuration of the existing external steps and the obscuring of basement vaulting. This harm would be outweighed by the public benefits of the proposal including the formation of step free access into the North Block and a Part M compliant lift and toilet.			

Recommendation

That planning permission be granted for the proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital: North Block

CASE No.
14/00278/FULL & 14/00279/LBC

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00278/FULL & 14/00279/LBC

St. Bartholomew's Hospital North Block from Hospital Square

Site

1. The application site is located on the St Bartholomew's Hospital complex. The proposal relates to the grade I listed North Block (use class C2) which dates back to 1732 and comprises one of the four hospital blocks designed by James Gibb between 1732 and 1768.
2. The building was not designed for medical use but for administrative and ceremonial functions associated with the hospital. The interior is historically significant and includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the hospital museum and archives and is used for a limited number of functions.
3. The building has been altered by the addition in the twentieth century of the 1970s Pathology link extension to its western end and the 1960s Finance Building to its eastern end. Each extension was designed by Adam, Holden and Person architects.
4. The site is in close proximity to a number of other listed buildings. The Kenton and Lucas building to the north east is grade II listed, the Church of St Bartholomew-the-Less and the Screen Wall and Colonnade to the north west are grade II* listed, the Gatehouse to the north west is grade I listed, the East Block to the south east is grade I listed, the West Block to the south west is grade I listed, and three courtyard lamps and the central fountain are each grade II listed. Together the North, East and West Blocks along with the 1930s neo-Georgian George V Building to the south form one of the most significant 18th century formal courtyard spaces in London. The site is within the Smithfield Conservation Area.

Relevant Planning History

5. The North Block has been the subject of recent applications submitted by Hopkins Architects and the Maggie Keswick Jencks Cancer Caring Centres Trust.
6. In 2013 applications for planning permission (ref. 13/00111/FULL), listed building consent (ref. 13/00112/LBC) and conservation area consent (ref. 13/00113/CAC) were considered for a Maggie's Centre on the site of the Finance Building. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. Concerns were raised over the following aspects of the proposal:
 - The lack of detail on the landscaping associated with the Maggie's
 - The impact of the design on the North Block
 - The impact of the Maggie's on the future use of the North Block
7. The applications were withdrawn by the applicant prior to the issuing of the decision.

8. On the 29th April 2014 Members granted planning permission and listed building consent for works Hopkins Architects, designed to improve the functioning and setting of the North Block. The proposal included the demolition of the pathology block and finance building extensions. New extensions ('bustles') were proposed at the east and west ends of the North Block along with ramps to the entrances and associated landscaping.
9. On the 3rd April 2014 applications for planning permission (ref. 14/00319/FULL) and listed building consent (ref. 14/00420/LBC) were submitted for a revised Maggie's proposal. The scheme seeks to address the concerns raised by Members at the 4th June 2013 Planning and Transportation Committee and is before you today.

Proposal

10. The proposal upgrades the toilet facilities, fire escape and access arrangements within the North Block. The proposed measures seek to ensure that the future of the North Block would not be compromised by the demolition of the Finance Building and its replacement with a Maggie's Centre, should planning permission and listed building consent be granted for the revised scheme.
11. It is proposed that ramps would be formed at the east and west entrances to the North Block. The existing external steps would be modified and the surrounding hard landscaping would be moderately re-graded in order to accommodate the ramps.
12. The existing lift at the western end of the building would be replaced with a double ended lift that would be of a suitable size to accommodate a wheelchair. Disabled access would be provided to all public floors of the building.
13. New male, female and disabled WCs would be installed at basement level in the western end of the building. They would be accessed from the existing staircase and upgraded lift on the western side of the North Block. It is intended that these toilets would replace the existing facilities that are used in conjunction with the Great Hall, located within the Finance Building at first floor level. If the Maggie's scheme were approved the Finance Building toilets would be removed.
14. In order to upgrade the fire escape arrangements certain panelled doors would be retained and upgraded to meet fire regulations and secondary glazing would be added to two windows. Upgrading the doors could involve the installation of fire seals and self-closers and some doors may require intumescent paint.
15. This report deals with the application for planning permission which covers the external works and the application for listed building consent which covers the internal and external work.

Consultations

16. The views of other City of London departments have been taken into account in the preparation of this report and some detailed matters remain to be dealt with by condition.
17. The application has been publicised on site and in the press. To date 56 letters of objection have been received. Some of the comments make reference to English Heritage's concerns over the design of the ramp and the impact that this would have on the symmetry of the building.
18. The application initially proposed the addition of one ramp to the western entrance of the building. In the light of the concerns raised the scheme has been revised to incorporate ramps to the east and west entrances. The design of the ramps has been modified in order to minimise impact on the appearance of the North Block. English Heritage is now content that their concerns have been satisfactorily addressed.
19. The main concerns relevant to the revised scheme can be summarised as follows:
 - The proposed disabled facilities are inadequate. Disabled access to the Great Hall would not be provided at the east end of the building. Access to and from the Hall would be at the west end of the building via the catering area which is unacceptable.
 - The east entrance is the principal entrance into the North Block. Cloakroom and toilet facilities are needed on this side of the building. The west side of the building is designated for service/staff use and security. Installing access for visitors and guests on this side of the building would compromise the back of house catering use and the security of the archives.
 - The proposal provides no capacity to improve the catering or archive storage facilities. These facilities need to be improved to secure the long term future of the site.
 - The Friends of the Great Hall have not been consulted on the scheme.
 - The Hogarth stair should not be relied upon for fire escape.
 - The proposed toilet layout ignores basement vaulting.
 - In order to access the basement toilets people would need to use the narrow stairs that wrap around the lift from ground to basement level. The circulation is inappropriate for a major building.
 - The proposal represents a minimal attempt to address the shortcomings of the building. The works would obstruct potential improvement to the North Block and do not consider the future of the building in the long term. Planning

permission and listed building consent have been granted for the Hopkins scheme which would appropriately safeguard the future of the application site.

- The scheme is proposed on the basis that the Maggie's centre would be standalone. If this is the case it could be provided elsewhere on the site. If alternative sites have been considered by the NHS this should be demonstrated.
 - The number of toilets would not cater for the anticipated numbers that may attend the Great Hall.
20. English Heritage considers that the proposal is acceptable.
21. The London and Middlesex Archaeological Society commented that the proposal would be detrimental as the new ramp ignores the symmetry of the building (these comments were made prior to the revisions to the design of the ramps). They noted that the scheme ignores the initiative put forward by Hopkins Architects. They are concerned about the impasse that has been reached with competing schemes from the Friends of the North Wing and the Maggie's Centre. The Society supports the Hopkins scheme and has mixed views on the Maggie's scheme (the committee was split as to whether the structure was appropriate and exciting or detrimental).
22. The City of London Conservation Area Advisory Committee considered that the proposed disabled access ramp was inappropriate. (These comments were made prior to the revisions to the design of the ramp).

Policies

23. The development plan consists of the London Plan, the saved policies of the unitary Development Plan and the Core strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
24. The draft Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. Although it does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
25. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

26. The Corporation, in determining the planning application has the following main statutory duties to perform:-
- To have regard to the provisions of the development plan, so far as material to the application, to local finance considerations so far as

material to the application, and to any other material considerations (Section 70 (2) Town & Country Planning Act 1990);

To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004);

In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Building and Conservation Areas) Act 1990)

27. When considering the applications special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
28. In considering whether to grant listed building consent the City shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) of the Planning (Listed Buildings and Conservation Areas) act 1990).
29. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.
30. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means: approving development proposals that accord with the development plan without delay.'
31. Under Section 149(1) of the Equality Act 2010, the City Corporation must have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
32. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.

33. It is necessary to assess all of the policies and proposals in the Development Plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.
34. The principal issues in considering the planning application are:
- The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and saved policies of the UDP.
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The impact of the proposal on the significance of designated and non-designated heritage assets, the setting of listed buildings surrounding the site and whether the proposal would safeguard the future of the North Block.
35. The principal issue in considering this listed building consent is:
- Whether the proposed works would preserve the building, its settings or any features of special architectural or historic interest which it possesses.

Considerations

The Position of the Bart's Health NHS Trust

36. Concerns have been raised that the proposal would not secure the long-term future of the site as satisfactorily as the Hopkins scheme does. The Bart's Health NHS Trust is the freeholder of the application site. They have issued a statement confirming that they are committed to securing the long-term future of the North Block and developing world class healthcare facilities for cancer and cardiac patients, of which Maggie's would be part.
37. The Trust advises that the Hopkins scheme would not receive the support of the Trust Board as it would not be feasible for the North Block to be a standalone building. The pathology extension at the western end of the building is required for the delivery of cardiac imaging and outpatient services as part of the Trust's clinical strategy.
38. The Trust envisages that a heritage quarter would be formed on the St Bartholomew's Hospital site. It would include the North Block, Gatehouse and Church of St Bartholomew the Less. A key part of this vision would be the establishment of a North Wing Heritage Trust. This would be a charitable trust that would be separate from the NHS. It would be responsible for defining the long-term future of the North Block, the raising of the necessary funding for its restoration and the management of the building. Proposals for the heritage trust have been developed and it could be established within the next six months following consultation. This would include consultation with the Friends of the North Wing.

39. The application scheme is the first step in realising this vision as it would provide improved toilet facilities, access and fire escape arrangements.

Design and Heritage

Identification of the Heritage Assets Affected by the Proposal

40. Paragraph 129 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of any asset). The assessment of significance should be taken into account when considering the impact of a proposal.
41. The designated heritage assets in the consideration of this case are:
- The North Block – grade I listed
 - The Smithfield Conservation Area
42. Consideration needs to be given to the setting of:
- The East Block – grade I listed
 - The West Block – grade I listed
 - The Kenton and Lucas Building – grade II listed
 - The Courtyard Lamps – grade II listed
43. The four timber courtyard shelters are the non-designated heritage assets of relevance in the consideration of the proposal.
44. The significance of each asset has been assessed in accordance with English Heritage's methodology for assessing "significance" as set out in 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment'.
45. The assets have historical, evidential and communal value by virtue of their relationship with the hospital complex.
46. The North Block is highly significant as it is the principal building on one of London's oldest operational hospitals. It was designed by James Gibb, a leading 18th century architect. The Staircase Hall has two notable canvases by Hogarth painted in 1735 – 7 of the Good Samaritan and Pool of Bethesda.
47. The Smithfield Conservation Area is significant for its concentration of historic buildings and infrastructure relating to three long-established institutions: the former Priory of St Bartholomew the Great; St Bartholomew's Hospital and the meat markets.
48. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that "...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...any harm or loss should require clear and convincing justification".

49. Where a proposal would result in harm to the significance of a designated heritage asset it should be identified whether the harm is substantial or less than substantial. If the harm is substantial the proposed development should be considered in respect of paragraph 133 of the NPPF and if the harm is less than substantial the development should be considered in respect of paragraph 134 of the NPPF.
50. The proposed ramps and basement partitions would result in some harm to the significance of the North Block. It is considered that the harm should be treated as less than substantial and therefore the approach set out in paragraph 134 of the NPPF should be applied to this case. Paragraph 134 of the NPPF states that any less than substantial harm to the significance of a designated heritage asset should be outweighed by the public benefits of the proposal.
51. In relation to the listed building consent, when weighing any harm to designated heritage assets against the public benefits of the proposals, great weight should be afforded to the desirability of preserving the listed building and the setting of the listed buildings or any special features of special architectural or historic interest which they possess.

Impact of the Proposal on the Heritage Assets

North Block

52. The ramps would be formed through the reconfiguration of the existing steps at the east and west entrances, and the moderate re-grading of the surrounding hard landscaping. Two steps and a platform would be formed. The ramps would extend from the outer edge of the steps. They would be stone to match the existing steps.
53. The ramps would be sited away from the window heads of the basement lightwells. New iron grilles would be installed over the window head voids to each side of the steps. One existing historic boot scraper on the outer side of the east entrance would be displaced by the ramps. It would be removed and reinstated on the inner side of the west entrance where the boot scraper is missing. Details of this would be required by condition. The boot scrapers on the inner side of the entrances would remain in situ.
54. The height and detailing of the ramps would enable significance features of the building, including the stone plinth and lightwell heads to remain legible. The gradient of the ramps would be 1:25 thereby excluding the requirement for a handrail and minimising the visual impact on the listed building. The provision of a ramp at both entrances would preserve the building's symmetry and addresses English Heritage's concerns. The design of the ramps would be similar to those approved under the Hopkins proposals.
55. While the ramps are well designed it is considered that they would cause some harm to the significance of the North Block through the partial loss of the existing steps. This harm is judged to be less than substantial and outweighed by the public benefit of providing wheelchair access into the building.

56. The installation of the lift would require alterations to the post war lift shaft and a post war staircase on the west side of the building. There would be no loss of historic fabric through these alterations.
57. The works to improve the fire escape arrangements would result in minimal harm to the listed building. Further details of the fire proofing measures would be required by condition. The doors would maintain their overall appearance and the secondary glazing has been design to ensure that the external appearance of the building is maintained.
58. The toilets are proposed in a basement area which partially retains Gibb's original vaulted ceiling, at present concealed by modern partition walls and suspended ceilings. The proposed toilets would require a new arrangement of partition walls. The removal of the existing toilets, partitions and suspended ceilings would be beneficial to the listed building. The introduction of new partitions would be regrettable as it would not enable the full exposure of the vaults but would be an improvement to the existing. The harm that would result is judged to be less than substantial and would be outweighed by the provision of improved toilet facilities, including a disabled toilet. The new partitions would be fully reversible.

The Smithfield Conservation Area

59. The ramps would constitute relatively discreet additions to the building. It is not considered that they would result in any harm to the significance of the Smithfield Conservation Area.

Settings of the surrounding listed buildings and the non-designated heritage assets

60. The ramps would be of a sufficient distance from the East Block, West Block, Kenton and Lucas Block, the Courtyard Lamps or the timber courtyard shelters so as not to detract from the significance of these heritage assets.

Impact of the Works on the Running of the Building

Access

61. At present wheelchair users visiting the Great Hall arrange access with facility managers in advance of functions and access is provided via portable ramps. The lift on the western side of the building is used to access the Great Hall, which is not part M compliant.
62. The proposal would provide improved access arrangements at the western end of the building through the provision of step free access and a part M compliant lift. Concerns have been raised that the western end of the building would become the main circulation area which would threaten the security of the archives and conflict with servicing arrangements. The Bart's Health NHS Trust has confirmed that this would not be an issue subject to the appropriate management of the building.
63. The ramp on the eastern side of the building would provide formalised step free access into the ground floor of the North Block enabling

visitors to appreciate the Hogarth staircase. As is currently the case, wheelchair users could not access the Great Hall from the eastern side of the building but could view the Hogarth staircase from ground level.

Toilet Facilities

64. The toilets in the finance building (three female toilet cubicles, two male cubicles and two male urinals) are currently used in conjunction with functions in the Great Hall. Step free access is not provided from the Great Hall to the finance building toilets. Wheelchair users rely on the use of one of the existing toilets at first floor level on the east side of the North Block. The toilet is not part M compliant.
65. If the Maggie's scheme were to go ahead the toilet facilities in the finance building would no longer exist. The proposed basement toilets would replace them and a disabled toilet would be provided. The proposed toilet provision would comprise four female toilet cubicles, three male cubicles and two urinals, a cubicle suitable for use by disabled people and three unisex cubicles.
66. Concerns have been raised over the lack of toilet provision on the east side of the building. The existing first floor visitor toilet on the east side of the North Block would remain in use. Concern has also been raised about the practicality of large numbers of people accessing the basement toilets having to utilise the narrow stairs or the lift.

Catering

67. Concerns have been raised that the proposal would have an unsatisfactory impact on the catering arrangements. This is on the basis that one of the main circulation routes between the Great Hall and the circulation core at the western end of the building, would be via the Guild Room. The Guild Room had often been used as a servery given that it is adjacent to the kitchen. The objections note that it would be unacceptable to have visitors moving through areas where food is being plated and prepared.
68. The Trust has issued a statement in response to the concerns over the catering arrangements and the use of the Guild Room. The Trust has conducted an independent catering/banqueting review of the function facilities in the Great Hall. The review concluded that the existing kitchen is of an adequate size and location. While the existing equipment is functional it is in need of a refit. The Trust has discussed the kitchen with catering providers and it is concluded that any refit would need to reflect a different model of catering – a 'prepare off site/finish and present on site' service. Catering providers would prepare and cook off site in purpose built kitchens and the food would be transported to site and heated and plated in the current catering area. The Guild Room is not required for plating or other catering requirements under this model which would enable unobstructed access to the Great Hall.

Fire Escape

69. A fire risk assessment is carried out by the Bart's Health NHS Trust on an annual basis. The current fire escape routes for the building are via the Hogarth staircase and the staircase at the western end of the building and through the main doors. The two main external doors open inwards and are therefore held open during events. The applicant has advised that this does not affect the fire integrity of the building as they are external doors. These arrangements would continue under the current proposal.
70. The proposal seeks to upgrade the escape route along the western stairwell given that it would be regularly used by people accessing the basement toilets. The doors opening onto the stairwell would be fire rated and refuges would be formed on the landings. The formation of the refuge in the basement lightwell would require the fire rating of existing window glass. This would be achieved through the installation of secondary glazing.

Archive Storage

71. Concerns have been raised that the proposal would not improve the archive storage provision. The Trust has confirmed that there would be scope to improve the arrangements in the future which would be a building management issue.

Archaeology

72. The site is in an area of important archaeological potential, to the north of the Roman and medieval defences within the precinct of the 12th century Priory and Hospital of St Bartholomew and a known Roman cemetery.
73. There is potential for any groundworks associated with the alterations outside the building and within the basement to have an impact on archaeological remains.
74. A condition is recommended to cover a programme of archaeological work to record any remains affected by the proposals.

Conclusion

Planning Permission

75. The proposal should be assessed against the relevant development plan policies. There is a statutory duty to have special regard to the desirability of preserving the North Block and its setting and the features of special architectural or historic interest which it possesses, and to have special regard to the desirability of preserving the setting of nearby listed buildings. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Smithfield Conservation Area as a further statutory duty.
76. The Bart's Health NHS Trust has confirmed that they are committed to securing the long-term future of the North Block and that the proposal represents the first steps in this process. The scheme demonstrates

that improvement works could be carried out if the Maggie's Centre were in place.

77. Under the proposal, improvements could be made to the existing toilet facilities, fire escape and access arrangements.
78. The ramps and basement partitions would cause some less than substantial harm to the building through the re-configuration of the existing external steps and the obscuring of basement vaulting respectively. This harm would be outweighed by the public benefits of the proposal including the formation of step free access into the North Block including to the Hogarth staircase and through the formation of a part M compliant lift and toilet.

Listed Building Consent

79. The harm caused by the installation of the ramps and basement partitions would be less than substantial. The works are considered to be acceptable in terms of their impact on the special historic and architectural interest of the listed building.

Background Papers

Internal

External

Donald Insall Associates, St Bartholomew's Hospital, A Feasibility Study to Address The Provision of Wheelchair Access to the Great Hall of the North Wing

Existing Drawings: 102 rev. A; 109 rev. A; 110 rev. A; 115 rev. A; 111 rev. A; 112 rev. *; 120

Barts Health NHS Trust Premises Fire Risk Assessment, North Wing

15.04.2014 Email Henry Sanders, Donald Insall Associates

22.04.2014 Letter English Heritage

13.05.2014 Letter City of London Conservation Area Advisory Committee

25.06.2014 Email Ian Walker, Barts Health NHS Trust

27.06.2014 Email Henry Sanders, Donald Insall Associates

03.07.2014 Email Ian Walker, Barts Health NHS Trust

05.07.2014 Email Francis Maude, Donald Insall Associates

Representations:

08.05.2014 Email Alan Bailey

08.05.2014 Email Bryan Mayou

08.05.2014 Email Ameer Khan

08.05.2014 Email Hilary Mathews

08.05.2014 Email Seth Randall-Goddard

08.05.2014 Email John Sutcliff

08.05.2014 Email Alison Knapp

09.05.2014 Email Peter Leaver

09.05.2014 Email David Selby

10.05.2014 Email Jeeves Wijesuriya

10.05.2014 Email Rajiv Wijesuriya

11.05.2014 Email Hugh Geddes

11.05.2014 Email Peter White

11.05.2014 Email Michael Davies

11.05.2014 Email Nick Bass

11.05.2014 Email Robert Johnson

11.05.2014 Email Maggie Wellwood

12.05.2014 Email C Hudson

12.05.2014 Email John and Marjorie Butlin

12.05.2014 Email Paola D

12.05.2014 Email Janet Lowe

12.05.2014 Email Maggie Nicol

12.05.2014 Email Jackie Roe

12.05.2014 Email Wendy Roles

12.05.2014 Email Robin Simon
 12.05.2014 Email Dorothy Timms
 12.05.2014 Email Vera Wright
 13.05.2014 Email Freddy Gray
 13.05.2014 Email Janet Butlin
 13.05.2014 Email Mary Smith
 14.05.2014 Email Statement of Objection by Hopkins Architects on behalf of
 the Friends of the Great Hall and Archives of St Bartholomew's Hospital, and
 Barts Health NHS Trust Archives Committee
 14.05.2014 Email David Hocken
 14.05.2014 Email Charles Hinds
 14.05.2014 Email Anthony Edelsten
 14.05.2014 Email Diane Smyth
 14.05.2014 Email Nicholas Madden
 14.05.2014 Email Takashi Doyama
 14.05.2014 Email Gillian Heather Hackett
 14.05.2014 Email Olivia Gray
 14.05.2014 Email Edmund Dorrell
 14.05.2014 Letter Tessa Abineri
 14.05.2014 Letter Muireall Lawson
 14.05.2014 Email Julius Bourke
 17.05.2014 Email Tim Clement-Jones
 18.05.2014 Letter Mary Axe
 19.05.2014 Letter Michael Hopkins
 20.05.2014 Letter Gerald Libby
 20.05.2014 Email Marcus Setchell
 23.05.2014 Email Joanna Libby
 25.05.2014 Email James Hogg
 05.06.2014 Letter London and Middlesex Archaeological Society
 05.06.2014 Letter James and Ann Thomas
 09.06.2014 Letter Julie Morgan
 18.06.2014 Email Paul Simmons
 21.06.2014 Email Peter Abraham
 23.06.2014 Letter Bill Ellson
 03.07.2014 Letter Lesley Rees

Appendix A

London Plan Policies

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

SCHEDULE

APPLICATION: 14/00278/FULL

The North Block St Bartholomews Hospital West Smithfield

The reconfiguration of the steps to the courtyard entrances and the installation of external disabled access ramps.

CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2** Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

 - (a) particulars and samples of any new materials to be used on the reconfigured steps;
 - (b) particulars and samples of the materials to the new ramps;
 - (c) a method statement for the retention and reuse of stonework from the existing steps;
 - (d) details of ramps including new lightwell grilles and junctions with buildings and ground level surfaces;

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 Unitary Development Plan and Core Strategy: CS10, CS12, ENV10
- 3** No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to

exist in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3

- 4 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 5 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: 400 rev. _; 209 rev. C; 210 rev. D; 215 rev. E; 216 rev. B; 202 rev. B; 203 rev A; 211 rev. C; 204 rev A; 220.
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.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 18:45
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 6:45 PM on 08 May 2014 from Dr Alan Bailey.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Alan Bailey

Email: [REDACTED]

Address: 106 St Stephens Road Canterbury

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Disabled access and toilets are required at the East End of the Great Hall and this plan would sent wheel chair visitors on a long journey via the catering facilities. It would also constrict other plans which you have already approved and allows no room to develop the archives of the hospital which are an important historical resource

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 18:51
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 6:50 PM on 08 May 2014 from mr bryan mayou.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: mr bryan mayou

Email: [REDACTED]

Address: cuckfield park Cuckfield Cuckfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: These plans detract from the major importance of this London landmark in terms of historical intention. It hides rather than displays this beautiful building. It could be brought back into use, but instead relevance to both the past and today's use is lost.

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 20:21
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:20 PM on 08 May 2014 from Mr Ameer Khan.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Ameer Khan

Email: [REDACTED]

Address: Dawson Hall Charterhouse Square London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I oppose this plan to the aforementioned proposal on the western entrance as I believe it to be the wrong side for any useful disabled access to be made. It would mean that people with disabilities will have to pass through the kitchens. I feel that not only is it discriminatory for people with disabilities to have to use an entrance far away from the main one but it will be damaging to the symmetry of the square. In addition to this, I feel that there needs to be formal consultation and discussion with The Friends of the Great Hall at St Bartholomew's Hospital since future provisions to maintain the Great Hall are very much under threat by the current plans to develop a Maggie Centre.

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 19:31
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 7:30 PM on 08 May 2014 from Mrs Hilary Mathews.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Hilary Mathews
Email: [REDACTED]
Address: 6 friarswood Bishops stortford

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to these plans as the provision. For the disabled is poorly planned , being at the wrong end of the North wing, hence they would have to travel a long way through the existing catering facility , not possible. The aesthetics of the newly. designed ramp is not conducive with the glorious and sensitively upgrade square. There is no provision for upgrading the catering facilities , which is essential to secure the future use of this listed building for the public and their enjoyment .

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 21:25
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 9:24 PM on 08 May 2014 from Mr Seth Randall-Goddard.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Seth Randall-Goddard
Email: [REDACTED]
Address: 274 Upland Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to the current proposals for the following reasons; • That the facilities and services are inadequate and on the wrong side • Disabled access is not immediately adjacent to the main entrance, therefore discriminating against disabled people, and is against current guidelines for all Planning Authorities. Wheelchair users would have to be wheeled through the server and kitchen, and would be subject to humiliation; the plans do not address the needs, therefor, of disabled patients/ staff. • English Heritage comments point out that the Insall proposal is damaging to the symmetry and front elevation on to the Square. The heritage of St Bart's is an incredible asset to London, and the heritage of England overall. It should not be compromised in such a way. • There is total disregard for the need to expand and improve storage and display of the Hospital's historic Archives. • There is no capacity to improve and enlarge the catering facilities. It is for these reasons I am objecting to the current proposals.

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 20:22
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:21 PM on 08 May 2014 from Dr. John Sutcliff.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr. John Sutcliff

Email: [REDACTED]

Address: Melroyd End, Main Road Bicknacre Chelmsford, Essex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The most recent proposals put the toilet facilities at the opposite end of the North Wing to the main entrance to the Hogarth mural and stairs and will cause considerable inconvenience to the disabled. In addition British Heritage feel these proposals will impair the symmetry of the North Wing.

Delves, Gemma

From: PLN - Comments
Sent: 08 May 2014 22:13
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 10:12 PM on 08 May 2014 from Miss Alison Knapp.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Miss Alison Knapp

Email: [REDACTED]

Address: 19 Thamespoint Fairways Teddington

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This plan totally ruins the symmetry of the North Wing as an integral part of the James Gibb Square at St Bartholomew's Hospital. 'Reconfiguring the steps' to the West side of the building for the main entrance is inappropriate. The main entrance to the North Wing must remain on the East side as the development of the North Wing requires this stunning lobby with the Hogarth paintings to be the entrance. Linked to this entrance, the provision of a separate disabled access would seem to be discriminatory. There does not appear to be the expansion of catering services which is needed. The desperately needed expansion of the storage of valuable archival material, and accommodation for researchers and visitors to study the archives is not within this plan. I do not support this application for the North Wing at St Bartholomew's Hospital.

Delves, Gemma

From: PLN - Comments
Sent: 09 May 2014 09:37
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 9:36 AM on 09 May 2014 from Mr Peter Leaver.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Peter Leaver

Email: [REDACTED]

Address: 28 Meynell Crescent London

Comments Details

Commenter Type: Member of the Public

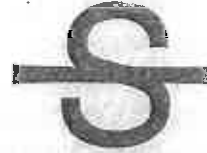
Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The proposal to construct facilities and services for the Maggie's Centre on the East end of the North Wing of the St Bartholomews site is seriously flawed, for the following reasons: 1) the proposed facilities and services are inadequate. 2) they are situated on the wrong side. 3) disabled access is not adjacent to the main entrance. 4) there is no capacity to improve the catering facilities. The proposed building will also seriously alter the appearance of the James Gibb design.

Begum, Shupi**Subject:**

FW: The North Wing, Barts - Proposals by the NHS Trust

From: David Selby [mailto:david.s@hopkins.co.uk]**Sent:** 09 May 2014 09:58**To:** Michael Dunn : English Heritage; Delves, Gemma**Cc:** BNT2**Subject:** The North Wing, Barts - Proposals by the NHS Trust

Dear Michael and Gemma

ACKNOWLEDGED 88 09/05/14

Revised text as follows.

We have seen English Heritage's letter of 22 April 2014 to the City Planners regarding proposals prepared by Insalls on behalf of the NHS Trust, to provide amendments to the disabled access and WC provision to the North Wing.

The strategy for the proposed improvements raises a number of issues concerning provision of disabled access to the North Wing.

Enlargement of current Lift at the West End of the North Wing

Enlargement and amendment of the existing lift perpetuates a shortcoming in the provision of disabled access to the North Wing as a whole. It does not embrace the principles of Inclusive Design, so those who are disabled or who might need or prefer to use a lift must enter the building by its secondary entrance. As a consequence, they are unable to use the East end Hogarth staircase entrance, which is the main public entrance to the Great Hall.

To access the Great Hall from the West end lift it is necessary to pass through the existing kitchen, or the Guild Room. Due to shortcomings in the catering provision, major events in the Great Hall often utilise the Guild Room as a servery, so that those using the lift at the west end must negotiate their way through catering staff and prepared food in order to access the Great Hall. This shortcoming is not resolved by the proposals but rather endorses it despite the lack of dignity for disabled users.

There would remain no disabled access to the East end main public entrance as a consequence of these proposals.

External Ramped Access at the West End of the North Wing

The proposals for an external ramped access to the West end entrance if replicated at the East end as suggested by English Heritage may help to resolve concerns for symmetry, but do not resolve the need for lift access at the East end. Disabled and other lift users may gain access to the Hogarth Staircase at ground floor level but no higher, as no lift is proposed at that end of the building.

Disabled WC and other WC's in the basement

We note that provision of a disabled WC and additional WC's in the basement at the West end whilst providing more sanitary accommodation and maintaining the current arrangements of the Archives does in fact preclude their future improvement and enlargement.

In addition the proposals do nothing to resolve the Catering shortcomings of the building, instead they obstruct potential improvements.

Relationship to the Maggie's Centre revised submission

The relationship of this application to the separate application for the proposed Maggie's Centre to replace the existing Finance Block adjacent to the East end of the North Wing is clearly important to assessing the impact of the proposals as a whole and the opportunities that are precluded by these combined proposals.

Insalls proposals appear to be a minimal attempt to resolve shortcomings of disabled provision for access and WCs in the North Wing associated with the rejection of the Maggie's Centre proposals last year. Although they may seem innocent enough in isolation or as short term measures they do in fact obstruct the comprehensive provision of a package of long-term improvements to the North Wing as a whole to make it fit for purpose for many years to come.

The revised Maggie's Centre submission now has no linkage to the Great Hall. The previously proposed shared WC's have been removed, and the proposed connecting door at ground floor blocked up. It would now simply provide a blockage to the necessary improvements to the North Wing. This reduced connectivity suggests even more that it could be relocated elsewhere within the Hospital grounds. An estates management decision to replace the existing finance block seems to be taking precedence over the future of a major heritage asset. If alternative locations have been considered by the NHS Trust then they should be demonstrated. In its currently proposed location it would mean that the Insalls proposals would likely become the long-term solution.

We emphasise that the idea of a Maggie's Centre at Barts is not the subject of objection in principle, but that the site which has been made available for it is wrong, and from it flows a massively compromised solution to the North Wing very clearly preventing a holistic solution to the sustainable future of this important heritage building for both the history and the future of Healthcare, Barts and London.

Is it possible that English Heritage could reconsider their view on this? It is fundamental to the future sustainability of the North Wing? We would be happy to meet and discuss further if that was useful.

best regards

David Selby Senior Partner

Hopkins Architects

27 Broadley Terrace London NW1 6LG t 020 7724 1751 f 020 7723 0932

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Delves, Gemma

From: PLN - Comments
Sent: 10 May 2014 00:13
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:12 AM on 10 May 2014 from Dr Rajiv Wijesuriya.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Rajiv Wijesuriya
Email: [REDACTED]
Address: 30 Freehold Street Northampton

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This is damaging to the historic Barts Hospital site. I cannot believe a proposal like this would go through without consulting the involved parties representing the archives and Great Hall which would be negatively impacted by this. English Heritage comments point out that the Insall proposal is damaging to the symmetry and front elevation on to the Square. In addition to this I feel this changes are not well planned in terms of their site. Disabled access would be far better placed near the main entrance. I feel this would undermine an important part of our history and culture.

Delves, Gemma

From: PLN - Comments
Sent: 10 May 2014 00:29
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:28 AM on 10 May 2014 from Dr Jeeves Wijesuriya.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Jeeves Wijesuriya

Email: [REDACTED]

Address: 30 Freehold Street Northampton Northampton

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This is damaging to the historic St Bartholomew's Hospital site. I cannot believe a proposal like this would go through without consulting the involved parties representing the Archives and Great Hall which would be negatively impacted by this. The English Heritage comments point out that the Insall proposal is damaging to the symmetry and front elevation onto the Square. In addition to this I feel this changes are not well planned in terms of their site. Disabled access would be far better placed near the main entrance. I feel this would undermine an important part of our history and culture and has been poorly thought through. I would urge you to reconsider and go back to consultation before defacing and undermining such an important site.

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 22:45
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 10:45 PM on 11 May 2014 from Dr Maggie Wellwood.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Maggie Wellwood

Email: [REDACTED]

Address: 50 Clifton Hill St John's Wood London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Building the disabled toilets in the basement at the western end of the North Block would require a wheelchair user to access the Great Hall via the kitchens which is both inadequate, potentially discriminatory and unacceptable on both practical and aesthetic terms!

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 17:00
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 5:00 PM on 11 May 2014 from Dr Robert Johnson.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Robert Johnson

Email: [REDACTED]

Address: 9 Ridgeway Road Long Ashton Bristol

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I do not consider that this application is appropriate for the future of the North Wing at Barts. It is crucial that modifications preserve and enhance the building and the Great Hall and permit access and toilets for disabled persons via the main entrance to the Hogarth staircase and the Great Hall. This proposal provides access via a lift at the wrong end of the North Wing reaching the Great Hall via the servery or kitchens. In addition, I agree with the English Heritage view that the proposal damages the symmetry and front elevation onto the Square. This is an important building which should be preserved and enhanced - this proposal is contrary to these aims.

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 20:40
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:39 PM on 11 May 2014 from Dr Nick Bass.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Nick Bass

Email: [REDACTED]

Address: East London Institute for Health Education St
Bartholomew's Hospital London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

- The facilities and services are inadequate and on the wrong side
- Disabled access that is not immediately adjacent to the main entrance discriminates against disabled people, and is against current guidelines for all Planning Authorities.
- In addition, English Heritage comments point out that the Insall proposal is damaging to the symmetry and front elevation on to the Square.
- There is total disregard for the need to expand and improve storage and display of the Hospital's historic Archives.
- There is no capacity to improve and enlarge the catering facilities

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 12:25
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:25 PM on 11 May 2014 from Sir Michael Davies.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Sir Michael Davies

Email: [REDACTED]

Address: 26 Northchurch Terrace London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I support the comments made by English Heritage on the symmetry and front elevation of the Square As a Friend of the Great Hall I would like to feel that the Friends had been formally consulted as a body with a specific interest in the future of the building.

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 09:09
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 9:09 AM on 11 May 2014 from MR PETER WHITE.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: MR PETER WHITE

Email: [REDACTED]

Address: 59 LINKS ROAD EPSOM

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The facilities for disabled access with toilets are at the WRONG END of the building. Disabled access which is not immediately adjacent to the main entrance discriminates against disabled people, and is against current guidelines for ALL Planning Applications. Peter White

Delves, Gemma

From: PLN - Comments
Sent: 11 May 2014 11:44
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 11:44 AM on 11 May 2014 from mr hugh geddes.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: mr hugh geddes

Email: [REDACTED]

Address: flat 9 48 featherstone street london

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: These proposals are crude and sub-optimal. Disabled visitors' access is not immediately adjacent to the main entrance, wcs are reached by a lift at the wrong end of the building and wheelchairs must then reach the Great hall via the Servery or kitchens - unacceptably discriminatory and humiliating. Facilities are in the wrong place and there is no capacity to enlarge and enhance the catering facilities essential to funding the long-term future of the Hall. EH's negative comments on the effect on the principal elevation are correct.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 20:56
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:56 PM on 12 May 2014 from Lady Vera Wright.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Lady Vera Wright

Email: [REDACTED]

Address: 8 Mortlake Road, Kew, Richmond

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This application is seriously flawed for the following reasons: (i) it seeks to place the services and the facilities for the Great Hall on what is transparently the wrong side of the building; (ii) I see that it is untended to place the disabled access and toilets for the disabled to be reached by a lift again at the wrong end of the building - adjacent to the door in the west end. Disabled people will thus have to be taken into the Great Hall via the kitchens. I regard this as very discriminatory and would request that their access should be adjacent to the main entrance where able-bodied people will enter; (iii) the museum and the archives are very valuable parts of the Barts heritage and this plan makes no allowance for the pressing current need to expand the storage and display of the Barts archives; (iv) there is also a real need to expand the kitchens to increase the capacity and improve the catering facilities, to enable the Hall to increase its income through holding events to raise money to maintain the fabric of the Great Hall, and

finally, but by no means least (v) this proposal will destroy the symmetry of the front elevation of the Barts square which is enjoyed by patients and visitors alike. I very much hope that this application will be refused by the planning authority for these several reasons.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 18:48
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 6:47 PM on 12 May 2014 from Professor Robin Simon.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Robin Simon
Email: [REDACTED]
Address: 46 Grove Lane London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: It was the most welcome news that the City Planning Authority on 29 April 2014 unanimously approved the Michael Hopkins plans for securing the future of the extraordinary and historic ensemble of architecture and painting that survives at Bart's Hospital in the form of the Great Hall designed by James Gibbs together with its great murals painted by William Hogarth for the staircase. The plans, as the Planning Authority recognized, also had the inestimable benefit of removing the inappropriate modern accretions that have disfigured the North Block, once more enabling it to be seen in all its glory within its ancient historic context. Now this is threatened by the present application, which proposes, not to improve the appearance of this ensemble of world significance, but actually to introduce fresh discordant elements that would noticeably disfigure the symmetry and appearance of the building. I regret to say that the plans appear to have been created not in aid of any positive improvement but merely in reaction to the

Planning Authority's wise rejection of the plans to attach a Maggie's Centre, in the form of an entirely unsympathetic and ultra-modern block, to the Gibbs building at its east end. The present plans, perhaps as a result, are not logical, and would only exacerbate the problems of – and this is what is so distressing – disabled access, while also vitiating (were they to be allowed) such all-important elements of the Hopkins plans such as the expansion and improvement of archive storage and catering facilities. I sincerely hope I am wrong in discerning an element of cynical manipulation here. But it does seem very odd, to put it no more strongly, that the disabled facilities under the present application would be introduced at the west end (not the east), which would have the strange result (surely against accepted guidelines) of necessitating taking wheelchairs to the Hall through the Servedy or the Kitchens, a degrading experience for the disabled.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 20:56
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:55 PM on 12 May 2014 from Mrs Dorothy Timms.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Dorothy Timms

Email: [REDACTED]

Address: 10 halcyon close Witham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to this as it means disabled access is at the opposite side to the main entrance to great hall.. This means wheelchair access is through kitchens/ servery - not appropriate.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 12:40
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:39 PM on 12 May 2014 from Dr Wendy Roles.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Wendy Roles
Email: [REDACTED]
Address: 4, Woburn House, Cross Rd Ascot. Berkshire

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Barts is the oldest hospital in London(1123). The associated history,architecture and beauty must be preserved for future generations to enjoy. This is fulfilled by the Hopkins plan but not by the Insall proposal which damages the architectural integrity and symmetry overall. Disabled access is not by the main entrance to the Great Hall and Hogarth staircase(discrimination). Wheelchairs would have to cross the catering areas. There is no plan to improve the present inadequate catering facilities. Integral to the history of Barts is the need for decent display and storage of the hospitals valuable archives. The Insall proposal has neglected this.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 15:29
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 3:28 PM on 12 May 2014 from Emeritus Professor Maggie Nicol.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Emeritus Professor Maggie Nicol
Email: [REDACTED]
Address: 42 Sutherland Avenue Cuffley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to this proposal. The proposed disabled access would be on the wrong side of the building for events in the Great Hall. This would require those requiring disabled access to enter the Great Hall through the kitchens, which I do not feel is acceptable. It would also make it impossible to improve and enlarge the woefully inadequate catering facilities. Furthermore, such a proposal would affect the symmetry of the front elevation of the North Wing and would not be in keeping with the rest of the Georgian architecture in the square.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 10:31
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 10:31 AM on 12 May 2014 from Mrs Janet Lowe.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Janet Lowe

Email: [REDACTED]

Address: 13 West End Court West End Avenue Pinner

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to this planning application on the following grounds: 1. The proposal discriminates against the disabled thus: a) No access to the main entrance to the Hogarth staircase and the Great Hall. b) Entry to the Great Hall to be via the "back door", i.e. through the kitchen and server. 2. The proposal gives no provision for improvement of the catering facilities. 3. The proposal does not allow for the enlargement, storage and display of the Archive.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 11:26
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 11:25 AM on 12 May 2014 from Professor Paola D.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Paola D
Email: [REDACTED]
Address: 19 Furlong Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to the proposals on the following grounds: 1. the facilities and services are inadequate and on the wrong side. 2. access for people with restricted mobility is not immediately adjacent to the main entrance, meaning that wheelchair users would need to go through the serveries or kitchens to gain access. This is not only discriminatory but is also against current planning guidelines. 3. the proposal is damaging to the symmetry and front elevation on to the Square. 4. the proposal will prevent the expansion and improvement of storage and display of the Hospital's historic Archives. 5. the proposal will prevent future expansion and improvement of the catering facilities

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 08:51
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:51 AM on 12 May 2014 from MR AND MRS JOHN AND MARJORIE BUTLIN.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: MR AND MRS JOHN AND MARJORIE BUTLIN

Email: [REDACTED]

Address: 67, MAIN ROAD STONELY ST. NEOTS

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We object to these proposed alterations. The proposed facilities are inadequate for allowing enhanced use of the Great Hall and are on the wrong side for a useful disabled access. It is discriminatory against disabled people if the disabled access is not immediately adjacent to the Main Entrance.

Delves, Gemma

From: PLN - Comments
Sent: 12 May 2014 17:27
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 5:26 PM on 12 May 2014 from Ms Jackie Roe.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Ms Jackie Roe

Email: [REDACTED]

Address: 32 St Mary's Grove Islington London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The current proposal does not adequately address the huge problems currently associated with disabled access/toilets and the need to radically upgrade the existing kitchen, all in order to make more use of the wonderful and historic Great Hall as a superb venue for events. I have been associated with Barts for over 40 years both as an employee and latterly with the League of Friends (Guild). During all those years I have been involved with organising numerous functions in the Great Hall. The only lift is at the WESTERN end and from the first floor it is only possible to access the Great Hall by going through the kitchen (obviously not possible) or through the Guild Room adjacent to the Hall. This room is often used for other purposes, eg as a changing room for performers at concerts etc and it is therefore totally inappropriate to access the Hall through this room from the current lift. There needs to be a lift immediately adjacent to the main entrance (EASTERN end) to the Great Hall and staircase (with toilet facilities) and with

outside disabled access at the eastern end. The current proposal also does not provide for the need to expand and improve storage and display of the Hospital's historic archives. In addition I understand that English Heritage has commented that the Insall proposal is damaging to the symmetry and front elevation on to the Square.

Delves, Gemma

From: PLN - Comments
Sent: 13 May 2014 12:56
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:55 PM on 13 May 2014 from Mrs Mary Smith.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Mary Smith
Email: [REDACTED]
Address: Chequer Lodge Ash Canterbury

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to this proposal that would ruin the appearance and symmetry of the North Wing. The poor provision of facilities and services would appear to be on the wrong side and there is no extra space afforded for the storage of important and valuable archive material. The main entrance to the North Wing must be kept on the east side so that when the development of the North Wing takes place, the entrance hall showcasing of the Hogarth murals is the essential centre of attraction.

Delves, Gemma

From: PLN - Comments
Sent: 13 May 2014 07:39
To: Delves, Gemma
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 7:38 AM on 13 May 2014 from DR JANET BUTLIN.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: DR JANET BUTLIN

Email: [REDACTED]

Address: 71 MAIN ROAD STONELY ST NEOTS

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: These plans appear to disregard the need for expansion and improved storage and display of the Hospital's historic archives. The proposed alterations also have an impact on the balanced symmetry of the south facade of the North Block. The facilities proposed are not adequate to enable enhanced use of the Great Hall and the proposed access for disabled users of the Great Hall is not acceptable as they would be required to use a different entrance, not have access via the lobby and Hogarth staircase and arrive via a route through the kitchens.

Begum, Shupi

From: PLN - Comments
Sent: 13 May 2014 20:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 8:36 PM on 13 May 2014 from Mr Freddy Gray.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Freddy Gray
Email: [REDACTED]
Address: 16 Clifton Avenue London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I think Barts is a invaluable heritage site that ought to be preserved if at all possible. The current plans would damage the symmetry and aesthetic of the site. Moreover, the alterations could be constructed elsewhere. Please bear in mind the importance of history and great architecture. Nobody doubts the importance of first-rate cancer care and disability access, but when there are better alternatives available they should be pursued.

14/00278

14/05/2014

Re: Application Ref: 14/00279/LBG; Alterations to The North Block St Bartholomews Hospital West Smithfield London EC1A 7BE

Dear Ms Delves,

I write with regards to the above application, namely the Insalls Associates plans for alterations to The North Wing at St Bartholomew's Hospital. I do so as a Clinical Lecturer at Barts and The London Medical School and Consultant Psychiatrist at St Bartholomew's Hospital.

I declare my interests in terms of being a member of the committee for the increasingly relevant Friends of The Great Hall and Archive of St Bartholomew's Hospital and refer you to my earlier letter of support of the Hopkin's Architects plans for this site and my previous objections raised in the face of the plans proposed by Maggie's Trust. These are all relevant here, as we are increasingly in a position of black and white decisions regarding the future of a Georgian Monument in the centre of The City of London and lines are being drawn - there are those that will see to its protection for future generations and those that will oppose appropriate conservation plans in favour of plastering over a few of the cracks.

The Committee will recall that some time ago now, Maggie's Trust proposed an ill-thought out and jarringly modern designed glass clad building for the purposes of providing allied health care, already provided by a Macmillan Centre that is sympathetically located in the west wing of the hospital. The proposal was, in the minds of the majority, inappropriate for the site and, more alarmingly, damaging to the preservation of the North Wing by preventing the work necessary to protect it - something that surrounding building work has gone to very great pains to avoid being guilty of in the past 10 years.

Objections raised were such that the previous plans for the Maggie's Centre were not approved. In the face of objections, the Trust's response has been to instruct a reputable firm of conservationist architects, Donald Insall's Associates. Unfortunately and notwithstanding the experience and reputation of this firm, the brief has clearly been too brief and I suspect reflects a lack of understanding on behalf of the NHS Trust in terms of what is necessary and what is possible. The proposals fail to recognise a number of significant and important points relating to the preservation of the building and more importantly the longevity of the same. I hasten to add that these are all points that have been appropriately and expertly addressed by Sir Michael Hopkins and colleagues in the plans that have already been presented to and approved by The Committee.



1. With respect to the storage, protection and exhibition of the archives: The North Wing of the Hospital contains an Archive facility that documents almost 900 years of social and medical reform. The original approval from the local Bishopric in London was only possible as a result of a direct approval from Henry I. The legal reforms and those of government made under his reign and that of Henry II, especially those relevant to the acquisition of land, were responsible for the development of a legal 'profession' as we would now recognise it in the country. As such, documents to this extent are of unique value not merely to the Hospital or The City - but to the nation. It is astonishing that no sufficient storage facilities are available for documents of this magnitude (which also include the Charter from Henry VIII amongst others). It is, in fact, a source of distinct embarrassment! That the NHS Trust should issue a brief that summarily ignores the relevance and importance of these archives is as crass as it is negligent and is highlighted by the failure of the same caretaker to provide adequate sustenance for the building over successive decades. The protection of the archives and the building are appropriately addressed and treated in the Hopkin's plans and the Insall's proposals are in their shadow. This much is plain.

2. Access and amenities: A major point of issue with regards to the building's future are the perhaps more banal issues regarding facilities, including cloakrooms and lavatories as well as access and necessary fire escape egress. These are barely addressed in the Insall's plans and where they are they are insufficient and seem to prevent the further protection of the archives, which again appear to be a secondary thought here. In addition, they detract from the primary feature of The North Wing, namely the Hogarth Stair and associated Canvases, rather requiring a secondary access point to the west end of the wing. This in turn leads to a further point of significance and, alarmingly, a discriminatory concern: apparently, those resigned to wheelchairs are not worthy of the wonder and splendour of the east entrance to the north wing, but rather must wend their way up a ramp access to the west end of the building, separated from the more able bodied and deprived of the nine foot high tableaux that others are able to view. This is, frankly, a preposterous suggestion. It is a further insult that they should then be required to enter The Great Hall by way of the servery! A hotel in a similar location would, surely, be reprimanded instantly for such an obvious slight, the equivalent being disabled access 'only available at the rear'! This is not an appropriate solution to the problem and when considered, as I hope these plans will be, alongside the Hopkin's plans that provide an egalitarian solution, this is all the more obvious. Here also arises the problems relating to the catering facilities. These require expansion in order to be able to make more appropriate use of The Great Hall, something that is in turn necessary to ensure its further survival and upkeep. This is not adequately addressed by the Insall's plans, where catering facilities double as a point of disabled access. I again refer The Committee to the more elegant approach to these issues in the Hopkin's plans.

3. Restoration of the symmetry of the quad: To move to the subject of the exterior of the building - I am unable to comprehend the need to disrupt the well aligned symmetry of the original Gibb's square (or maintain its disruption). This has already been adequately raised by English Heritage and I can add little to their appropriately damning criticism here, other than to again draw The Committee's attention to the Hopkin's plans, which by comparison seek to restore this symmetry rather than to desecrate it. This symmetry may seem a small matter but in fact, it relates to the heritage of the site most directly as it recalls the innovation in Gibbs' design that sought to counteract the spread of infection as well as fire -

two things very much on the medical mind and that of the board of governors when Gibbs conceived of his design, with the Great Fire having halted outside the outpatients' department of the hospital of Giltspur Street and The Plague having only recently preceded it. Both affected the revenue of the old hospital and both necessarily informed the design of the new.

4. Lack of appropriate consultation: The Friends of The Great Hall and Archive of St Bartholomew's Hospital are tasked with the protection of the heritage at this site. They were not consulted on the appropriateness of these plans or on how they might be adapted to better address the current state of affairs regarding the building's state of disrepair and its protection for future generations.

Turning a blind eye to the destruction of an ancient monument is an emotive subject. Arguments will persist that modern healthcare requires modern buildings and facilities. But the protection of our heritage at sites such as this is vital for all our sakes, as well those of future generations. The regeneration of Barts and the sympathy that has been shown in the reconstruction of the South Wing and King George V block with its state of the art services renders assunder the suggestion that ancient and modern cannot be reconciled. It is nonsense. What is of importance here, is that modern alterations to an ancient monument should not exclude the public that it was designed to provide access for and should under no circumstances discriminate against those currently less able to enter it. The latter may have been acceptable at the building's opening. It is not now, nor should it ever be.

I would suggest that the plans before you are discriminatory - against the disabled individuals entering the building and against the increasingly disabled building itself. They appear to miss the point at the very heart of this matter and as such I would further suggest that they are not fit for their intended purpose.

I urge the committee in the strongest terms to consider these objections to the current application.

Yours Sincerely,

Dr Julius Bourke MBBS, MRCPsych

Clinical Lecturer & Consultant Psychiatrist

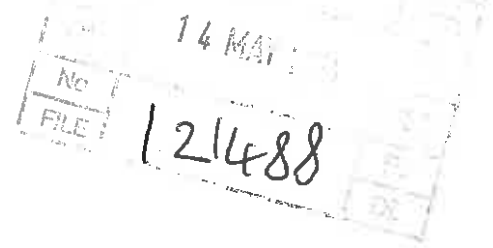
Flat 9 - The Exchange
132 Commercial Street
London E1 6NG

11 May 2014

Department of the Built Environment
City of London
P.O. Box 270
Guildhall
London EC2P 2EJ

Dear Sirs

Planning Application - North Wing, St Bartholomew's Hospital
Ref. 14/00279/LBC



I am writing in strong opposition to the above Planning Application.

It was most encouraging that the City Planning Authority two weeks ago unanimously approved the Planning Application for the North Wing (the Hopkins plan) that was submitted by the Friends of The Great Hall and Archives of the hospital. However, it is extremely disappointing to see that conflicting plans are now to be considered and I object to them for many reasons.

- The disabled should be able to share in the appreciation of entering such a distinguished building via the main entrance - or at least adjacent to it, at the east end. The Planning Application currently being considered has disabled access to The Great Hall via the kitchen or servery at the west end. This surely discriminates against the disabled. I imagine that it would also be problematic for staff working in the catering area. The facilities and services need to be located at the east end of the building where they could be made adequate to support the activities in the North Wing and allow for acceptable access for the disabled. In addition, my understanding is that the disabled access proposed by the Insall plan is actually against current guidelines for all Planning Authorities.
- The hospital's historic Archives must also be a vital part of the redevelopment. As has already been established, there is an urgent need to expand and improve the storage and display of the Archives. In the consideration of Planning approval, this aspect - as well as increasing the accessibility of the Archives - have to be of fundamental importance. However, the Insall plan disregards these requirements entirely.
- With such a beautiful and historic building, maintaining the symmetry is of course imperative. In the knowledge that English Heritage are of the view that the Insall proposal is damaging to this symmetry, I do not see how the City Planning Authority can allow it.
- Crucial for an effective and profitable use of The Great Hall in the future is having adequate and quality catering facilities. Only in this way can the North Wing be self-financing, and thus not be a burden on NHS resources. The Insall plan allows for no capacity to improve and enlarge the catering facilities.

I urge you to deny Planning approval for the Insall plans that you are about to consider. There is a huge weight of arguments in opposition to them.

Yours faithfully

Tessa Abineri

ACKNOWLEDGED
Page 155

Corporation of the
City of London.
Planning Applications.

22, Heddingham Place.
Sible Heddingham.
Essex

CO9 3SW.
10 May 2014.

SEARCHED	INDEXED
SERIALIZED	FILED
14 MAY 2014	
CL	PP
FILE	DD
121493	

Dear Sirs,

Ref: 14/00279/LBC.

Whilst having the greatest respect for the Maggie's Centres, I have strong objections to the above proposed INSEAL plans for a building on the east side of the North Wing.

- The plans do not conform to the current guidelines for disabled access to buildings and toilets. The route from the toilets to the Great Hall would be through Catering areas.
 - The classical frontage of the North Wing would be destroyed by the superstore. English Heritage agrees.
- Yours faithfully



COMPTROLLER and
CITY SOLICITOR'S OFFICE

REC 13 MAY 2014

GUILDHALL

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 09:41
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 9:40 AM on 14 May 2014 from Mr Edmund Dorrell.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Edmund Dorrell
Email: [REDACTED]
Address: Eddygreen Farm Lytchett Matravers Poole

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: These plans to move the disabled access and toilets to the West end of the North Block are an unacceptable compromise which I have no doubt will be regretted in the future if they go ahead.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 10:58
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 10:57 AM on 14 May 2014 from Mrs Olivia Gray.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Olivia Gray
Email: [REDACTED]
Address: 16 Clifton avenue London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The facilities and services are inadequate and on the wrong side • Disabled access that is not immediately adjacent to the main entrance discriminates against disabled people, and is against current guidelines for all Planning Authorities. • In addition , English Heritage comments point out that the Insall proposal is damaging to the symmetry and front elevation on to the Square. • There is total disregard for the need to expand and improve storage and display of the Hospital 's historic Archives. • There is no capacity to improve and enlarge the catering facilities

14/05/14

The City Planning Officer
Department of the Built Environment
City of London
PO Box 270
Guildford
London
EC2P 2EJ

14 May 2014

For the Attention of Gemma Delves

REF: 14/00278/FULL&14/00279/LBC

Statement of Objection by Hopkins Architects on behalf of the Friends of the Great Hall and Archives of St Bartholomew's Hospital, and Barts Heath NHS Trust Archives Committee.

Dear Gemma Delves,

We are writing to submit our document titled '*Observations on the impact of the Insall's Proposal for amendments on the North Wing in support of objections by the Friends of the Great Hall and Archives*'. This is in support of the Statement of Objection submitted by the above bodies.

We believe the document is self-explanatory. Should you need any further clarification please do not hesitate to contact us.

Yours sincerely


David Selby
Senior Partner
Hopkins Architects Partnership LLP

ACKNOWLEDGED



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Tony White
Steven Clarke
Stephen Jones
Andrew Ardill
Armin Buchbinder
Tom Jenkins
Andrew Morrison

Hopkins Architects
Partnership LLP
Registered in England
and Wales No OC350976

Friends of the Great Hall and Archive of St.Bartholomew's Hospital

**Observations on the impact of the
Insall's Proposal for amendments on the North Wing
in support of objections by the
Friends of the Great Hall and Archives**



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- 2.3 Toilet Provision
- 2.4 External ramp
- 2.5 Consideration to whole elevation
- 2.6 Preclusion of future improvements

Section 3:

Conclusion

Section 1

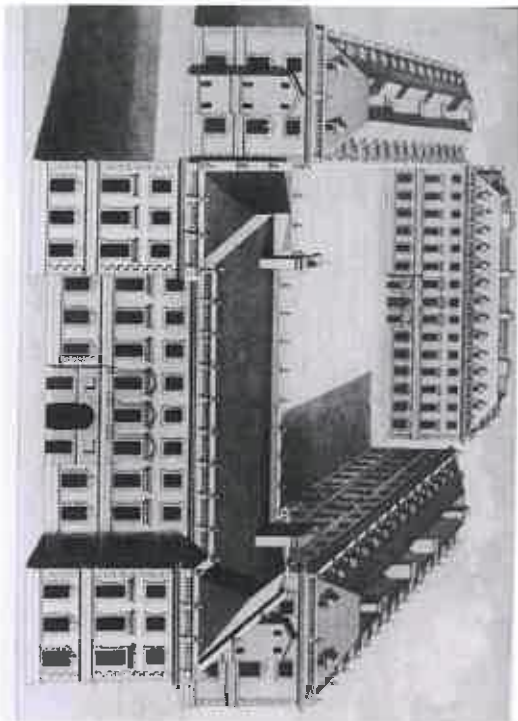
Introduction

Introduction

The purpose of this report is to analyse the potential impact of the proposed Insall's North Wing DDA proposals, submitted on behalf of Barts Health NHS Trust, upon the future of the Grade I Listed North Wing and also the Friend's approved proposal for the improvement of the North wing.

The Friend's Proposal was granted consent by the City of London Planning & Transportation Committee on 29th April 2014 (Refs: 13/01227/F/ULL, 13/01228/LBC).

The report makes reference to the Insall's Proposal as submitted for planning in April 2014 to the City of London (Refs: 14/00278/F/ULL, 14/00279/LBC).



1.1 Relationship to the Maggie's Centre Application

The relationship of this application to the separate application for the proposed Maggie's Centre (Refs: 14/00319/F/ULL / 14/00320/LBC) to replace the existing Finance Block adjacent to the East end of the North Wing is clearly important to assessing the impact of the proposals as a whole and the opportunities that are precluded by these combined proposals.

This document comments on the implication of the application and consequences for the Historic North Wing originally designed by James Gibbs. The detailed implications of the proposed Maggie's Centre are dealt with in a separate document, to be submitted in relation to the Maggie's Centre Application.

1.2 Background / the 2009 Options Study

Hopkins were appointed in 2009 by the then Barts and London Trust to review a number of options for the North Wing and Gatehouse buildings. Subsequently the study was extended to include the Pathology building and Medical School. The purpose was to seek options to generate income that would enable the upkeep and operation of the North Wing and Gatehouse being buildings which did not fall into the PFI contract or masterplan.

The buildings are recognised as heritage buildings, which have immense value to the history of the hospital and in terms of their listing as historic structures of National Significance, the most important being the North Wing.

Building	Listing	Date	Architect
Gatehouse	Grade I	1702	Edward and John Strong
North Wing	Grade I	1732	James Gibbs
NW extension	Unlisted	1967	
Barts the Less		1825	Thomas Hardwick
Pathology Block	Grade II	1907	Edward Blakeway L'Anson
Path Link block	Unlisted	1970	Adams Holden & Pearson
Medical School	Unlisted	1879	Eward Blakeway L'Anson
	Grade II		

The Options Study was presented to the Trust in the Autumn of 2009 for incorporation in their Estates Strategy. A proposal by Barts Estates to develop the Pathology block for private Health Care has not succeeded, but discussions with the Barts Friends and Charity have indicated that funds for improving the North Wing could now be found.



1.3 The North Wing's Great Hall Current Deficiencies

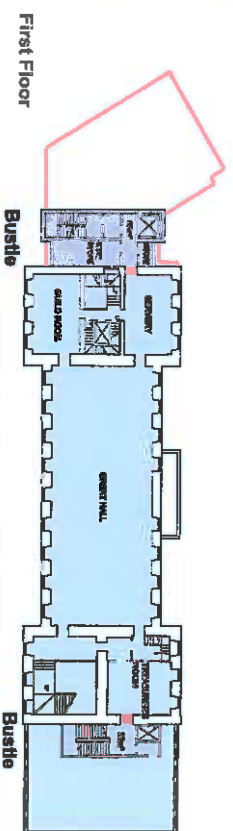
The Great Hall has always been non-medical space in the sense that it was not intended to provide treatment areas, although it may have fulfilled that function on occasions during its life. It was instead conceived as the Governor's Hall where the Governors of the Hospital would hold meetings, events and make decisions that were relevant to the administration of the hospital. In recent years this function has been replaced by medical examinations, lectures and occasional media events, weddings etc. The building itself has not been adequately maintained as funds did not permit, and the building as a venue did not "wash its face". The 2008 Options Study identified a number of requirements that are essential to make the Great Hall, as it was renamed, work as a self-sufficient venue including, and as part of an ongoing concern, the provision of "modern" facilities as follows, to compensate for current deficiencies:

- Compliant fire escape staircases
- Lifts for disabled access
- New Catering arrangements and access by new stairs and lifts.
- Adequate lavatories and cloakrooms, kitchens and storage.
- Improved arrangements for the Barts Archive and Museum.

1.4 Hopkins 2009 Proposals

A proposal for the addition of service "bustles" was made to incorporate the new stairs and lifts to facilitate the above, and for which there is a contextual precedent on the other Gibbs buildings around the square. In the initial 2008 Proposal the east end bustle was carved out of the North Wing 60's extension block and then extended vertically to upper floors. Other functions such as WC's, cloak and offices were also identified to be provided in the retained 60's building. The west end bustle could similarly be carved out of the pathology "link" block although there was a strong inclination or desire to completely remove the link at least above ground level.

The works now approved for the North Wing would entail the demolition of these linked structures ie the North Wing 60's building and the Pathology "link" building. These buildings are of no architectural significance and represent low-grade space and their removal would enhance the heritage setting of the other buildings around the North wing as well as the North Wing itself.



2009 Option 1 Plan
Showing 'Bustle' Intent

The Heritage Setting

1.4 The Heritage Setting

The uniqueness of the North Wing is not only embodied by the scale and grandeur of the spaces but also by the way in which it was designed to function.

The Friend's Proposal aims to replicate the symmetrical bustles that exist on the East and West Wings on the North Wing. This would achieve a freestanding North Wing as originally intended by Gibbs's vision.

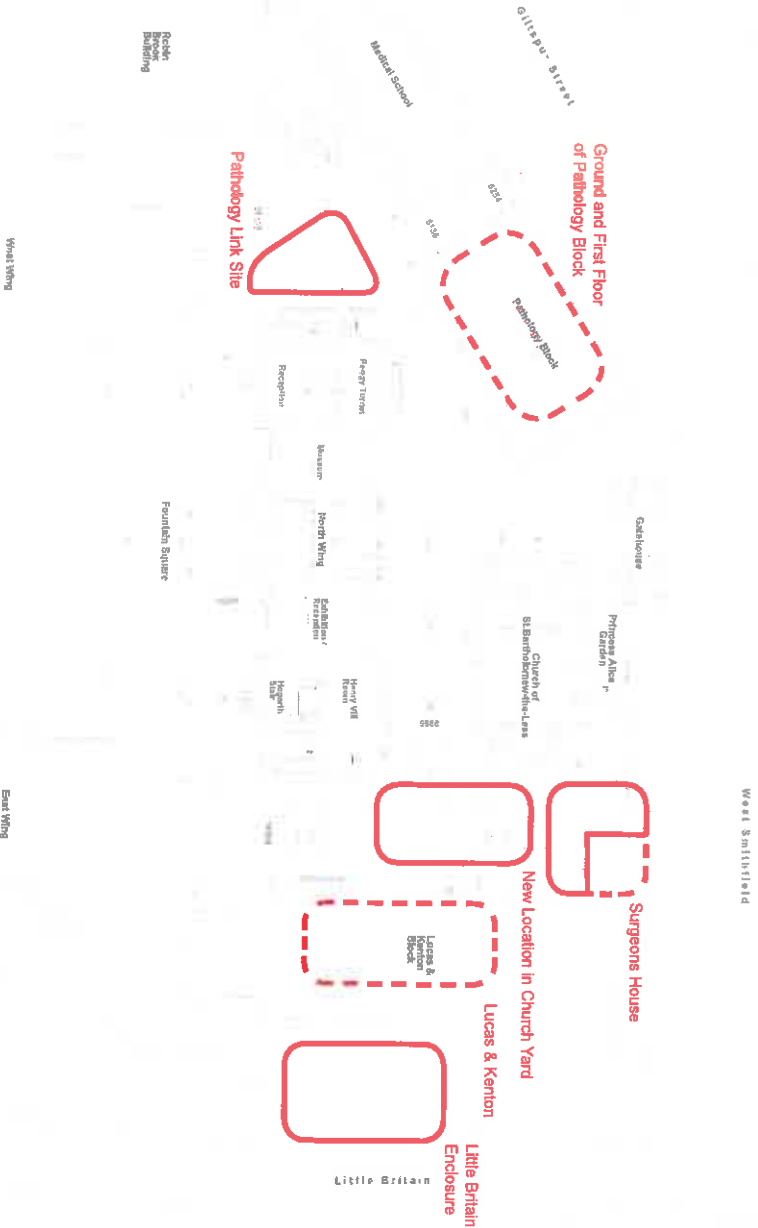
This is a great improvement for the historic context of the group of Gibbs buildings when compared with the existing condition with the Pathology and Finance Extensions.

1.5 Insall's Proposal

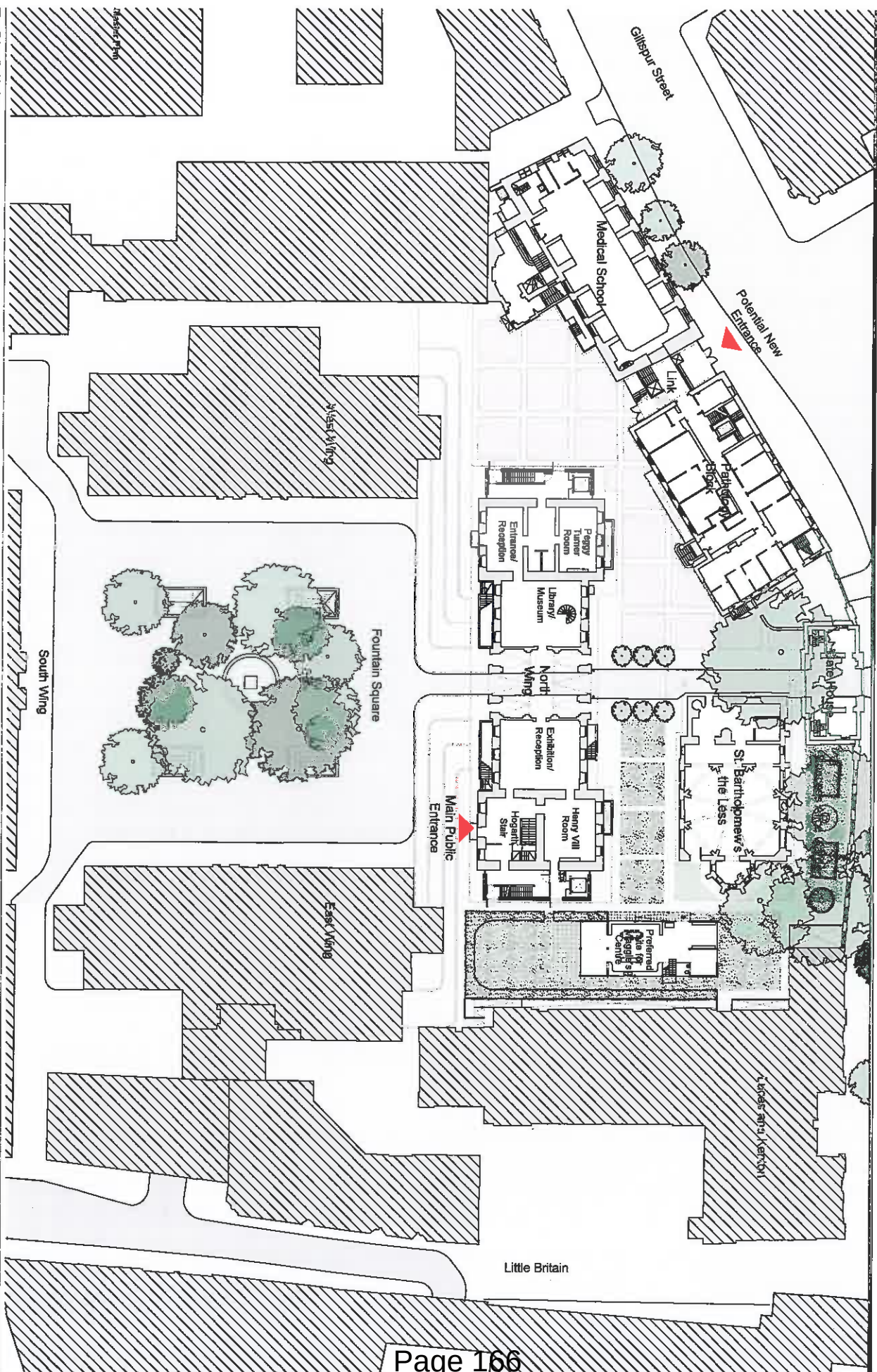
The Insall's and Maggie's Centre applications collectively prevent this once in a lifetime potential for a Heritage gain and will ensure an unbalanced building will remain as shown on the next page spread.

1.6 Alternative Maggie's Centre Locations

The Friend's proposal suggested the idea of an alternative Maggie's Centre and their there are also other potential Maggie's locations that could be explored. If one of these was chosen then the East end of the North Wing could be used for the necessary functional improvements to the North Wing and the inadequate West end location proposed by Insall's would not be needed for primary access and W/C provision.



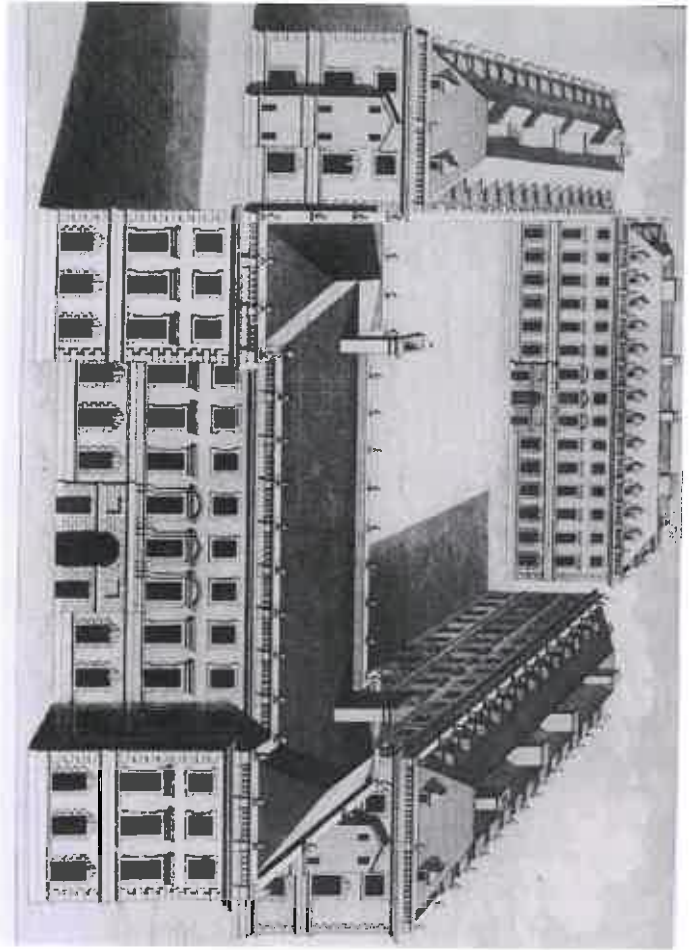
Five Maggie's Centre location options in the northern quarter to keep a spatial connection to the historic part of the hospital



The Friend's Heritage Masterplan including a proposed location of the churchyard for the Magpie's Centre.

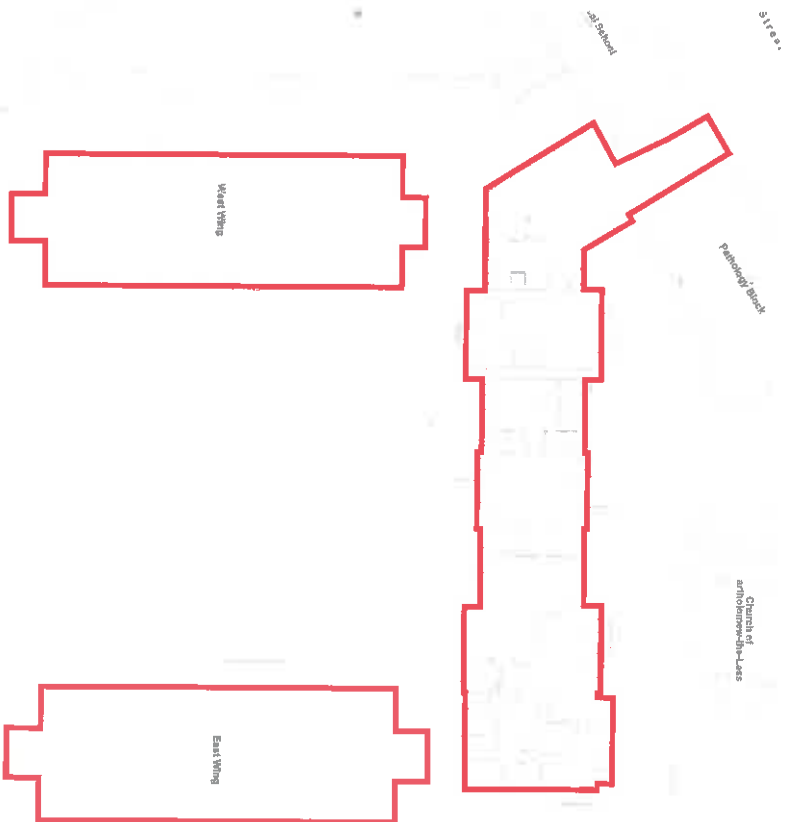
North Wing - Massing

1884 Plan



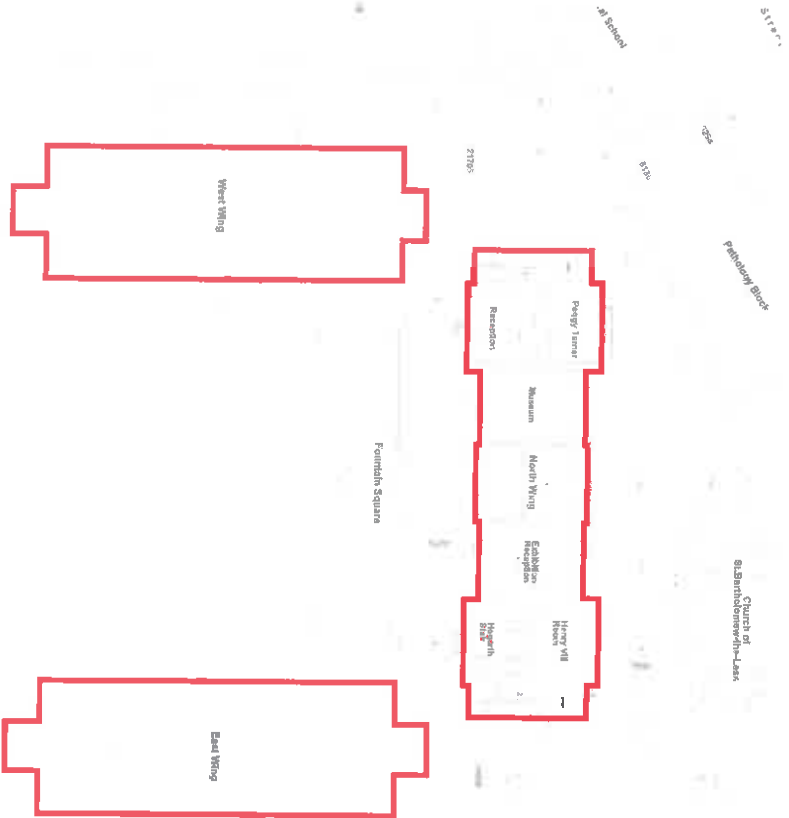
As shown on this perspective of Gibbs original proposals for the quadrangle, the North Wing and the other three blocks were all originally intended as freestanding individual blocks.

Existing Condition



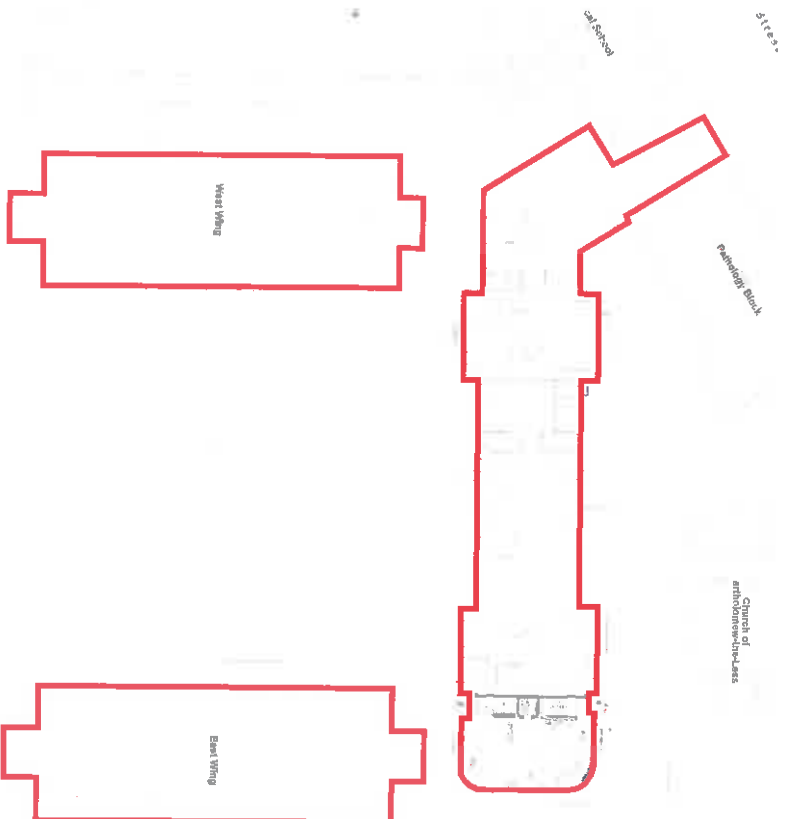
The symmetry of the original Gibbs design has been lost by the additions to the North Wing of the 1960s eastern Finance Block and the 1970s western Pathology Link Block.

The Friend's Proposal



The Friend's approved scheme restores the symmetry of the North Wing and returns the North Wing to an individual block, as originally intended.

Maggie's Centre Proposal



The Maggie's Centre scheme does not improve the setting of the North Wing which remains dominated by the taller Pathology Link Block and the Maggie's Centre which sits much taller than the Finance Block and leaves the awkward space between it and the Lucas and Kerton Building to the east.

Section 2

Comments on the Implications of the Insall's Proposal

- 2.1 Enlargement of the current lift at the west end of the North Wing
- 2.2 Access to the proposed toilets
- 2.3 Toilet Provision
- 2.4 External ramp
- 2.5 Consideration to whole elevation
- 2.6 Prediction of future improvements

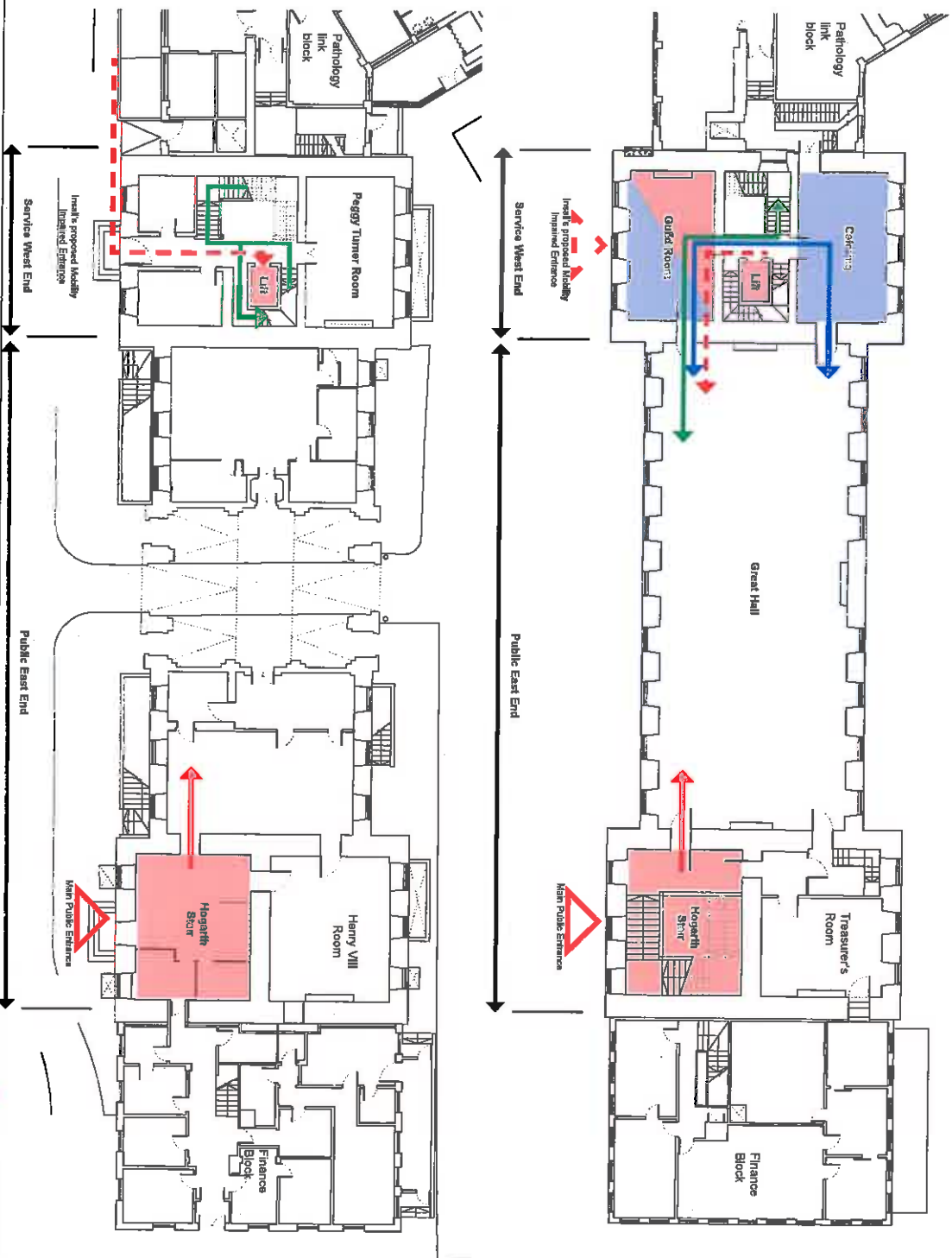
2.1 Enlargement of the current lift at the west end of the North Wing

Enlargement and amendment of the existing lift perpetuates a shortcoming in the provision of disabled access to the North Wing as a whole. It does not embrace the principles of Inclusive Design, so those who are disabled or who might need or prefer to use a lift must enter the building by its secondary entrance. As a consequence, they are unable to use the East end Hogarth staircase entrance, which is the main public entrance to the Great Hall.

To access the Great Hall from the West end lift it is necessary to pass through the existing kitchen, or the Guild Room. Due to shortcomings in the catering provision, major events in the Great Hall often utilise the Guild Room as a servery, so that those using the lift at the west end must negotiate their way through catering staff and prepared food in order to access the Great Hall.

This shortcoming is not resolved by the proposals but rather endorses it despite the lack of dignity for disabled users.

There would remain no disabled access to the East end main public entrance as a consequence of these proposals.



Existing Plan and Elevation used, as Insaill's drawings do not show the whole extent of the North Wing

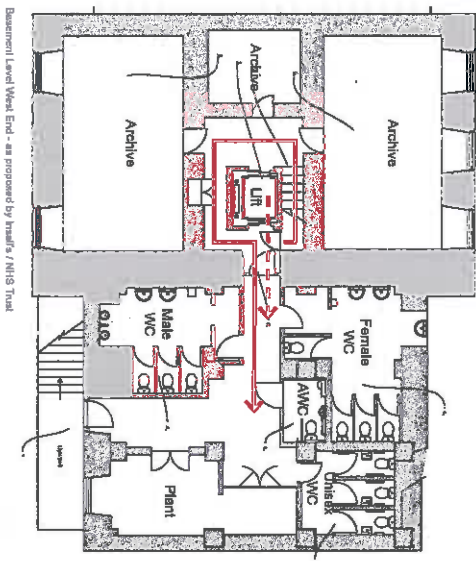
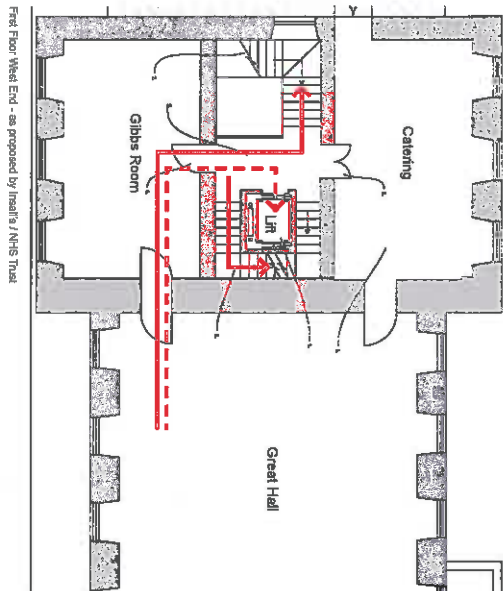
2.2 Access to the proposed toilets

The proposal locates what will be the only toilet provision for the Great Hall within the West End basement. To access the toilets all attendees (300) will have to egress the Great Hall via the West End, through either the Servery or via the Guild Room, which will conflict with the catering provision.

However to access the basement they will have to use the narrow stairs that surrounds the lift from at least Ground Floor to Basement Level and at the base of stairs they will have to negotiate the narrow corridor around the lift.

For a major public building, this circulation is not appropriate for the proposed toilet provision, which is required to facilitate 300 people during an interval. These stairs are of domestic scale and will cause significant congestion in this area.

The stairs are currently not used by guests of a function at the Great Hall.



The access down to the proposed toilet location is via a very narrow and steep stair and then through a series of poorly laid out corridors past the Archive rooms. The route is disorientating and the space is claustrophobic.

2.3 Toilet Provision Comparison

North Wing WC Comparison

The schedule to the right, shows the implications of the Insall's and Maggle's Centre applications WC provision and set it against the overall number of WCs in the North Wing as existing and as proposed by the Friend's proposal.

The Insall's proposal whilst providing an Accessible WC The number of WCs do not cater for the anticipated number of visitors that may attend a function in the Governor's Hall (200-300 people).

	West End	East End	Annexe (Extension/Buster/Maggles)	Total WCs	Notes
Existing North Wing					
B	3 x F.WC / 2 x M.WC / 3 x Ur	-	-		
G	-	-	-	11 WCs	• No Wheelchair Accessible WC
M	-	-	3 x F.WC / 2 x M.WC / 2 x Ur	5 Urinals	• No WCs with Part M compliant level access from within the North Wing
1	-	1 x WC (understair)	-		
2	-	-	-		
3	-	-	-		
The Friend's Proposal					
B	1 x AWC / 1 x WC	-	2 x AWC / 7 x F.WC / 3 x M.WC / 6 x Ur	19 WCs	• 5 Wheelchair Accessible WCs
G	1 x AWC / 1 x WC	-	-	6 Urinals	• all WCs and urinals with Part M compliant level access from within the North Wing
1	1 x AWC / 1 x WC	-	-		
2	-	-	-		
3	-	-	-		
Maggle's Centre / Insall's Proposal					
Male 2 WCs 4 Urinals					
Female 14 WCs	3 x F.WC / 3 x M.WC / 2 x Ur / 3 x Unisex WCs / 1 x AWC	-	-	11 WCs	• 1 Wheelchair Accessible Toilet however the route from the lift is not Part M compliant with limited manoeuvring space
Combined Minimum Total 16 WCs 4 Urinals		1 x WC (understair)	-	2 Urinals	• No wheelchair accessible WCs for any function at the GF east end of the North Wing
		-	-		
		-	-		
		-	-		

The extra 3 WCs and 2 Urinals being provided take into account that the North Wing may have the Archive and other uses taking place at the same time as a function and so increased provision is needed.

2.5 Consideration to whole Elevation

Note : Neither the Insall's or the Maggie's Centre application include a full North Wing elevation

Insall's Submitted Application

The Insall's application is without an overview of the full elevation of the North Wing and only includes the lower floors of the West end of the North Wing in their drawings.

Without a drawing of the entire South Elevation the application fails to address how the symmetrical design and construction of James Gibbs' original vision and the head on approach to the North Wing entrances are impacted.

The Friend's Proposal shows an alternative that has been approved by English Heritage who have since voiced concerns about the Insall's plan stating that they "The proposed structure is a notable addition to the historic facade, and unbalances the delicate symmetry whilst also obscuring original features at the base of the building. This harm to the significance of the grade I listed building has not, in our view, been adequately justified."

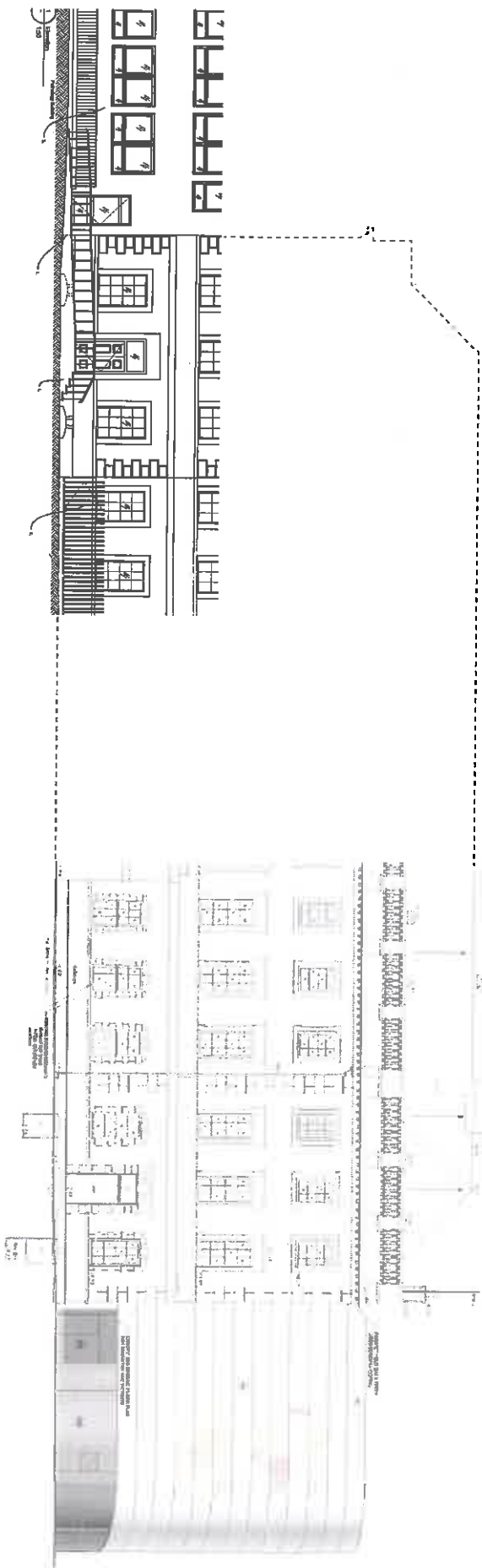
Maggie's Centre Submitted Application

The Maggie's Centre application only includes the East end of the North Wing in their application. Without a drawing of the entire South Elevation the application does not show how the missing and elevation of the proposed Maggie's Centre sits against the overall south facade of the Grade I Listed North Wing and its architectural significance.

The top of the Maggie's Centre awkwardly links around the North Wing's cornice and does not relate to the existing cornice datum and therefore sit uncomfortably together.

Heritage Impact

The Insall's and the Maggie's Centre elevations must be seen together to understand the full impact on the heritage and facade of the North Wing of the NHS Trusts' plans. When placed together the two schemes represent a significant heritage loss to the Grade I Listed North Wing whilst discriminating against disabled users by only allowing access into one end of the North Wing which is split at ground level by the central archway.



Insall's Application for ramped access into the West end of the North Wing

The dotted outline shows missing information from both schemes in order to address the full heritage impact on the North Wing

Maggie's Centre Application for a building connected to but not linked in any way to the East end of the North Wing

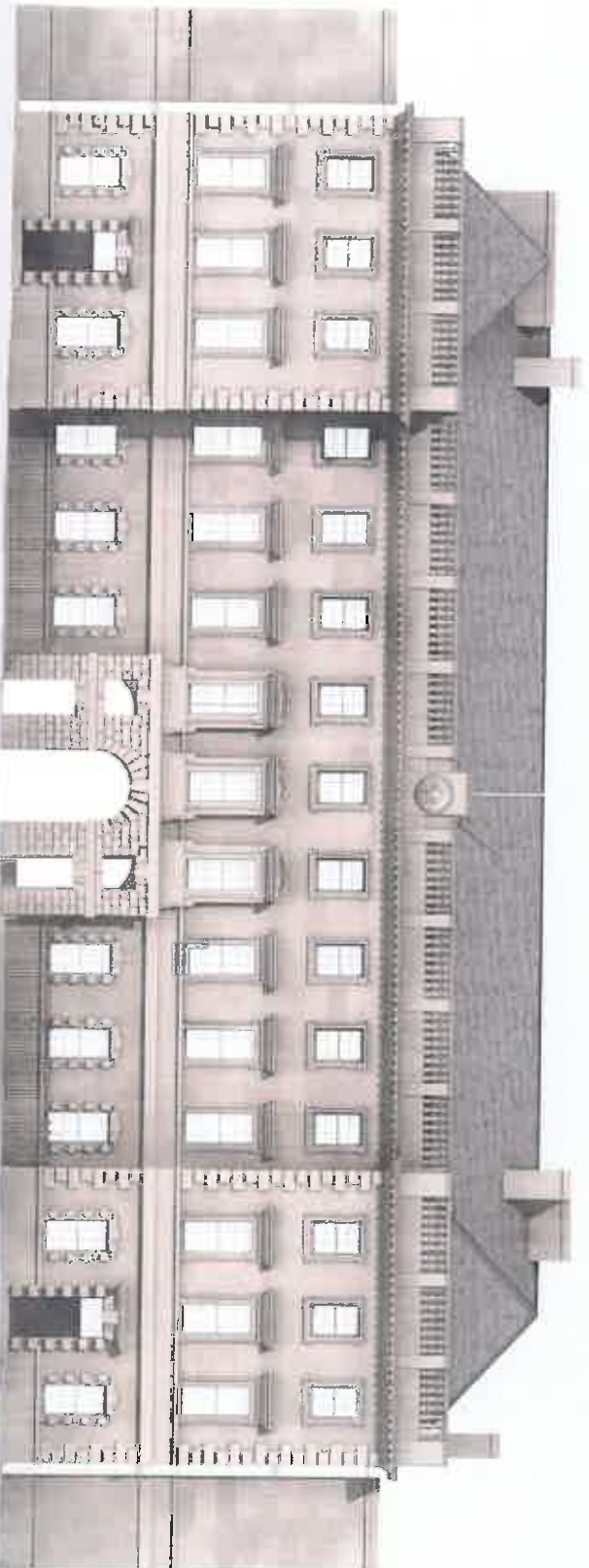
The Friend's Approved Application

The Friend's proposal considers the entire elevation and respects the scale, symmetry and massing of James Gibbs' North Wing. The building is read as a whole element from the main hospital square and so any scheme that impacts the heritage should examine this overall picture also.

The bustles are also of a similar in scale and relationship to the existing bustle on the East and West Wings and so sit comfortably when viewing the overall context of the square.

Heritage Impact

The proposal restores the symmetrical facade of the North Wing, which has been blighted by the 1960s/70s Finance and Pathology Block extensions, whilst ensuring compliant disabled access into both entrances of the North Wing.



Friend's Application depicting
the full facade of the North
Wing and its restored
symmetry to meet the original
Gibbs design intent.

2.6 Preclusion of future improvements

Hogarth Stairs as the principal entrance

The proposal does not allow a clear separation of social and service functions in a way that is consistent to the original concept. Social/public functions revolve around the Main entrance into the Hogarth Staircase and up to the Great Hall. However combine with Maggie's Centre proposal it precludes the necessary improvements to allow the Hogarth Stairs to be principal entrance for all users.



2.6 Preclusion of future improvements

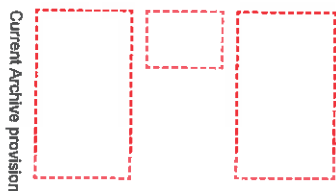
To the Historic Barts Medical Archives

The Barts Historic Medical Archive is a collection of National Significance with material dating back to the 1546 Charter signed by Henry VIII. It is currently separated from the Barts Museum and is largely inaccessible, with poor conditions.

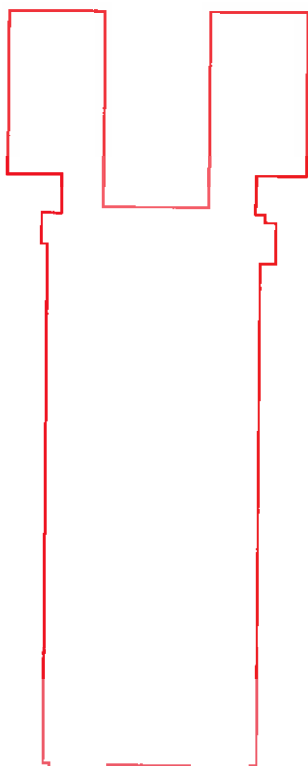
The Insall's and Maggie's Centre Proposal does not directly affect the Archives of the North Wing Proposal, however, it eliminates the ability to enhance the Archive facilities and public exhibition of this significant and historic collection of national importance.

The proposal prevents the pressing need for archive improvements and expansion. The archives would then be at risk of being relocated off site.

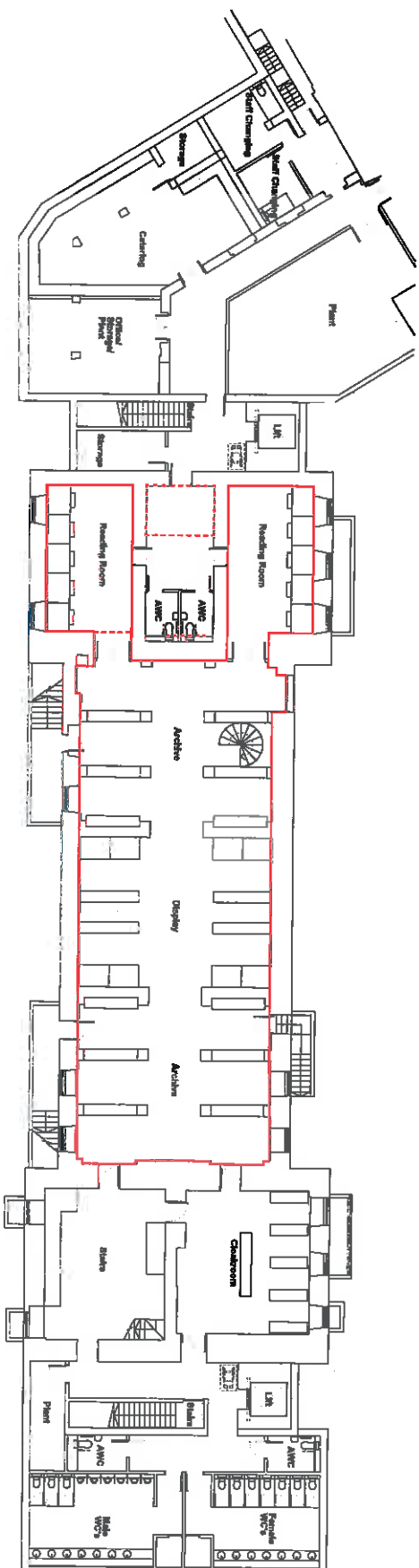
If the lift in the West bustle had to be used by wheelchair users during any events in the Great Hall then this may conflict with an ability to use it as a lift for Archive purposes whether transporting materials or for visitors.



Current Archive provision



The Friends's Proposal Archive provision



Proposed Friends Basement Level Plan

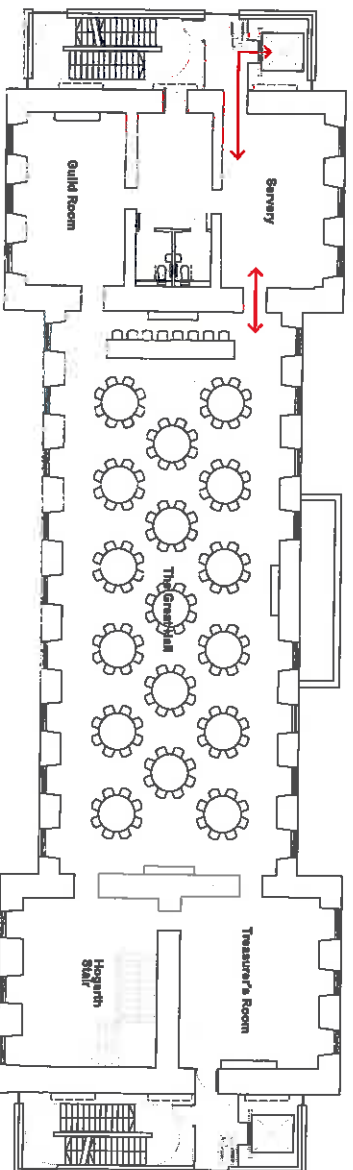
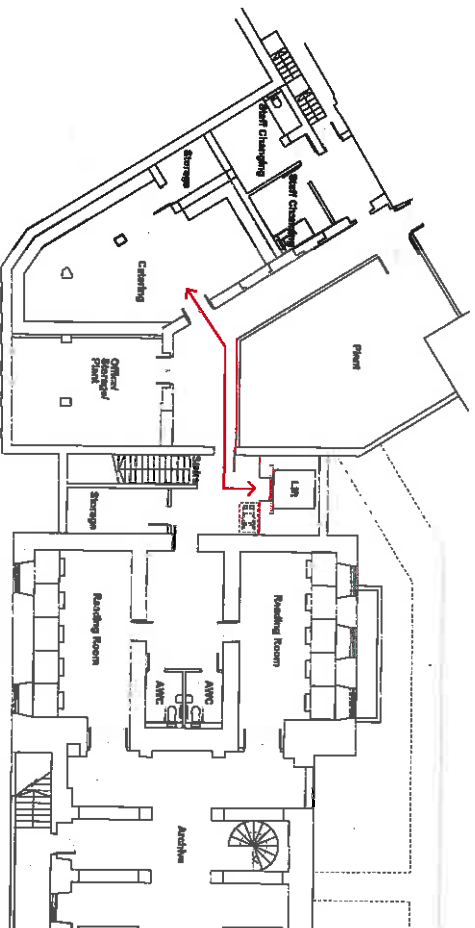
2.6 Preclusion of future improvements

Catering

The presence of a bustle at either end of the North Wing enables the primary circulation for the Great Hall at the East end. Whilst the West end can be used primarily for catering circulation, as follows:

- Basement: access to kitchens/storage areas
- Ground Floor: access from street level and Peggy Turner Room / Museum
- First Floor: access to Servery and Governor's Hall
- Second Floor: access to James Gibb Rooms

If the Insall/Maggie's Centre proposal was followed then the North Wing would only be left with one lift at the West end and this would greatly reduce functionality with both visitors and caterers needing to use the lift during an event.



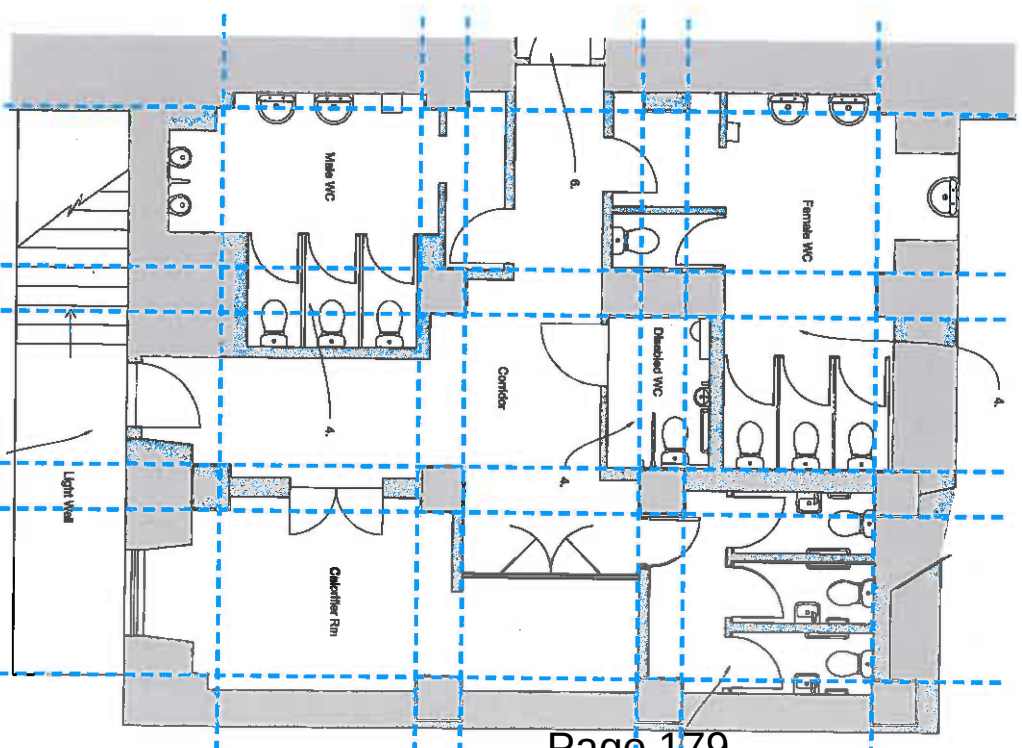
The Friend's Proposal
Basement Plan and First Floor
Plan highlighting the catering
access needed for the West
bustle lift.

2.6 Preclusion of future improvements

Basement Vaulting

The proposed partition layout within the basement does not respect the geometry of the brick vaulting. The layout will only reveal a random patchwork of the exposed soffit.

The drawing to right shows the geometry of the existing vaulting and the relationship of Insall's proposed partition layout.



The Insall's Proposal
Basement Plan showing the
geometrical form of the vault-
ing and the conflicting partition
layout.

Section 3

Conclusion

Conclusion

The uniqueness of the North Wing is not only embodied by the scale and grandeur of the spaces but also by the way in which it was designed to function.

Insall's proposals appear to be a minimal attempt to resolve shortcomings of disabled provision for access and WCs in the North Wing associated with the rejection of the Maggie's Centre proposals last year. Although they may seem innocent enough in isolation or as short term measures they do in fact obstruct the comprehensive provision of a package of long-term improvements to the North Wing as a whole to make it fit for purpose for many years to come.

The revised Maggie's Centre submission now has no linkage to the Great Hall. The previously proposed shared WC's have been removed, and the proposed connecting door at ground floor blocked up. It would now simply provide a blockage to the necessary improvements to the North Wing. This reduced connectivity suggests even more that it could be relocated elsewhere within the Hospital grounds. An estates management decision to replace the existing finance block seems to be taking precedence over the future of a major heritage asset. If alternative locations have been considered by the NHS Trust then they should be demonstrated. In its currently proposed location it would mean that the Insall's proposals would likely become the long-term solution.

We emphasise that the idea of a Maggie's Centre at Barts is not the subject of objection in principle, but that the site which has been made available for it is wrong, and from it flows a massively compromised solution to the North Wing very clearly preventing a holistic solution to the sustainable future of this important heritage building for both the history and the future of Healthcare, Barts and London.

The Maggie's Centre proposals removes the existing toilet provision and without the Insall's application will be of functional detriment to the North Wing. We would like to understand how these two applications will be considered together?

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 11:32
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 11:31 AM on 14 May 2014 from Dr Gillian Heather hackett.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Gillian Heather hackett

Email: [REDACTED]

Address: 29 Harewood Avenue, Marylebone 29 Harewood Avenue
London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The proposals do not answer the problems overwhelming the Great Hall - the suggested facilities are inadequate and are on the wrong side of the Hall, the disabled access is not adjacent to the main entrance, English Heritage say that the Insall plan will damage the symmetry of the Georgian building. There is no provision for storage of the Archives and there is no capacity to improve and enlarge the kitchen facilities.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 12:13
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 12:12 PM on 14 May 2014 from Mr Takashi Doyama.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Takashi Doyama
Email: Not specified
Address: 116a Stepney Way London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This proposal to alter the North Block benefits nobody. 1. Despite its proposed plan to aid disabled access, it does not help the disabled as they are both on the wrong side. This means that disabled individuals will need to traverse through the Servery and the Kitchen in order to visit the Great Hall. This is very stigmatising for individuals with disabilities. 2. The Friends of the Great Hall of St. Bartholomew's Hospital have not been consulted. This is very undemocratic given that the Friends have a very strong interest in preserving not just the Great Hall, but also the history and heritage of St Bartholomew's Hospital, and the history of medicine of the United Kingdom. 3. The English Heritage comment points out that the Insall proposal is damaging to the symmetry and front elevation on to the Square. 3.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 13:34
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 1:33 PM on 14 May 2014 from Dr Diane Smyth.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Diane Smyth
Email: [REDACTED]
Address: Austins Warners Hill Cookham Dean, Maidenhead

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to object to the proposals in the planning application. My reasons are: • The plans discriminate against people with disabilities as disabled access to the building is not adjacent to the main entrance, and access to toilets for people with disabilities is such that they would then have to enter the Great Hall via the kitchen or servery. • The plans do not allow for improving or enlarging catering facilities to the building which is essential for improved and increased use of the Great Hall. • The plans do not allow for improved storage or expansion of the Hospital's historic Archives which represents total disregard for the historic nature of the hospital. • English Heritage has stated that the Donald Insall proposal is damaging to the symmetry and front elevation onto the square. Development of a Maggie Centre is a very good idea but not by building it onto the North Wing as proposed.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 14:33
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 2:33 PM on 14 May 2014 from Dr Anthony Edelsten.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Anthony Edelsten

Email: [REDACTED]

Address: Church Farmhouse Freethorpe Norwich

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: As a former student and doctor at Bart's, and a 'Friend', and having recently viewed the North Wing with my wife, a severely disabled person, there can be no doubt that the NHS plan sites disabled access at the wrong end of the building, and is discriminatory. It surely contravenes current planning guidelines.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 16:56
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 4:55 PM on 14 May 2014 from Professor Charles Hinds.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Charles Hinds
Email: Not specified
Address: St. Bartholomew's Hospital West Smithfield London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The facilities and services as proposed are inadequate and inappropriately situated by the door at the west end of the North Wing. Disabled access that is not immediately adjacent to the main entrance is discriminatory and against current guidelines. The proposal provides no capacity to improve and enlarge the catering facilities and disregards the need to expand and improve storage and display of the hospital's historic archives. Finally English Heritage have pointed out that the proposal is damaging to the symmetry and front elevation of the North Wing facing the square. It is disappointing that the Friends of the Great Hall were not formally consulted.

Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 17:21
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 5:20 PM on 14 May 2014 from Mr David Hocken.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr David Hocken
Email: [REDACTED]
Address: Flat 9 Gilbert's Hill School House Dixon Street Swindon

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The major reason to object to the existing proposals going ahead is that they do not adequately address the issues for both important projects. The earlier proposal for the Maggie's Centre which was rightly rejected has not been satisfactorily amended and there are fundamental problems remaining such as disabled access. The North Wing and the Hogarth paintings are a world class and unique setting and should not be compromised even by the need for a centre to support patient care especially as the initial objections were valid and possible to address. I would hope that a rejection of the current plans would lead to a proper consultation and a joint approach to resolution of this apparently unnecessary conflict.

Begum, Shupi

From: c.n.hudson [REDACTED]
Sent: 14 May 2014 11:24
To: PLN - Comments
Subject: Re: 4/00279/LBC

Beecroft house, Woodside, Thornwood Common essex CM16 6LF chudson

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

From: PLN - Comments

To: [REDACTED]

Cc: Delves, Gemma

Sent: Tuesday, May 13, 2014 1:54 PM

Subject: RE: 4/00279/LBC

Afternoon

Can you please forward your address for our records so we are able to inform you of the decision when made.

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

From: c.n.hudson [REDACTED]
Sent: 12 May 2014 16:01
To: PLN - Comments
Subject: 4/00279/LBC

As a long standing patient of Barts with registered "Blue badge " disability, may I please register an objection to the present proposals for a Maggie centre to be attached to the east end of the North wing of the Square at Barts. The concept of a Maggie centre at Barts is admirable, *but not in this particular site*. I understand that seemingly suitable alternatives are available.

Apart from the obvious heritage considerations, my particular concerns relate to the disabled facilities envisaged for the Great Hall, which would appear to be quite inadequate- in particular access to disabled toilets once an occasion has commenced through the catering area is not acceptable at all (Mr) C Hudson

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Begum, Shupi

From: PLN - Comments
Sent: 14 May 2014 13:13
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 1:13 PM on 14 May 2014 from Mr Nicholas Madden.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Nicholas Madden
Email: [REDACTED]
Address: 15 Bridgefield Road Sutton

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to the proposed plans primarily because they represent a missed opportunity to renovate the whole North wing: There are already proposals for a "Maggie" centre at the other end of the North Wing. The access to and facilities for the Great Hall (not least toilets), need major upgrading. The historic archive needs much more space and could be developed along with the Museum. (These last two items could provide a valuable source of income in the long-term). I believe that a holistic approach to the renovation of the North Wing is both possible and essential: - allowing the disabled access to be provided to both sides of the North Wing, but maintaining the symmetry and appearances (using the technique suggested by English Heritage). - improving the facilities, usage and income from the Great Hall and Museum. - preserving and enhancing the historic archive. - maintaining the beauty and symmetry of the

façade (and this could include the Maggie centre)
Specific detailed comments on the plans: 1. The front elevation symmetry is destroyed by the ramp and railings as proposed. The solution suggested by English Heritage, i.e. raising the pavement is much more logical. 2. The increase in toilet facilities in the basement may be necessary but the lack of increase in space for the Archive is missing an opportunity that could have long term detrimental consequences. 3. The lack of symmetry of the Maggie centre as indicated on the proposed first floor plan again **will** spoil the symmetry of this historic façade..

Hassall, Pam

From: PLN - Comments
Sent: 17 May 2014 18:23
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 6:22 PM on 17 May 2014 from Lod Tim Clement-Jones.

Application Summary

Address: The North Block St Bartholomews Hospital
West Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Lod Tim Clement-Jones

Email: [REDACTED]

Address: c/o 3 Noble Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I am writing in a personal capacity as a partner of DLA Piper, whose London office is a neighbour of Barts, and as someone with a longstanding connection with Barts through my late wife Dr Vicky Clement-Jones who was a registrar there and after whom a MacMillan cancer advice centre there is named. Barts Great Hall is a valuable historic asset and amenity for the Smithfield area and the City as whole. It is important for its future preservation that it is economically viable and can host major events such as wedding receptions and livery dinners. To do this it needs upgrade of its catering facilities, its toilets and its disabled access along the lines of the Michael Hopkins plans which were

approved on the 29th April . The current plans are clearly a precursor to a revised application for a a Maggie's centre to be built on the east end of the the North Wing. The facilities proposed in this application unlike in the Hopkins plans are inadequate, on the wrong side of the Great Hall and would treat disabled users as second class citizens arriving by the back door. As English Heritage also point out in their letter of 22nd April they are unsympathetic to they symmetry of the original James Gibbs design, again unlike the Hopkins proposals. There is no provision at all in these plans, again unlike the Hopkins plans for improved catering or better access and display of the important Barts archives. Please reject these proposals which would pave the way for an entirely inappropriate Maggie's Centre building. There is room for a Maggie's Centre at Barts but not on the site proposed.

St Bartholomew's Hospital, North Block

Objection to Planning Applications 14/00278/FULL and 14/00279/LBC

21 MAY 2014 ACKNOWLEDGED

When the Governors of St Bartholomew's Hospital approved James Gibbs' four-block design for the rebuilding of the Hospital in 1730, the North Block was to accommodate the activities of the Court of Governors and to establish the Hospital's prestige in the City of London. This building was to comprise "a large Hall for the meeting of the Governours at a General Court, a Compting House for Governours' meeting for the despatch of other business of the Hospital, a Hall for the taking and discharge of patients, a house for the Clerk to reside in and other convenient offices". Two drawings relating to the design of the North Block by James Gibbs, who was himself a Governor, survive in a collection of his drawings held at the Ashmolean Museum. The first of these comprises a plan and section through the building which shows the Governors' Hall occupying the first floor of the central nine bays of the plan, a grand open well staircase to access the Hall behind the projecting three bays at the east end and a residence for the Clerk in the corresponding position at the west end. Connections between the Hall and the east "pavilion" are shown at ground and first floor levels, but none between the Hall and the Clerk's House at the west end. The interior design of the Hall as shown in this drawing is different to how it was eventually built; but its relationship with the grand access staircase is as executed – the staircase hall being given added significance by the paintings executed and donated to the Hospital in 1737 by William Hogarth, who also sat on its Court of Governors.

In the intervening years the interior design of the Hall was modified; and a second drawing by Gibbs for the ceiling as it is today can also be found at the Ashmolean Museum. The reason for the change may relate to the Governors' decision to record the names and contributions of benefactors from 1547, the porphyry- coloured groundwork of the related panels being approved by the Court in 1738.

The Great Hall, as it is now called, the Hogarth Staircase and other spaces at the east end of the building have survived largely intact; and their continuing and appropriate use has been made possible by the provision (albeit now inadequate) of adjacent cloakroom facilities in the undistinguished 1960s Finance Building at the east end and a kitchen in the former Clerk's House at the west end.

The story of the Clerk's House has been less straightforward. Following bomb damage in 1941 which destroyed its interior, but left the outer walls standing, it was substantially rebuilt in the 1960s to provide accommodation for the Clerk on the top two floors only (the position of Clerk continued until 1974), a kitchen and meeting room, access to the Great Hall (primarily for catering and means of escape), a consultants' sitting room, writing room and office on the ground floor and muniment rooms for archives and lavatories in the

basement. Only one fireplace, now in what was to be the consultants' sitting room, was salvaged from the old Clerk's House. At the same time the whole of the North Block received considerable attention. The Hall's floor was strengthened to increase safe levels of occupancy from 200 to 450 persons; and the landings to the Hogarth Staircase were also strengthened. Since then very little has been done to the building; and repair and maintenance has been minimal. It has, nonetheless, continued to be possible to use the Great Hall (latterly with increasing difficulty: catering facilities are inadequate, there is no proper disabled access to the Hall and there are no disabled lavatories) for maybe 150 large functions a year including examinations, graduations, meetings, concerts, lectures, dinners, lunches and wedding receptions.

Another function of the North Block has been to house and display the Hospital's remarkable collection of treasures and archives, now occupying limited space on the ground floor and the basement at the west end of the building - all increasingly difficult to manage.

The City of London and English Heritage have approved an excellent scheme for addressing the needs of this important historic building and ensuring its beneficial use and presentation in the future. This should now be regarded as a benchmark against which all other proposals affecting this building should be judged. The City's planners cannot surely now approve the NHS Trust's present proposal to provide inferior facilities, conceived not in the best interests of the historic building, but of the *significantly unmentioned*, but nonetheless obvious wish to build a new Maggie's Centre against the east end of the building - the subject of an earlier, unsuccessful application, which would take away the present cloakroom facilities, offers nothing in itself to the Great Hall in exchange. The present application seeks to redress some of the defects in the proposal, but fails to do so in a way that is historically, architecturally or functionally appropriate.

Entirely reasonable and correct objections to the application have already been put forward on the basis that creating disabled access at the west end will discriminate against disabled users and prevent them from entering the building with others by the Hogarth Stair Hall, they being diverted to the entrance of the reconstructed Clerk's House and thence to the Great Hall via what are essentially "back of house" areas, viz. what the application euphemistically refers to as an "anteroom", but is, in the context of the Great Hall, a space necessarily used as a servery for catering and a green room for performers. But it is not just wheelchair users who will be forced to visit what is to all intents and purposes another building, but anyone arriving for a function in the Great Hall or, indeed, any of the other spaces leading off the Hogarth Staircase, who may wish to visit a cloakroom before the event.

Managing two entrances would be difficult; and the confusion, inconvenience and understandable irritation for visitors of being turned out of the entrance hall on arrival, particularly in inclement weather, would be huge. It would also be incompatible with catering arrangements for those already in the Great Hall to have to access the proposed

basement lavatories via the present Guild Room - for the same reason that applies to those forced to arrive by this route from below.

English Heritage has already commented on the ungainly and unbalancing proposal for a disabled ramp, whose position forces users off the pavement into the narrow roadway that runs between the Pathology extension and the West Wing.

This latest proposal is impractical and inappropriate. Furthermore it robs already inadequate space used for the Hospital's archives and prevents opportunities for creating more, as well as for providing a basement kitchen.

The NHS Trust has provided a brief to the architect which ignores provision for the unique, historic archives for which the Trust is legally responsible.

This is not an application that addresses the needs of this important historic building and the Hospital's important historic collections, but one that has been devised to shore up a misconceived proposal to create a new Maggie's Centre in place of the former Finance Building at its east end. For these reasons, I object to the application.

Mary Axe

5 Hillgate Place

London W8 7SL

18 May 2014

FAO Gemma Delves
The City Planning Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

14th May 2014

19 MAY 2014

ACKNOWLEDGED

REF: 14/00278/FULL&14/00279/LBC
REF: 14/00319/FULL&14/00320/LBC

**Objections to the Holl / Insall / Hospital Trust Planning Application,
submitted to the City Council 28/03/2014 & 30/04/2014**

Dear Gemma Delves

On 29th April 2014, the Friends of the Great Hall and Archive received Planning Permission from the City for a scheme of improvements and restoration for North Wing and Great Hall, submitted by Hopkins Architects.

These improvements, which are supported by the Barts Charitable Trust, will secure the long term preservation and future of the Grade One listed building, enabling it to achieve a full programme of bookings and events for the hospital and the City, in competition with the Livery Halls and other City institutions, for example the new Haberdasher's Hall over the road.

An essential part of the proposal is to ensure the sustainability of the North Wing and to relieve the NHS of its continuing financial burden.

Areas of Improvement

1. Arrival and the Hogarth Stair

A prime objective of the Hopkins' proposal is to improve and reinforce the east end, with the Hogarth Stair, as the primary entrance for visitors and guests for functions in the Great Hall.

The Hogarth paintings, which were gifted by the artist during the construction, depict Christ healing the sick at Bethesda and the parable of the Good Samaritan. They are among the most important works of art in the Hall and provide visitors with an uplifting introduction as they climb the 34 steps to the first floor and the Great Hall itself.

This principal entrance needs four areas of improvement:

- Proper cloakroom facilities for hats, coats, changing, toilets and washing (as provided at the Haberdashers' and other similar City Guild venues)

27 Broadley Terrace
London NW1 6LG
T 020 7724 1751
F 020 7723 0932
E mail@hopkins.co.uk
www.hopkins.co.uk

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Stephen Jones
Andrew Ardill
Armin Buchbinder
Tom Jenkins
Andrew Morrison

Hopkins Architects
Partnership LLP
Registered in England
and Wales No OC350976



- Wheelchair access to the Entrance Hall
- Able and wheelchair lift access to both the Great Hall on the first floor and basement cloakrooms.
- A compliant escape stair, at the east end, from the Great Hall and the basement, which does not rely on the wide wooden Hogarth stair.

The Holl / Insall / Hospital Trust Application excludes and would prevent these essential improvements by proposing a Maggie's Centre, on the area required for the lift, cloakrooms and escape stair.

At the same time they proposed to remove the existing toilet accommodation presently accessible at the east end within the Finance Building. This will compromise the future use of the Great Hall by the public.

2. Catering at the Western End

The next objective is to improve the existing catering facilities for the Great Hall at the opposite end to the Hogarth Stair and primary guest entrance.

- Replace the inadequately small, all purpose kitchen adjoining the Great Hall, with its ventilation problems and cooking smells, by a new servery.
- The servery will be supplied by a new larger purpose designed kitchen in the retained basement of the Pathology link building.
- A new lift and service stair will connect the two.

The Holl / Insall / Hospital Trust Applications omit these catering improvements, while at the same time proposing the visitor / guest toilets and the wheelchair access inappropriately at the service end of the building remote from the main entrance.

3. Barts Historic Medical Archive

The third objective of the Hopkins' proposal is to radically overhaul the medical archive accommodation.

At present, this unique medical archive is poorly housed in cramped and environmentally unsuitable conditions, with poor access, in the basement of the North Wing. The space available will be expanded to include rooms, on the ground floor and in the basement, for study, research and public exhibition. At the same time the space for archive storage will be doubled, with good access and environmental conditions to a full museum standard.

The Holl / Insall / Hospital Trust proposals excludes any improvement to the historic archive, which requires immediate attention and would preclude improvement at a future date.

4. Masterplan

The fourth, and perhaps the most significant, objective of the Hopkins' proposal is the reinstatement of the North Wing as a free standing building.

There is a once in a lifetime opportunity to free the North Wing from its appendages and restore it's setting with the East and West Wings as Gibbs designed it and it was originally built.

This is made possible now with the support of the Barts Charitable Trust, English Heritage, Planning Approval of the Friends proposal and the Hospital Trusts willingness to demolish the Finance block at the east end. There is also the potential to simultaneously demolish the redundant and empty Pathology link block, at the western end.

The Holl / Insall / Hospital Trust proposal prevents this opportunity.

There are alternative options for a single or two storey Maggie's Centre closer in spirit, function and scale to the Maggie's already built elsewhere, available within the context of Barts Heritage setting. These should be fully evaluated by the Hospital Trust and Maggie's in consultation with the Friends, English Heritage and the City.

Yours sincerely



Sir Michael Hopkins
Hopkins Architects

Friends of The Great Hall and Archive of St Bartholomew's Hospital

Chairman: Sir Marcus Setchell, KCVO
Vice-Chairman: Professor Gerald Libby

Ground Floor
12 Cock Lane
London
EC1A 9BU
info@thegreathallatbarts.org.uk
www.bartsgreathall.com

FAO Ms Gemma Delves

The City Planning Officer,

Department of the Built Environment

20 May 2014

City of London

PO Box 270

Guildhall

London EC2P 2 EJ

Dear Ms Delves

REF: 14/00278 FULL & 14/00279 LBC

Objections to the Insall /NHS TRUST PLANNING APPLICATION

Introduction

The Options Appraisal Study of 2009, commissioned by the NHS Trust, identified the deficiencies in functionality of the North Wing that were putting the Great Hall at risk for future use and survival in the 21st century. Some of these were necessary to bring the building up to current Health and Safety standards, and some to improve support facilities that are now expected as the norm by visitors to a heritage building. Without these improvements, the Hall would gradually sink into decline and disuse. A sub-committee, the North Wing Group was set up by the NHS to review these options, but was disbanded without explanation. The Friends of the Great Hall and Archive, recognising the value and quality of the outline plans, and the benefit in moving towards creating a Heritage Trust engaged Hopkins to develop the most suitable options into a Planning Application which was submitted to the City of London in December 2013. These plans received widespread acclaim from the world of arts, heritage and architecture, and **Planning Permission** for the Hopkins Architects plans for restoration and improvements to the North Wing and Great Hall were granted in April 2014.

Comments

I am writing with Comments of Objection to the NHS/Insall Planning Application. Whilst I intend to make these Comments primarily in relation to these plans, they cannot be seen in isolation from the Application of the Maggie's Trust which have been re-submitted following their withdrawal last year.

The plans for access for people with disabilities at the western end of the North Wing, and provision of a lift and toilets (both for disabled and general public) in the basement of the East Wing are clearly enabling manoeuvres as the current application by Maggie's Trust would preclude these occurring at the eastern end.

My specific objections are as follows:

People with disabilities:

1. The proposed Entrance for people with disabilities is inappropriate as it discriminates against them by not allowing them level access at the main entrance

Friends of The Great Hall and Archive of St Bartholomew's Hospital

2. The placement of the entrance and toilets for them in the basement means that they have to traverse the length of the Great Hall and enter via the Guild Room, commonly used as a servery at functions, raising practical problems for both the disabled and catering staff, as well as health and safety issues.

General public Toilets

1. The general public visitors would continue to enter by the main entrance and Great Staircase, use the present inadequate Coat and Hat racks placed in the corridors, and then have to traverse the length of the Great Hall to obtain access to toilets at the western end, using either the lift or very narrow stairs down to the basement, which would cause congestion in such a confined space. The other option to ask the public to exit via the great Staircase and go into the Square and re-enter by the western door to access the toilets is unacceptable. Present

2. The exit and entry from the Great Hall to the toilets would cause considerable traffic through the Guild Room adding to disruption of catering arrangements.

3. There is no space for cloakroom or changing facilities in the basement toilet area.

Archive Department

1. The space taken up by toilets in the basement hampers access to the Archive Department especially when functions are taking place in daytime working hours.

2. It prevents the much-needed increase to the storage and display areas for the valuable Archive collection, and places them at security risk from increased public travel to toilets in the adjacent area.

Catering Facilities

There is no provision for expansion for the inadequate catering facilities, which would have to remain in the same unsatisfactory situation as at present.

Architectural Features

The design of the Disabled ramp and railings detract from the façade of the Gibbs Grade I Listed building.

Circulation and Fire Escape

The secondary entrance would become congested by the mix of functions at this end of the building, and no improvement to fire escape routes could from the west end of the building could be made.

Conclusions

The plans to make these arrangements do nothing to improve the functional facilities over the present situation. Implementation of them would have major adverse effects on the future viability of the North Wing as a heritage building, impeding as they do all the other functional developments.

Yours sincerely

Sir Marcus Setchell, KCV0, MA, MB BChir, FRCS FRCOG
Chairman,
Friends of the Great Hall & Archive of St. Bartholomew's Hospital

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00279/LBC

From: PLN - Comments
Sent: 23 May 2014 11:17
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 11:17 AM on 23 May 2014 from Mrs Joanna Libby.

Application Summary

Address: The North Block St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Joanna Libby
Email: Not specified
Address: 48 Morpeth Mansions Morpeth Terrace London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have seen the Donald Insall plans, visited the site, and taken measurements. I strongly object to their scheme. It is both discriminating and inadequate for this important Grade 1 Listed building. I cannot see how these plans can possibly improve the major problems existing here - the disabled access, legal fire escape requirements, complete overhaul of the kitchens and catering facilities, and urgent provision for a greater number of WCs for the disabled and able-bodied. The hospital's important and valuable Archive collections, some held at present in dire circumstances, have been completely ignored. There needs to be greater space for displaying artefacts, a safe and larger area for correct

storage, a bigger museum with public and researcher viewing facilities. None of these problems are mentioned let alone catered for. To advocate ramp and rail access at the West end of James Gibbs façade, as English Heritage has observed, would ruin the symmetry of his neo-classical design. Has no one given real consideration here for the disabled. To expect trouble-free manoeuvring of a wheelchair in and out of a lift incapable of taking anything larger than the smallest of chairs, to cope with narrow corridors of single person width (fire risk) and to avoid busy catering staff by the kitchens and servery (Health and Safety issues) is discriminatory at best. Lastly, not to provide access to the main entrance and Hogarth stair at the East end of the building is the greatest denial of their entitlement. This scheme falls far far short of what the North Wing urgently requires for its safe and healthy future, with the highest standard of amenities and facilities. The Hopkins plans deal beautifully and efficiently with all the above problems and more, giving the calibre of improvements this Grade 1 Listed building deserves.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00279/LBC

From: PLN - Comments
Sent: 25 May 2014 10:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 10:35 AM on 25 May 2014 from Mr James Hogg.

Application Summary

Address: The North Block St Bartholomews Hospital West
 Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr James Hogg
Email: [REDACTED]
Address: Noon's Folly Cottage Melbourn Royston

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I'm sorry to say that these proposals look suspiciously like a spoiler, designed to thwart the Hopkins Plan which has been unanimously passed by the Planning Committee. To a layman like myself it looks very much as if the intention is to try to reintroduce the plan for the Maggie's Centre, which the Committee has already rejected. Surely the Bart's authorities would be better employed deciding on one of a number of other sites within the hospital perimeter where the Maggie's Centre could be located and perform its excellent work. Honour would be satisfied and the Great Hall saved for the future in all its glory.

BROOK COTTAGE 22A LOWER CAMDEN CHISLEHURST KENT BR7 5HX

Tel: [REDACTED] e-mail: [REDACTED]

For the attention of:

Ted Rayment Esq

Assistant Director (Development Management West)

Planning Department

Department of the Built Environment

City of London

P.O. Box 270

Guildhall, London EC2P 2EJ

3rd June, 2014

Copies to:

English Heritage

Dr. Simon Thurley

Sir Marcus Setchell

Prof. Gerald Libby

Dear Sirs,

Town and Country Planning Act, 1996
North Wing St. Bartholomew's Hospital
West Smithfield, London EC1A 7BE
Planning References Nos. 14/00278
and 14/00279 (which is a duplicate application).
Application for planning permission and
listed building consent for alterations, extension
or demolition of a listed building.

PLANNING PERMISSION	
PSD	05 JUN 2014
TPD	
QM	
MC	
121660	

Description of the work (by the applicant):

- (1) Installation of a disabled access ramp and handrail replacing a set of existing steps
- (2) Modernisation of an existing lift (including possible replacement of shaft)
- (3) Reorganisation of an existing toilet area within crypt to provide improved increased facilities.
- (4) Upgrading of some windows and doors to provide a fire refuge.

The applicant is Mr. Trevor Payne of the Barts Health NHS Trust. The agent is Mr. Henry Sanders of Donald Insall Associates of 12 Devonshire Street, London W1G 7AB.

This is an OBJECTION to the above applications.

We examined on 30th May, 2014, the plans and documents forming this application at the Guildhall, including a document called 'A Feasibility Study'. In this document Donald Insall Associates state in their paragraph 1.2. as a 'Summary of Proposals' that they aim to:-

- * provide disabled access to the building. To do this it is suggested that the building's external stone steps should be replaced and a stone ramp constructed to allow level access.
- * to gain vertical disabled access to the Great Hall. Here it is proposed to replace the existing lift with a slightly larger (compliant) lift car in a new shaft. This would necessitate the adaptation of the staircase.
- *..Improve the basement w.c.'s to provide an accessible facility and otherwise make them more appropriate for the use of the Great Hall.

Comments and Objections

The North Wing building, designed by James Gibbs as one of four independent, free-standing 'pavilions' round a formal square (only three remain) is listed as a grade I Historic Building, that is to say one of the most important historic buildings not only in the City but in the whole country.

The essence of Gibbs' approach to architecture is that following Palladio, and earlier, Vitruvius, the design of this building is precisely governed by strict rules of proportion where every element of the plan and elevations is related to every other part as to height and width. Small elements relate to larger elements in a very precise way.

To alter a building designed in this strict way is very difficult, and even Sir Donald Insall, CVO, CBE and his talented team have, in our view, failed to alter the building without harming its special architectural and historic interest. (Sir Donald is almost certainly the leading historic buildings architect of our time and has been for many years).

As to bullet point No. 1. from the 'Summary of Proposals', the differences between existing and proposed are shown in Insall drawings 115 and 215. On drawing 115 the strict symmetry of the westernmost entrance on the southern side of the north wing can be seen and appreciated. This entrance and the steps are an important part of Gibbs' symmetrical composition. On drawing 215 the symmetry of this westernmost entrance to the Gibbs' building is destroyed by the sloping lines of the proposed ramp. It is like adding a diagonal slash across a rectilinear Mondrian painting.

As to their bullet point 2, our only adverse comments are that the proposed alteration of this Grade I listed staircase would affect the structure of a Grade I building. (Of course in a Grade I listed building every part of it is covered by the Grade I listing, both inside and out).

As to bullet point 3, we question whether the conversion of an existing lightwell into a fire refuge is an appropriate change given that the building is Grade I listed. We also think that the changes in the w.c area do **not** provide w.c.s at the area where they are needed i.e. at Great Hall level (First Floor). The increased number of w.c.s in the basement will cause some harm in appearance terms to the fabric of the Grade I listed building. It would be much better in functional terms if the disabled w.c.s and other w.c.s were at the same level as the upper floors of the building including the Great Hall.

We should be grateful if you would convey these comments and these objections in full to the Planning Committee. Our relevant qualifications and experience were given in our letter of 27th February when we commented on the Hopkins' scheme.

Yours sincerely,



James R.G. Thomas BAArch FRIBA Dip TP FRTPI
Anne M. Thomas BA MA FRSA



ACKNOWLEDGED

For the attention of Gemma Delves

Re: North Wing, St Bartholomew's Hospital, West Smithfield, EC1A 7BE

The Committee strongly objected to this scheme being of the opinion that the disabled access ramp would be detrimental to the symmetry and setting of the Gibbs building and harmful to its historic setting.

05 JUN 2014

It apparently ignores the initiative put forward in the new Application (now approved) by Michael Hopkins, for refurbishment and improvements to the North Block. The Committee were most concerned about the apparent impasse that seems to have been reached with competing schemes from the Friends of the Great Hall and from Maggie's.

The Committee had enthusiastically supported the Hopkins scheme which would result in a major enhancement of the Grade I Listed Building (see our comments dated February 25th 2014 quoted below). This scheme allows the Gibbs buildings to stand alone with the demolition of later structures to both the east and west. The Steven Holl scheme for a Maggie's Centre was viewed much more cautiously with the Committee split on whether the new structure was appropriate and exciting or detrimental (see our comments dated April 30th 2013, as under).

What is clear to the Committee is that the Steven Holl scheme did not make sense in the context of an attempt to restore the symmetrical stand-alone grandeur of the Gibbs north wing. It would therefore seem pertinent to bring all parties together to seek an appropriate solution that delivers an excellent heritage scheme, proper access, enhanced landscaping, and a stand-alone Maggie's Centre.

The Committee very much regretted the bad publicity and personal comment that were affecting the rational consideration of this site, and would encourage the City Corporation to convene a meeting of interested parties in the hope of reaching an agreed solution. The Committee indicated that its Chairman would be happy to attend such a meeting if this would be of assistance.

Minute of meeting 25th Feb. 2014 – Michael Hopkins' scheme for Friends of the Great Hall North Wing, St Bartholomew's Hospital, West Smithfield, EC1A 7BE

The Committee welcomed this proposal as it removed accretions and restored the symmetry of the North Wing as a stand-alone structure, part of the great ensemble of buildings around the courtyard as Gibbs originally intended.

No objections were raised to either the internal changes that had little impact on the major spaces such as the Great Hall and Holbein staircase, or the proposal for the Pathology Department buildings involving a new glazed link between the buildings on Giltspur Street.



Points of concern to the Committee were the "bustles" (thin extensions at either end of the main Gibbs block containing new stairs and lifts) as they needed to be more clearly differentiated from the Grade I Listed Building. A wider glazed slot was suggested (at least on the South elevation).

The roof to the new extensions should be clearly under the cornice line, and the extensions needed to be set back in plan form so that the glazing or wall was clearly (ie. approximately 4½" minimum) behind the quoins. The height of the extensions needed to take account of any requirement for lift overruns.

The changes in level across the southern side to achieve level access were considered too extensive and would harm the appearance of the building from the Courtyard. The architects were urged to consider a more contained scheme of ramped levels up to the doorways.

Finally, there was the question of the Maggie's Centre. This needs resolving (a) because it is a facility that everyone would welcome, (b) because Steven Holl's scheme cannot now be implemented and (c) because the preferred site for the centre is within the red line area and, obviously, impacts upon the setting and landscaping.

The Committee would welcome the chance to comment on or discuss amendments to this scheme as it has the potential of delivering a major enhancement to the character, appearance and setting of an important heritage asset

Minute of meeting 30th April 2013 – Steven Holl scheme for Maggie's

North Wing, St Bartholomew's Hospital, West Smithfield, EC1

The main issues of this proposal were identified as:

- (a) Demolition of the existing building
- (b) The impact on the setting of this Grade I Listed Gibbs building (in terms of parapets height etc.)
- (c) Architectural design, again, in terms of the setting, location and visibility
- (d) Landscape design

The Committee considered this Application in depth and were of the opinion that:

- (a) There was no objection to the demolition of the 1960s building, and
- (d) The Committee concurred with the views of English Heritage to the effect that more design work was needed to produce a satisfactory landscape scheme.

*Under (b) and (c), there was lengthy and detailed debate. After considerable deliberation and in order to obtain a consensus the Chair proposed the motion of: **Does the proposal have an impact on the setting, and does the Committee think that impact is detrimental.** The result was seven for to two against. The majority view was that the proposal was totally out of keeping with the general style of the historic James Gibbs buildings*

The Committee went on to endorse the views of the London Society, as set out below:

"The Society would be content to see a replacement for the present extension building. But we do object to the proposed replacement. It appears to us to make no attempt to be contextual; indeed the proposed design appears self-consciously to be trying to make a statement which will distract from the principal entrance to one of the major architectural set-pieces of London and disturb the serenity of the Gibbs quadrangle. The good architecture many contribute to the well-being of cancer patients we do not doubt. But good architecture does not need to be of a 'come



London and Middlesex Archaeological Society
Archaeology Local History Historic Buildings

hither and admire my finery variety'. Designing something to go next to Gibbs is not an easy task, but is one which has been achieved recently with considerably more dignity in the new work next to St Martin-in-the-Fields. We advise the City Corporation to refuse these applications and suggest to the applicants that they go to look at how others have solved the problem in a more satisfactory way."

Vicki Fox (Hon. Secretary)
LAMAS – Historic Buildings & Conservation Committee

4 June 2014

Mrs Julie Morgan,
Teignhayne,
Commons Lane,
Shaldon,
Teignmouth,
Devon TQ140HN
5th June 2014

For the attention of;
Gemma Delves,
City Planning Officer.
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

LAWSON/TRANSFORMATION		
ESDE	05 JUN 2014	PPD
TPD		LTP
GM		SSE
No	12682	PP
FILE		DD

Ref 14/00278/FULL&14/00279/LBC

14/00319/FULL&14/00320/LBC

Objections to the Holl/Insall/Hospital Trust Planning Application submitted to the Council on 28/03/2014 and 30/04/2014

Dear Gemma Delves,

I trained as a nurse at St Bartholomew's Hospital from 1973, I qualified as an SRN in 1976, after which I worked there as a staff nurse there until 1977. In 1976 I became a life member of the Bart's League of Nurses. During my career I have worked as a midwife, school nurse, health visitor, and health researcher. In addition I gained an historical studies BA Hons degree in 1993, and in 2002 a research MA in modern medical ethical history both from Warwick University.

I am writing to you because I learned of neglect of Bart's Great Hall and its archives, via the Bart's League of Nurses, and because I am concerned about the health and welfare of Bart's Great Hall and its environs. I became aware that the Bart's NHS Trust was not financially able to refurbish the Great Hall, but strangely the Trust was supporting a scheme for a Maggie's Centre to be attached to the Great Hall at the East end which would stop the Great Hall ever being able to generate an income to support itself. I also discovered that the Friends of the Great Hall had developed a plan to enable the Great Hall to be self financing and self supporting. However, the Trust was supporting a scheme for a Maggie's Centre to be attached to the Great Hall, in such a way as to make impossible the scheme of the Friends to enable the Great Hall to be self supporting for its much needed repairs and ongoing financial viability. I care deeply about the health and welfare of the Great Hall, so I joined the Friends of the Great Hall.

I would like to outline my objections to the Trust's plans to build the Maggie's Centre attached to the Great Hall, and I would like to strongly object to the Trust supported Insall plans, as these are inadequate, and are on the wrong side of the Great Hall. They are not immediately adjacent to the main entrance, and are against current guidelines for all Planning Authorities.

The proposed Maggie's building and the plans commissioned by the Bart's NHS Trust of Donald Insall Associates place the Disabled Access lift at the wrong end of the North Wing. This would

necessitate disabled visitors entering the Great Hall via the Servery or the kitchens: in my opinion this would be undignified, very discriminatory and a serious health and safety issue. I am very surprised that an NHS Trust might seek to advocate plans which could have serious health and safety implications, and which would not allow the development of the catering facilities for the Great Hall which would allow the Hall and its environs to be enjoyed by visitors.

I would add further objections to the current site of the Maggie's building attached to the Great Hall as proposed by the Trust.

As a Bart's nurse and also one who holds a research MA in modern medical history, it grieves me that no provision has been made to safeguard and improve the storage and display facilities of Bart's Hospital's unparalleled historic and priceless archives. In addition as an historian and it also grieves me that the symmetry and front elevation of the Grade One listed Great Hall will be greatly adversely affected visually and practically by the proposed Maggie's building. English Heritage have also expressed the same concerns about the visual impact of the Maggie's building.

I understand that the Friends have not been formally consulted about the proposed plans which seems impolite and saddens me.

I hope that an amicable solution to this problem can be found which will safeguard our wonderful Bart's Great Hall for further generations. Thank you for reading my letter.

Yours sincerely,

Julie Morgan SRN SCM HV (retired) FAETC MA

Hassall, Pam

From: PLN - Comments
Sent: 18 June 2014 17:11
To: PLN - Comments
Subject: Comments for Planning Application 14/00278/FULL

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

Comments were submitted at 5:10 PM on 18 Jun 2014 from Dr Paul Simmons.

Application Summary

Address: The North Block St Bartholomews Hospital
West Smithfield London EC1A 7BE

Proposal: The reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Paul Simmons

Email: paul.simmons@uwlgb.net

Address: 96 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The N wing as viewed from the Square gives a simple Georgian frontage despite the possible but if so, sensitive replacement of certain details over the years, some from bomb damage in WWII. The proposed ramp destroys the symmetry of this fine James Gibb building [and therefore the whole Square] and furthermore makes those with mobility problems take an alternative entrance to that of the able-bodied general public. This is against best policy and an alternative version has been agreed previously by the Planning Committee- a proposal by The friends of the Great Hall and Archives, drawn by Hopkins Architects] which eliminates this unthinking approach. Furthermore, there will be an intermix of server staff and "clients" when there is a function involving catering in the attached kitchens.

Hassall, Pam

From: PLN - Comments
Sent: 21 June 2014 11:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00279/LBC

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

Comments were submitted at 11:20 AM on 21 Jun 2014 from Dr Peter Abraham.

Application Summary

Address: The North Block St Bartholomews Hospital
West Smithfield London EC1A 7BE

Proposal: Alterations to North Block including: the reconfiguration of the steps to the western entrance and the installation of an external disabled access ramp with associated handrail; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Peter Abraham

Email: [REDACTED]

Address: Rose Hill Gascoigne Lane Ropley, Alresford,
Hampshire

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Please refer to my response to 14/00319/FULL

Creekside Forum
Unit 2, Victoria Wharf
Grove Street
LONDON
SE8 3QQ

14TH May 2014

City of London Corporation
Department of Planning & Transportation
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Attn: Ms Gemma Delves

Dear Sirs,

14/00279/LBC | ALTERATIONS TO NORTH BLOCK INCLUDING: THE RECONFIGURATION OF THE STEPS TO THE WESTERN ENTRANCE AND THE INSTALLATION OF AN EXTERNAL DISABLED ACCESS RAMP WITH ASSOCIATED HANDRAIL; THE UPGRADING OF AN EXISTING LIFT; ALTERATIONS TO A STAIRCASE; RE-ORGANISATION OF THE TOILET FACILITIES AND THE UPGRADING OF WINDOWS AND DOORS TO PROVIDE A FIRE RATING. | THE NORTH BLOCK ST BARTHOLOMEWS HOSPITAL WEST SMITHFIELD LONDON EC1A 7BE

We are writing to object to the above application for Listed Building Consent.

Summary

The proposals are crass and clumsy. They fail to preserve the (listed) North Wing building and / or its historic interest. The proposals would have a detrimental effect on the character and appearance of the Smithfield Conservation Area. To approve such poor quality provision of disabled access would place the Corporation in breach of the Public Sector Equality Duty. In that the Corporation has recently granted Listed Building Consent for far better alternative proposals there is no necessity argument that be deployed in favour of the application.

Application

The inelegant external proposals are reminiscent of 1970/80s 'bolt on' disabled ramps which were inflicted on many public buildings.

The internal proposals disregard the dignity of those with limited mobility and restrict the future use of a number of rooms that are needed for catering and other support uses if the North Wing is to have a financially viable future.

Listed Building Considerations

The steep external ramp requires railings that would be visually intrusive and disrupt the essential symmetry of James Gibbs's exquisite building. The

detrimental effects of the internal proposals on the future financial viability of the North Wing undermine the long-term preservation of the North Wing.

Smithfield Conservation Area

The North Wing is an essential part of the character of the Smithfield Conservation Area. We note that the Smithfield Conservation Area, *Character Summary & Management Strategy* Supplementary Planning Document (adopted 18 September 2012) not only describes (page 28) Gibbs's three original blocks, 1935 George V rebuilt south block and the square as combining to form "a townscape character which is unique in the City", but also lists the "view of St Bartholomew's Hospital North Wing from within the hospital courtyard." as one of a number of "local views [that] make a strong contribution to the character of the conservation area". A lumpy ramp with railings would stick out like a sore thumb.

The proposals would be damaging to the character and the appearance of the Smithfield Conservation Area.

Public Sector Equality Duty

Approving an application that requires those with impaired mobility to use a different entrance and find their way through rooms needed for other purposes would be, in the light of the non-discriminatory application recently consented, be a breach of the Corporation's Public Sector Equality Duty. The Public Sector Equality Duty is a material planning consideration.

Other matters

The North Wing is not a good building because it is old, it is a good building because it is well designed and has great potential for long term future use. As such, any proposal to alter the building has to be of a higher standard than that set out in this application.

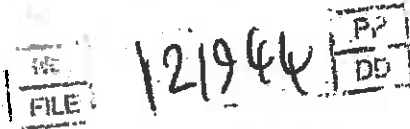
We presume that this application will be refused under delegated authority, but if for some reason it is put before the Planning and Transportation Committee we should be grateful if you would be so kind as to notify us.

Yours faithfully

Bill Ellson
Secretary

Professor Dame Lesley Rees
23 Church Row
Hampstead
London NW3 6UP

03 JUL 2014



30th June 2014

Mr Ted Rayment
Planning Department
Department of Built Environment
City of London
PO Box 270 Guildhall
London ECP 2EJ

Dear Mr Rayment

Refs 14/00319/FULL and 14/00320/LBC and 14/00278/FULL and 14/00279/LBC

I am writing to register my strongest objections to these applications.

I write as someone who was trained at Bart's and spent almost all my medical career including being Professor of Chemical Endocrinology and the last Dean of the Medical College before its merger with The London.

I will not re-iterate the detailed reasons for objecting to these plans which have been ably and cogently argued by Sir Michael Hopkins, Sir Marcus Setchell and others and with which I wholeheartedly agree.

I find it incomprehensible that the Trust which commissioned, at public expense, the 2009 Options and Investment Appraisal from Hopkins Architects has ignored that study as well as the work of the Reference Group, chaired by the then Chief Executive, which was set up to secure the future of the North Wing. Since then the North Wing has slowly but inexorably deteriorated.

That the Trust is supporting plans for a Maggie's Centre when there is already a Macmillan Cancer Care Centre at Bart's and when it is well known that much of the cancer service at Bart's is to transfer to University College Hospital is equally incomprehensible.

The issues are not "cancer care versus heritage" - there is room for both if only the Trust and Maggie's would adopt a more constructive approach.

I am deeply ashamed that the Barts NHS Trust, which takes its title from the country's oldest continuously working hospital, clearly regards its responsibility for the unique architectural and medical history as such a low priority. There is only one James Gibbs North Wing but there are other possibilities for a cancer care centre.

The City Planning Authority has already approved the Hopkins plans in April and, in June 2013, rejected a plan from Maggie's. I very much hope the Committee has the courage to reject again these plans.

Yours sincerely

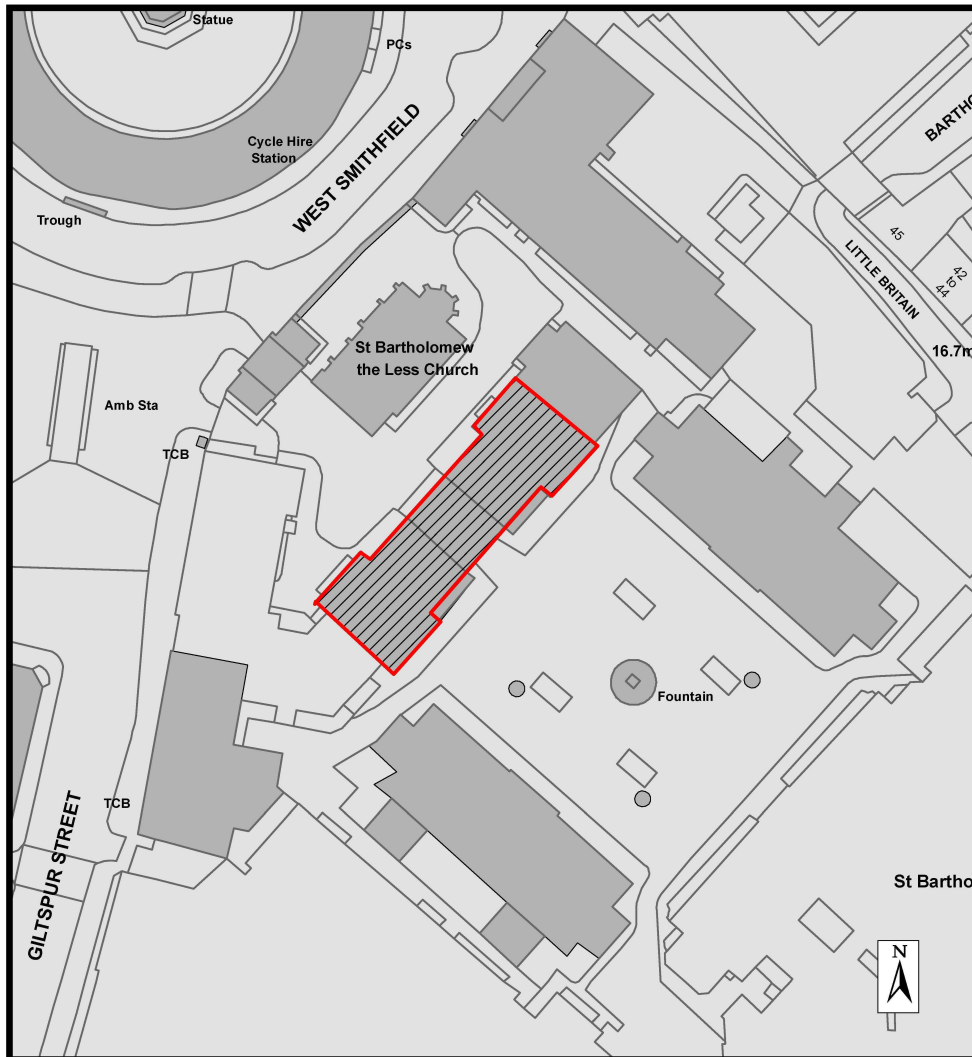
A solid black rectangular box used to redact the signature of the sender.

Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject: The North Block St Bartholomews Hospital West Smithfield London EC1A 7BE Alterations to North Block including: the reconfiguration of the steps to the courtyard entrances and the installation of external disabled access ramps.; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.			
Ward: Farringdon Without		Public	For Decision
Registered No: 14/00279/LBC		Registered on: 28 March 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<u>Summary</u> The application site comprises the grade I listed North Block on the St Bartholomew's Hospital complex. Part of the works require planning permission and listed building consent is sought for works to upgrade the existing toilet facilities, access and fire escape arrangements. The works comprise the addition of ramps to the east and west entrances, the replacement of an existing lift with a new double ended lift, the formation of new toilets in the basement (the toilets would replace those that would be lost through the demolition of the Finance Building should the Maggie's scheme go ahead) and the upgrading of windows and doors to meet fire regulations. To date 56 letters of objection have been received. Concern has been raised that the measures being proposed are insufficient to secure the long-term future of the North Block. The Bart's Health NHS Trust has confirmed that they are committed to securing the future of the site and the proposal represents the first steps in the process. The scheme seeks to demonstrate that improvement works could be carried out if the Maggie's Centre were in place. The works are acceptable in terms of their impact on the special historic and architectural interest of the grade I listed building. The ramps and basement partitions would cause some less than substantial harm to the building through the re-configuration of the existing external steps and the obscuring of basement vaulting. This harm would be outweighed by the public benefits of the proposal including the formation of step free access into the North Block and a Part M compliant lift and toilet.			

Recommendation

That listed building consent be granted in accordance with the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital: North Block

CASE No.
14/00278/FULL & 14/00279/LBC



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00278/FULL & 14/00279/LBC

St. Bartholomew's Hospital North Block from Hospital Square

For report see application reference 14/00278/FULL.

Appendix A

London Plan Policies

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

SCHEDULE

APPLICATION: **14/00279/LBC**

The North Block St Bartholomews Hospital West Smithfield

Alterations to North Block including: the reconfiguration of the steps to the courtyard entrances and the installation of external disabled access ramps.; the upgrading of an existing lift; alterations to a staircase; re-organisation of the toilet facilities and the upgrading of windows and doors to provide a fire rating.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of any new materials to be used on the reconfigured steps;
 - (b) particulars and samples of the materials to the new ramps;
 - (c) a method statement for the retention and reuse of stonework from the existing steps;
 - (d) details of ramps including new lightwell grilles and junctions with buildings and ground level surfaces;
 - (e) details of fire protection measures, including secondary glazing to windows, replacement internal doors, and a method statement for the upgrading of existing doors;
 - (f) details of alterations to the internal staircase at a scale appropriate to show its detail; and
 - (g) details of the new lift.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 Unitary Development Plan and Core Strategy: CS10, CS12, ENV10
- 3 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless

shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 5 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: 400 rev. _; 209 rev. C; 210 rev. D; 215 rev. E; 216 rev. B; 202 rev. B; 203 rev A; 211 rev. C; 204 rev A; 220.
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.

Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject: 51 - 54 Fenchurch Street London EC3M 3LA Demolition of existing building and re-development of the site for a new ten storey office (Class B1(a)) building with use of part of the ground floor for provision of 2 units (one unit Class A1/A3 retail and the other unit for Class A1/A3 retail or Class B1(a) offices), roof top and basement M&E plant, provision of waste storage, basement cycle parking, realignment and reprovision of Star Alley and associated highway works and other works incidental to the proposals (6,334sq.m).			
Ward: Tower		Public	For Decision
Registered No: 14/00363/FULMAJ		Registered on: 17 April 2014	
Conservation Area: No		Listed Building: NO	
<u>Summary</u> It is proposed to demolish the existing 1950s building and construct a 10 storey building. The new development would contain offices of 6,200sq.m and retail floorspace of 134sq.m. The scheme includes moving Star Alley, which crosses the site. The design and articulation of the proposed building is unusual. The building would have a stepped, angled profile with a glass exterior that would make it uncertain which areas are window and which are solid during daylight hours. The design would make a significant contribution to the urban landscape. The proposal is in substantial compliance with the development plan policies that relate to it and no objections have been raised. The proposals are considered not to have a detrimental impact on the listed buildings near the site. It is concluded that the proposal is acceptable subject to conditions and to a Section 106 agreement being entered into to cover the matters set out in the report. Recommendation (a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed; (b) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any			

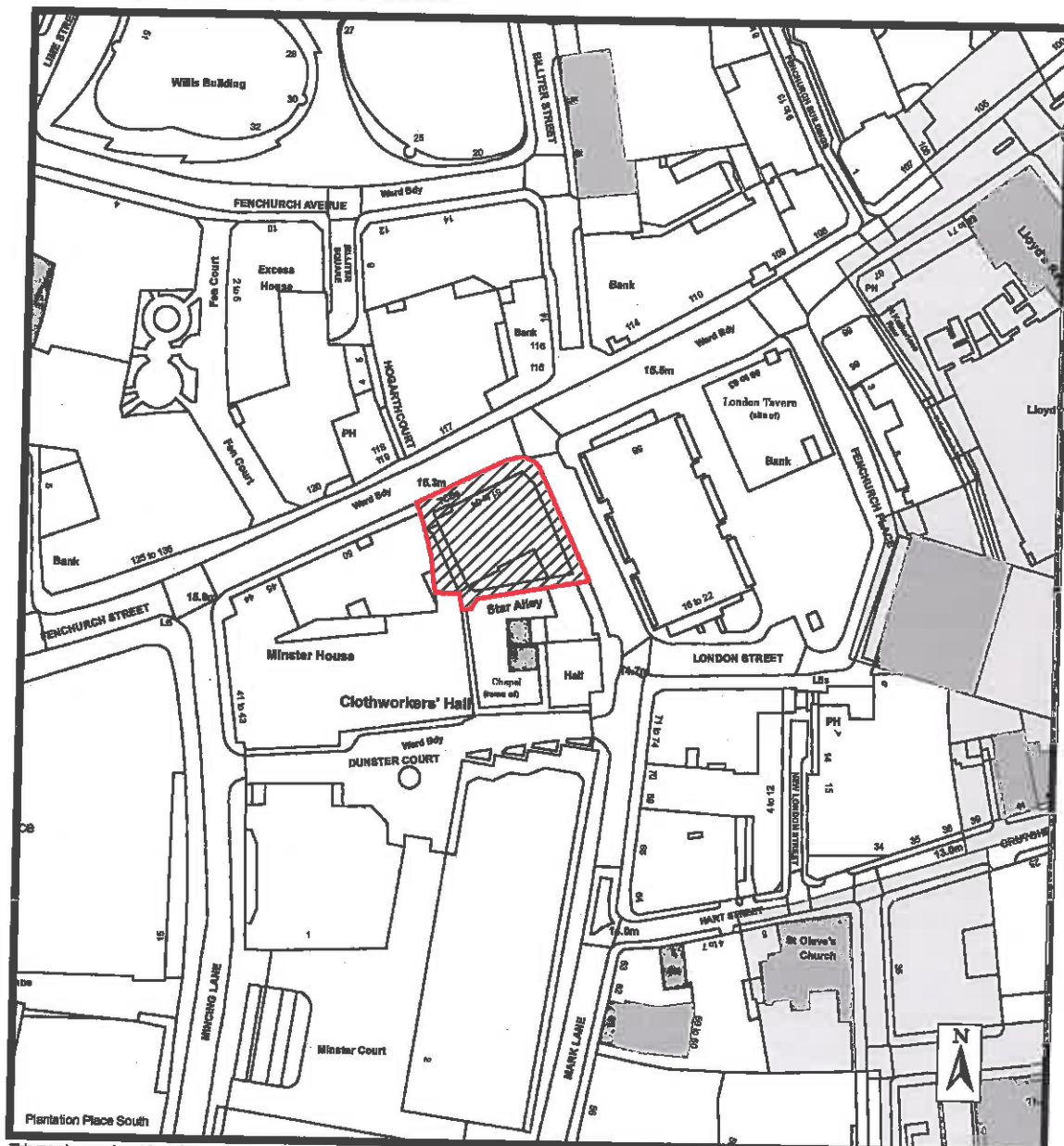
necessary agreements under Section 278 of the Highway Act 1980;

(c) That you agree in principle that the public highway forming part of Star Alley described in the report may be stopped-up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and making of a stopping-up Order for those areas, under the delegation arrangements approved by the Court of Common Council;

(d) That you agree to accept the area of land proposed to be dedicated as replacement public highway as described in the report.

Site Location Plan

Site Location Plan



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ADDRESS:
51-54 Fenchurch Street

CASE No.
14/00363/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



51-54 Fenchurch Street – north and east elevation



51-54 Fenchurch Street – south elevation

Site

1. 51-54 Fenchurch Street is an eight storey Portland stone building that was constructed in the 1950s. It has frontages to Fenchurch Street and Mark Lane, and the rear is bounded by Star Alley, part of which passes under the building from Fenchurch Street. The building sets back from Fenchurch Street above a 2-storey base.
2. The building is in office use and there is a small cafe on Star Alley. The existing floorspace has 4,067sq.m (GIA) of offices and 72sq.m (GIA) of retail space.
3. Immediately to the south of the site, on the opposite side of Star Alley is the site of the former church of All Hallows Staining, which was demolished in 1870. This is a raised paved garden containing the small church tower (listed Grade 1), Lamb's Chapel Crypt (listed Grade 2) and the hall of St Olave's Hart Street church.
4. The Clothworkers' Hall adjoins the south-western corner of the site.
5. There are a variety of building heights and styles in the area, including 56-59 Fenchurch Street (6 floors on the street frontage with setbacks to 16 floors overall), 60 Fenchurch Street (12 storeys), Plantation Place (6 storeys on the street frontage with setbacks rising to 16 storeys overall). A building is being constructed at 64-74 Mark Lane which will rise to 16 storeys on London Street.
6. Planning permissions exist for a building opposite the site at 116-120 Fenchurch Street. This permits a 15 storey building with an 11 storey base clad with ceramic/vitreous enamelled columns and clear glazing, and 4 floors of folded glazing, with a landscaped roof garden. A significantly improved public highway fronted by retail units is included through the site at ground level.
7. Planning permission was granted in 2014 for a major office and retail development on the street block bounded by Fenchurch Street, Leadenhall Street, Billiter Street and Fenchurch Buildings. The building on the southern part of the site adjacent to Fenchurch Street would be ground plus 16 storeys high.
8. Fenchurch Street is a busy local distributor road. Mark Lane is a relatively quiet street providing local access and servicing to buildings but is heavily used by pedestrian using Fenchurch Street station at peak times. Star Alley is a narrow pedestrian alley that links Fenchurch Street with Mark Lane and is public highway.

Proposal

9. A 10 storey (ground plus nine upper floors) building is proposed with screened plant above and one full and one part basement. The ground floor and top floor would be set back from the Fenchurch Street frontage.
10. Star Alley would be moved from its current location towards the western edge of the site to the centre.

11. The building would be used for office and retail purposes. The office entrance is proposed to be on Fenchurch Street. One retail unit (A1/A3 use) is proposed on the corner of Mark Lane and Star Alley (73sq.m (GIA)). A second unit for A1/A3 or B1 office use is proposed on the corner of Fenchurch Street and Mark Lane (61sq.m (GIA)). The proposed office floorspace is 6,200sq.m (GIA).

Consultations

12. The views of other City of London departments have been taken into account in the preparation of this redevelopment scheme and some detailed matters remain to be dealt with under conditions and the Section 106 agreement.
13. English Heritage has considered the effect of the proposal on the setting of listed buildings and does not wish to comment. They say that the application should be determined in accordance with national and local policy guidance and on the basis of the City's specialist conservation advice.
14. Thames Water has no objection and requests a condition and informatives. These are included on the schedule.
15. Transport for London has advised that, subject to the submission of Delivery and Servicing, Travel and Construction Logistics Plans, the proposal would not result in unacceptable highway and traffic impacts on the Transport for London road network. The requested plans will be obtained under the Section 106 agreement.
16. Wilson Stephen Associates have written on behalf of the PCC of St Olave Hart Street and All Hallows Staining with St Catherine Coleman. They believe the development should be considered in relation to the neighbouring listed buildings and church hall and the opportunity that this redevelopment would give to improve their setting. They ask for conditions to protect the neighbouring property from disturbance during redevelopment to enable them to continue to operate.

The normal conditions are included that cover protection from excess noise and other disturbance during redevelopment.

Policies

17. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
18. The Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. Although the Local Plan does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.

19. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
20. Government Guidance is contained in the National Planning Policy Framework (NPPF). Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.

Considerations

21. The Corporation, in determining the planning application has the following main statutory duties to perform main statutory duties to perform:-
 - To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
 - In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

Economic Development Issues

22. London's status as a world city is founded to a substantial degree on its concentration of international service activities and, most noticeably, by the clustering of financial and business services in the City of London.
23. The importance that is attached to the maintenance and enhancement of the City's role as one of the world's leading financial and business centres is reflected in the policies of the London Plan and Core Strategy, particularly policies 4.2 and CS1.
24. The building would provide high quality flexible office accommodation to meet the demands of the City's major commercial occupiers. The proposed building would provide high quality office accommodation and a 52% increase (2,133sq.m (GIA)) in office space over that which currently exists on the site.
25. This development would support London's business function in accordance with the development plan policies.
26. The site is not within a principal shopping centre but Fenchurch Street is identified as a Retail Link in the Core Strategy and Local Plan.

27. Policy CS20 encourages various retail uses in the Retail Links to meet the 2026 target for increased retail space. Policy Shop 2 of the Unitary Development Plan 2002 seeks the replacement of retail uses in development schemes. Policy Shop 3 seeks, where appropriate, the provision of new retail facilities where existing retail facilities are being replaced on redevelopment.
28. One retail unit (A1-A3) is proposed on the Mark Lane/Star Alley frontages, in effect replacing the exiting cafe. This retail unit would add vitality to the Star Alley and Mark Lane frontages and enhance the relationship of the building with the neighbouring open space, listed buildings and hall.
29. An additional retail unit is proposed on the Fenchurch Street/Mark Lane frontages but the applicants wish to retain the option of using this for office purposes in case there is no demand for retail use. The frontage to Fenchurch Street is currently in office use. A retail unit on this frontage would strengthen the retail function of the area and enhance the retail link in accordance with Core Strategy policy CS20. However, in view of the improved location and frontage of the other unit and that offices exist at present on the Fenchurch Street frontage no objection is seen to retaining the flexibility sought by the applicants.
30. If both units are used for retail there would be an overall increase in retail floorspace of 62sq.m.

Bulk & Massing

31. The site is relatively small and, unlike other recent developments in Fenchurch Street, has insufficient depth to enable a street scale to be built on the frontage with a significantly higher element set back from the street. In addition, the site lies on the outer curve of Fenchurch Street where a tall building on the frontage would be noticeably out of scale.
32. The architects have responded by producing a unique design that fits into the frontage height of recent buildings on the southern side of the street. The building would have 9 storeys on the frontage and set back to 11 storeys. These heights would sit comfortably with the general 6 to 8 storey frontages and the set back 15/16 storey buildings.
33. The building concept is of horizontally twisted, 2 storey high, solid blocks, all of glass, with recesses at the base and the top, and that pick up on strong horizontal and parapet lines elsewhere in the street.
34. The overall concept is of a single sculptural form with an innovative building envelope consisting of four, two storey high layers or blocks that are twisted, creating triangular steps. The ground and 10th floors would be recessed on the north and south elevations. The ground floor set-backs would create a widened pavement to Fenchurch Street and an area of public realm on Star Alley that engages with the churchyard and tower of All Hallows Staining.
35. The four layers would have a solid appearance without obvious window openings. To achieve this effect, the facades would be fully glazed with

no framing and the glass would contain the imprint of Roach bed Portland stone. The stone imprint would display varying degrees of abstraction, magnified to scales of 2:1 and 7:1 so that it can be recognised from a distance, and transparency (clear, translucent and solid). The Portland stone pattern is proposed as reference to the use of this stone in so many of the City's principal buildings.

36. The location of the clear "window" panels would need to be at an appropriate location within the office floors and therefore have a degree of regularity, but randomly located translucent and solid glass panels would be used to create the homogenous block design.
37. Details of the facades, including a facade mock-up, will be obtained by a condition to ensure that the design intent is followed through to implementation with a high architectural quality.
38. While the overhangs and ledges of the north elevation would visually be strongest at the corner with Mark Lane, the articulation would not be used on the facade to Mark Lane in order to maintain a differentiation between the principal and subsidiary facades.
39. The facades to the top floor would be simple curtain wall glazing with vertical joints and have fritting in front of the structural elements that abut the glass. A similar glazed system is proposed for the ground floor. The lighter treatments to the ground and top floors would create a hierarchy that differentiates them from the main part of the building.

Views

40. The building would be prominent in certain views along Fenchurch Street but the street has a diversity of scale and appearance, and this diversity will become more pronounced when other approved buildings are constructed. The reference to Portland stone in the proposed glazing pattern would correspond with stone clad buildings in the street. It is considered that street can accommodate a building of the size proposed and that design would contribute positively to the townscape and not be harmful.
41. In views from the south on Mark Lane and London Street the new building would appear less articulated than on Fenchurch Street, and it would be of greater scale than the Clothworkers' Hall and the tower of All Hallows Staining and the church hall. However there are larger buildings on neighbouring sites at Minster Court and 64-74 Mark Lane and the scale would be broken down by vertical and horizontal modelling that would respond to the smaller scale of the hall and the church tower.

Setting of listed buildings

42. The rear of the building has been designed as a facade rather than a rear elevation and that facade is similar in the design of the Fenchurch Street frontage. The detailed facade design, with its magnified stone patterns, would create visual interest and contrast with the stonework of the historic church tower, parts of which date from the 12th to 16th centuries.

43. The ground floor set back would provide a small publically accessible open space which would complement the open space and use of the churchyard and tower of All Hallows Staining. This could create the potential for improvements to the former churchyard which would also improve the setting of the listed tower and vaults. The proposals do not include such improvements as the churchyard is outside the site.
44. Overall, it is considered that the scale and design would provide an acceptable neighbour to the church tower. Any harm to the setting of the tower of All Hallows Staining and Lamb's Chapel Crypt is considered to be less than substantial and is outweighed by the public benefits created by achieving increased offices and retail uses in a significant new building.

Sustainability and Energy

45. The building would provide flexible office accommodation and has been designed to include a high performance facade, improvements to air-tightness above the Building Regulations requirements and energy efficient building services. The proposed energy efficiency measures would achieve a 23.9% improvement in carbon dioxide emissions on a building regulations' compliant building.
46. The energy strategy includes the incorporation of VRF heat pumps that provide heating and cooling, and the installation of photovoltaic panels (80sq.m.) on the south facing plant screen and horizontally over the plant enclosure on the roof which together could make a further 30.3% of carbon dioxide emissions savings.
47. The total reduction in carbon dioxide emissions savings would be 47.4% which would exceed the current London Plan target of 40%.
48. The building would have the potential to score a BREEAM 2011 New Construction rating of "excellent".
49. Climate change adaptation and sustainable design measures of the development include the incorporation of a green roof to attenuate water run-off, improve insulation and biodiversity, water saving measures and a water attenuation tank to combat local flooding.

Star Alley

50. Star Alley is an "L" shaped public highway. The north-south arm of the alley is proposed to be stopped up and replaced further east, near the centre of the site. This would create more useable floorspace at ground level on each side of the alley.
51. The location of Star Alley has changed several times in the last 4 centuries and was last re-aligned in the 1950s. The new route through the site has been kept narrow and would link to Fenchurch Street and the east-west arm of Star Alley, both of which would be widened by recessing the ground floor.
52. While the advantages of the alleyway as a shortcut between Mark Lane and Fenchurch Street would be lessened, the new position would enable the alleyway to have animated frontages on both sides, provide

an improved visual relationship between Fenchurch Street and the Tower of All Hallows Staining and correspond with the proposed public way at 120 Fenchurch Street.

53. A highway stopping-up order would be required to close the existing north-south arm of Star Alley and the applicant proposes to dedicate the realigned new route as public highway. The east-west arm would remain public highway.
54. The development includes a small open space between Star Alley and the new retail unit on its corner with Mark lane. This is to be publically accessible and access is to be secured through the Section 106 agreement.

Servicing

55. The site area is relatively small and the opportunities for on-site servicing are constrained by the space required for Star Alley, the office reception and the retail accommodation. The only frontage where servicing could take place is Mark Lane. Detailed discussions were held over the possibility of including a vehicle bay on Mark Lane. The conclusion was that there is inadequate space on site for service vehicles, particularly if that would require reversing into or off the street as Mark lane is particularly busy during peak periods.
56. It has been concluded that serving should take place from the Mark Lane highway adjacent to the site. A delivery room and bin store is proposed on this street frontage to reduce delivery and collection times.
57. The highway where service vehicles, including refuse lorries, would stand is currently occupied by parking bays. There are no parking bays on the opposite side of the road. In order for this on-street servicing to work it would be necessary to move the existing parking bays to the eastern side of the street and adjust the position of traffic bollards so that car doors can open over the footway. The applicants have demonstrated that this can be done and have agreed that they would make all the necessary arrangements.
58. Moving the parking bays would involve the making of a traffic order, which is a separate statutory process involving publicity and potential for objection. Any objections to the proposed traffic order would be reported to your Committee for a decision.
59. If objections were raised and there were sound reasons not to move the parking bays it would not be possible to service the building adequately. For this reason it is proposed to impose a "*Grampian*" condition which would prevent the planning permission being implemented (including demolition) until the necessary traffic order had been made and the parking bays moved.
60. As a privately initiated change to parking arrangements all costs, including staff time and advertising, would need to be covered by the applicant.
61. A delivery and servicing plan is needed to ensure that serving is carried out in a satisfactory way, for instance by limiting vehicle movements

during peak hours when Mark Lane is busy with commuters using Fenchurch Street Station.

Parking

62. No car or motorcycle parking is proposed, which accords with policies to reduce motor vehicle use. The constricted site and space taken by retail uses and Star Alley precludes the provision of on-site disabled parking, which is normally sought under the London Plan policies. There is a disabled parking bay in Mark Lane adjacent to the site which would be affected by the changes discussed previously. At this stage it is assumed this bay would be moved to the eastern side of the road.
63. St Olave's church included a request that replacement parking is provided if the existing spaces in Mark Lane are suspended during the development works. They make particular mention of blood donor vehicles which park there when the hall is used as a blood donor centre. These are public spaces, not restricted to church use. As these spaces would be moved to the eastern side of the road there is more likelihood that they would remain in use during building work but there may be periods when they are unavailable.
64. Racks are proposed for 66 bicycles, together with changing, shower and locker facilities. This exceeds the number required by the Local Plan (56 cycle spaces) but is less than the standard proposed in the draft Further Alterations of London Plan (FALP) (90 cycle spaces). The applicants advise that this is the greatest number that can be accommodated in the current layout. This is considered to be a satisfactory number of spaces, particularly as the new FALP standard remains to be tested at a local inquiry.

Daylight and Sunlight

65. The impact on daylight received by residential accommodation at the Clothworkers' Hall and to the St Olave's church hall has been assessed. In each case the impact was found to be negligible.
66. The study of sunlight received at the churchyard and tower of All Hallows Staining and the church hall demonstrates that there would be no change.
67. Possible solar glare to the paved garden has been considered. The consultants conclude that the design of the southern elevation, with its angled and cantilevered elements, would dissipate and lessen the effects of sunlight and that the flat planes of etched glass would reduce reflections.

Archaeology

68. The site is in an area of archaeological potential where remains from all periods may be expected to survive, including Roman and medieval buildings and Roman roads. There may be survival of burials associated with the medieval All Hallows Church (demolished in the 19th century) to the south of the site, although this potential is considered to be low.

69. The existing building has a basement across the entire site and a sub-basement in the north east part of the site. There is high potential for archaeological survival below the existing single basement area and low potential below the sub-basement but the bases of cut features such as wells may survive. Map evidence indicates that a double basement may exist in the western part of the site, but this is inconclusive.
70. The proposed development would have an impact on archaeological remains through the construction of a deeper single basement and a new basement slab in the area of the sub-basement and new foundations.
71. Archaeological evaluation is necessary to provide additional information on the nature, date and character of archaeological survival on the site and to design an appropriate archaeological mitigation strategy.
72. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

Planning Obligations and Community Infrastructure Levy

73. Under Section 106 of the Town & Country Planning Act 1990 an agreement or planning obligation can be made between parties, usually the developer and the local authority, or a unilateral undertaking can be submitted by a prospective developer:
 - restricting the development or use of land in any specified way;
 - requiring specified operations or activities to be carried out in, on or under or over the land;
 - requiring the land to be used in any specified way; or
 - requiring a sum or sums to be paid to the authority on a specified date or dates or periodically.
74. Planning obligation arrangements were modified by the Community Infrastructure Levy Regulations 2010 as amended ('the CIL Regulations'). The Regulations introduce statutory restrictions on the use of planning obligations to clarify their proper purpose, and make provision for planning obligations to work alongside any Community Infrastructure Levy ('CIL') arrangements which local planning authorities may elect to adopt.
75. Regulation 122 states that it is unlawful for a planning obligation to constitute a reason to grant planning permission when determining a planning application if the obligation does not meet all the following tests:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development

76. The National Planning Policy Framework (March 2012) stated that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The policy repeated the tests set out above and states that where planning obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. (NPPF paragraphs 203-206).

Mayoral Community Infrastructure Levy (CIL)

77. London Plan Policy 8.3 requires the Mayoral CIL to be paid by developers to help fund strategically important infrastructure, initially focussing on Crossrail until 2019. The Mayor has set a charge of £50 per sq.m and this applies to all development over 100sq.m (GIA) except social housing, education related development, health related development and development for charities for charitable purposes.

Mayoral Planning Obligations

78. Since April 2010 the Mayor of London has sought contributions towards the cost of funding Crossrail through the negotiation of planning obligations in accordance with London Plan Policy 6.5. Mayoral planning obligations are payable by developers according to an indicative level of charges for specific uses set out in the Mayoral SPG (April 2013): offices (£140 per sq.m), retail (£90) and hotels (£61) provided there is a net gain of 500sq.m in GIA floorspace.
79. Developments liable for both Mayoral CIL and Mayoral planning obligations for Crossrail would not be double charged. The Mayors approach is to treat the CIL liability as a credit towards the planning obligation contribution. Therefore the Mayoral planning obligation contribution can be reduced by the Mayoral CIL.
80. At the time of preparing this report the Mayoral CIL has been calculated to be £109,750. The full Mayoral planning obligation has been calculated to be £304,200. This would be reduced to £194,450 after deduction of the Mayoral CIL. It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.
81. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL liability as an administration fee, the remainder would be forwarded to the Mayor of London. The entire sum of the Mayoral planning obligation contributions received would be forwarded to the Mayor. The developer will also be liable to pay an additional £3,500 Mayoral planning obligation administration and monitoring charge to the City Corporation. The total contributions due in accordance with the Mayoral CIL and Mayoral planning obligation policies are summarised below:

Liability in accordance with the Mayor of London's policies	Contribution £	Forwarded to the Mayor	Retained by City Corporation
Mayoral Community Infrastructure Levy payable	109,750	105,360	4,390
Mayoral planning obligation net liability*	194,450	194,450	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	307,700	299,810	7,890

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City CIL

82. The City introduced its CIL on 1 July 2014 which is chargeable in addition to the Mayoral CIL and Mayoral planning obligations. CIL will be charged at a rate of £75 per sq.m for Offices, £150 for Residential Riverside, £95 for Residential rest of the city and £75 for all other uses. At the time of preparing this report the City CIL has been calculated to be £164,625 It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.
83. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income for administration and monitoring purposes. The CIL sums collected will be used to fund the infrastructure required to meet the requirements of the City's Development Plan.

City of London's Planning Obligations SPG policy

84. On 1st July 2014 the City's Supplementary Planning Document on Planning Obligations was adopted. City Planning Obligations would be payable by developers in accordance with the Planning Obligations SPD on new commercial developments where there is a net increase of 500sq.m or more of Gross Internal Area. The policy seeks

contributions towards Affordable Housing (£20 per sq.m), Local Training, Skills and Job Brokerage (£3 per sq.m) and Carbon Offsetting (£46 per tonne of carbon offset).

85. In this case the proposed net increase in floorspace would be 2195sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the total planning obligation contribution would be £50,485. It is the City's practice that all financial contributions be index-linked with reference to the appropriate index from the date of adoption of the SPD to the date that payment is due.
86. The developers' obligations in accordance with the City's CIL charging schedule and Supplementary Planning Document are summarised as follows:

Liability in accordance with the City of London's policies	Contribution £	Available for Allocation £	Retained for Administration and monitoring £
City Community Infrastructure Levy	164,625	156,394	8,231
City Planning Obligation Affordable Housing	43,900	43,900	Nil
City Planning Obligation Local, Training, Skills and Job Brokerage	6,585	6,585	Nil
City Planning Obligation Administration and Monitoring Charge	2,005	Nil	2,005
Total liability in accordance with the City of London's policies	217,115	206,879	10,2036

87. I have set out below the details that I am recommending concerning the planning obligations. All of the proposals are considered to be necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the above tests contained in the CIL Regulations and in government policy. I would also request that I be given delegated authority to continue to negotiate and agree the terms of the proposed obligations as necessary.

Affordable Housing

88. The Affordable Housing contribution will be used for the purpose of off-site provision of affordable housing in suitable locations in or near to the City of London in accordance with the London Plan. The applicant will be required to pay this contribution on or before the implementation of the planning permission.

Local Training, Skills and Job Brokerage

89. The Local Training, Skills and Job Brokerage contribution will be applied to the provision of training and skills initiatives, including job brokerage, in the City or City fringes. The Developer will be required to pay this contribution on or before the implementation of planning permission.

Highway Reparation and other Highways obligations

90. The cost of any reparation works required as a result of the development will be the responsibility of the Developer.
91. If required, prior to implementation and based on the City's standard draft, the developer will be obligated to enter into an agreement under Section 278 of the Highways Act 1980 to meet the cost of highway works that are necessary to meet the burden placed on the highway network by the development.

Utility Connections

92. The development will require connection to a range of utility infrastructure. Early engagement by the applicant about utilities infrastructure provision will allow for proper co-ordination and planning of all works required to install the utility infrastructure, particularly under public highway, so as to minimise disruption to highway users. A s106 covenant will therefore require the submission of draft and final programmes for ordering and completing service connections from utility providers in order that the City's comments can be taken into account, and will require that all connections are carried out in accordance with the programme. Details of the utility connection requirements of the Development including all proposed service connections, communal entry chambers, the proposed service provider and the anticipated volume of units required for the Development will also be required.

Delivery and Servicing Management Plan

93. The developer would be required to submit for approval a Delivery and Servicing Management Plan prior to occupation. In the event of any breach of the Management Plan, the developer will be required to resubmit a revised document, and should the developer default on this requirement, the City will be given the ability to provide a replacement plan. The operation of the Delivery and Servicing Management Plan will be subject to an annual review.

Travel Plan

94. The developer would be required to submit both interim and full Travel Plans prior to occupation and six months after occupation respectively. The obligations in relation to this shall apply for the life of the building.

Local Training, Skills and Job Brokerage Strategy (Construction)

95. The applicant will be required to submit for approval details of the Local Training, Skills and Job Brokerage Strategy (Construction) in line with the aims of the City Corporation's Employment Charter for

Construction. This Charter aims to maximise job opportunities in the City for residents of the City fringes and offer employment and training opportunities to local people wishing to begin a career in construction. The Strategy will be submitted in two stages: one to be submitted prior to the First Preparatory Operation Date in respect of the Preparatory Operations; the second stage to be submitted prior to Implementation in respect of the Main Contract Works Package.

96. The Economic Development Office is able to advise the Developer or its Contractor and Sub-Contractors of local training providers and brokerage agencies to discuss their site-specific skills needs and to identify suitable local people to fill opportunities on site. The Developer is encouraged to liaise with the Economic Development Office at the earliest stage in the development process in order that the strategy can be submitted prior to commencement.

Local Procurement

97. The developer has agreed to submit for approval a Local Procurement Strategy prior to commencement of demolition. The Local Procurement Strategy shall include details of: initiatives to identify local procurement opportunities relating to the construction of the development; initiatives to reach a 10% target for local procurement, from small to medium sized enterprises in the City and City fringes; the timings and arrangements for the implementation of such initiatives; and suitable mechanisms for the monitoring of the effectiveness of such initiatives e.g. a local procurement tracker can be used to capture this information.
98. The developer will be required at the 6 month stage, or half way through the project (whichever is earliest), to report to the City of London Corporation's Economic Development Office on their performance against the 10% local procurement target.
99. The Economic Development Officer is able to provide information and guidance to the Developer its Contractor and Sub-Contractors. The Developer is encouraged to liaise with the Economic Development Officer at the earliest stage in the development process in order that the strategy can be submitted prior to implementation

Carbon Offsetting

100. The London Plan sets a target for major developments to achieve an overall carbon dioxide emission reduction of 40% from 2013-2016, through the use of on-site renewable energy generation. A detailed assessment will be required by condition. If the assessment demonstrated that the target is not met on site the applicant will be required to meet the shortfall through a cash in lieu contribution. The contribution will be secured through the section 106 agreement, at an initial cost of £60 per tonne of carbon to be offset, calculated over a 30 year period. The financial contribution for carbon off-setting will be required on commencement or implementation of development.

Public Realm Access

101. The proposal includes publically accessible space between Star Alley and the new retail unit on its corner with Mark lane. Public right of access at all times will be secured through the Section 106 agreement subject to a detailed regime for public access to be only prevented or temporarily restricted or limited for cleaning, maintenance and security and to prevent highway rights being acquired.

Monitoring and Administrative Costs

102. A 10 year repayment period would be required where by any unallocated planning obligation contribution sums would be returned to the developer 10 years after practical completion of the development.
103. The applicant will pay the City of London's legal costs incurred in the negotiation and execution of the legal agreement and the City Planning Officer's administration costs in respect of the same.
104. A further 1% of the total contribution (secured under the City's SPG) and £250 per non-financial obligations will be allocated to the monitoring of the agreement.
105. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Conclusion

106. The proposed building would provide an increase in good quality office and retail space, in accordance with development plan policies.
107. The design and articulation of the proposed building is unusual. The building would have a stepped, angled profile with a glass exterior that would make it uncertain which areas are window and which are solid. The design would make a significant contribution to the urban landscape.
108. The proposals are considered not to have a detrimental impact on the listed buildings near the site.
109. The proposed servicing arrangements, whilst not ideal, could be made to work successfully provided that the existing car parking bays are moved to the eastern side of Mark Lane before any work is started.
110. It is concluded that the proposal is acceptable subject to conditions and to a Section 106 agreement being entered into to cover the matters set out in the report

Background Papers

Internal

Letter 14/05/14 Access Adviser to Gerald Eve
Memo 12 May 14 Department of Markets and Consumer Protection

External

Letter 01/05/12 English Heritage
Email 01/05/14 Thames Water
Email 22/-5/14 TfL
Letter 23/05/14 DRMM to Access Adviser
Email 28/05/14 Gerald Eve
Letter 27/05/14 Wilson Stephen Associates
Letter 11/04/14 Gerald Eve
Planning Statement April 2014 Gerald Eve
Historic Environment Assessment March 2014 MoLA
Energy Strategy 27/03/14 Hurley Palmer Flatt
Sustainability Statement 27/03/14 Hurley Palmer Flatt
Environmental Noise Survey Report 21/03/14 Hann Tucker
Transport Statement ARUP
Daylight & Sunlight Report April 2014 GVA
Townscape and Visual Impact Assessment March 2014 Miller Hare
Design and Access Statement April 2014 DRMM
East Facade Design Note May 2014 DRMM
Existing Buildings Drawings DRMM

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 2.10 and 4.3 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 2.11 Ensure that developments proposals to increase office floorspace within CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the plan.

Policy 4.1 Promote and enable the continued development of a strong, sustainable and increasingly diverse economy;

Support the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity;

Promote London as a suitable location for European and other international agencies and businesses.

Policy 4.2 Support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes.

Policy 4.8 Support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need and the broader objectives of the spatial structure of this Plan, especially town centres.

Policy 5.2 Development proposals should make the fullest contribution to minimising carbon dioxide emissions.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 5.6 Development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

Policy 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

Policy 5.9 Reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 5.13 Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.

Policy 6.3 Development proposals should ensure that impacts on transport capacity and the transport network are fully assessed.

Policy 6.5 Contributions will be sought from developments likely to add to, or create, congestion on London's rail network that Crossrail is intended to mitigate.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:

ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles

provide parking for disabled people in line with Table 6.2

meet the minimum cycle parking standards set out in Table 6.3

provide for the needs of businesses for delivery and servicing.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Policy 7.6 Buildings and structures should:

a. be of the highest architectural quality

b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

c. comprise details and materials that complement, not necessarily replicate, the local architectural character

d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

- e. incorporate best practice in resource management and climate change mitigation and adaptation
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g. be adaptable to different activities and land uses, particularly at ground level
- h. meet the principles of inclusive design
- i. optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS1 Provide additional offices

To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre.

CS3 Ensure security from crime/terrorism

To ensure that the City is secure from crime, disorder and terrorism, has safety systems of transport and is designed and managed to satisfactorily accommodate large numbers of people, thereby increasing public and corporate confidence in the City's role as the world's leading international financial and business centre.

CS4 Seek planning contributions

To manage the impact of development, seeking appropriate contributions having regard to the impact of the contributions on the viability of development.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

CS20 Improve retail facilities

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

SHOP2 Seek replacement of retail uses

To seek the replacement of retail uses in development schemes and to ensure that such replacements are primarily at the pedestrian level.

SHOP3 Seek increased retail facilities

To seek, where appropriate, the provision of new or increased retail facilities, particularly where:

- i. existing retail shop facilities are being replaced on redevelopment in accordance with policy SHOP 2;
- ii. the site is in or close to a shopping centre;
- iii. the site is close to a public transport interchange;
- iv. there is a riverside frontage.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

TRANS15 Seek off-street servicing

To seek, where appropriate, the provision of off-street servicing facilities in such a way as:

- i. to ensure that the location and design of vehicular access and servicing arrangements minimise the adverse effects on the adjoining highway and pay due regard to the environment and the convenience and safety of pedestrians;
- ii. to ensure that vehicular servicing and servicing access is avoided on or onto Tier 1-3 roads, except where a practical alternative cannot be provided; and
- iii. to enable vehicles to enter and leave premises in a forward direction.

TRANS21 Seek parking for disabled people

To seek the provision and improvement of parking arrangements for disabled people.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

ENV28 Design of building services

To ensure that building services are satisfactorily integrated into the architectural design of the building (with particular reference to its roof profile) and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

ENV35 To protect daylight and sunlight

To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to levels which would be contrary to the Building Research Establishment's guidelines.

ARC1 Archaeology - evaluation and impact

To require planning applications which involve excavation or groundworks on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site including the impact of the proposed development.

ARC2 To preserve archaeological remains

To require development proposals to preserve in situ, protect and safeguard important ancient monuments and important archaeological remains and their settings, and where appropriate, to require the permanent public display and/or interpretation of the monument or remains.

ARC3 Recording of archaeological remains

To ensure the proper investigation, recording of sites, and publication of the results, by an approved organisation as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

CS18 Minimise flood risk

To ensure that the City remains at low risk from all types of flooding.

SCHEDULE

APPLICATION: 14/00363/FULMAJ

51 - 54 Fenchurch Street London EC3M 3LA

Demolition of existing building and re-development of the site for a new ten storey office (Class B1(a)) building with use of part of the ground floor for provision of 2 units (one unit Class A1/A3 retail and the other unit for Class A1/A3 retail or Class B1(a) offices), roof top and basement M&E plant, provision of waste storage, basement cycle parking, realignment and reprovision of Star Alley and associated highway works and other works incidental to the proposals (6,334sq.m).

CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2** The development authorised by this permission shall not begin until the car parking bays on the western side of Mark Lane adjacent to the site have been moved to the eastern side as described in the email dated 7 July 2014 from Jeremy Randall of Gerald Eve in accordance with that email and have been certified in writing as complete by the Local Planning Authority.
REASON: To enable servicing for the building to take place on the western side of Mark Lane adjacent to the development, to ensure public safety and to ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS15, CS16.
- 3** A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policy of the Core Strategy: CS15.

- 4 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policy of the Core Strategy: CS15.

- 5 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site deconstruction of the existing buildings has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London).

REASON: To ensure that deconstruction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

- 6 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London).

REASON: To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

- 7 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.
REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policies of the Core Strategy: CS15.
- 8 Before any works including demolition are begun a site survey shall be carried out and details must be submitted to and approved in writing by the local planning authority indicating the proposed finished floor levels at basement and ground floor levels in relation to the existing highway levels. The development shall be carried out in accordance with the approved site survey unless otherwise agreed in writing by the local planning authority.
REASON: To ensure compliance with building lines and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Unitary Development Plan 2002: ENV8, CS10, CS16.
- 9 No construction work shall take place before details of the levels and gradients in Star Alley have been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the highway is suitable for public use and for use by people with disabilities in accordance with the following policy of the Core Strategy: CS10.
- 10 Unless otherwise approved in writing by the Local Planning Authority, archaeological evaluation shall be carried out in accordance with the Written Scheme of Investigation for Evaluation dated 15 April 2014, hereby approved, in order to compile archaeological records.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Unitary Development Plan 2002: ARC 1.
- 11 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to

exist in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3

- 12 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3.
- 13 No impact piling shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
- 14 Within five working days of any site contamination being found when carrying out the development hereby approved the contamination must be reported in writing to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land, controlled waters, property and ecological systems are minimised and to ensure that the development can be carried out without unacceptable risks to workers, neighbours and other off site receptors in accordance with the following policy the Core Strategy: CS15.

- 15 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
- (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
 - (b) details of the appearance of proposed new facades including details of the glazing system;
 - (c) details of ground floor elevations;
 - (d) details of soffits, hand rails and balustrades;
 - (e) details of junctions with adjoining premises;
 - (f) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
 - (g) details of plant and ductwork to serve the retail use(s);
 - (h) details of ventilation and air-conditioning for the retail use(s);
 - (i) details of external surfaces within the site boundary including hard and soft landscaping.
- 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 Unitary Development Plan and Core Strategy: CS10, CS12, ENV28, ENV29.
- 16 A full sized mock-up of a section of the facade (including glass junctions, corners and the detail of all glass, patterns and variations to finishes) shall be approved in writing by the Local Planning Authority before any piling or construction work begins. (Scale 1:1 to be viewed on site or other appropriate location.)
- 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 Core Strategy: CS10, CS12.
- 17 Before any works thereby affected are begun details of the installation of photovoltaic panels on the roof as indicated on the drawings hereby approved, including size, position, arrangement and performance, shall be submitted to and approved by the local planning authority and shall be maintained as approved for the life of the development.
- REASON: To ensure compliance with the following policy of the Core Strategy: CS15; CS10
- 18 Details of the position and size of the green roof(s), the type of planting and the contribution of the green roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved

details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18.

- 19 Provision shall be made for disabled people to obtain access to the offices and to each retail unit via their respective principal entrances without the need to negotiate steps and shall be maintained for the life of the building.
REASON: To ensure that disabled people are able to use the building in accordance with the following policy of the Core Strategy: CS10.
- 20 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the nearest window or facade of the nearest premises.
The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
(b) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 21 Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the fume extract arrangements, materials and construction methods to be used to avoid noise and/or odour penetration to the upper floors from the Class A use. The details approved must be implemented before the Class A use takes place.
REASON: In order to protect commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15.
- 22 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Core Strategy: CS15.

- 23 Before any works thereby affected are begun, a scheme in the form of an acoustic report compiled by a qualified specialist shall be submitted to and approved in writing by the Local Planning Authority specifying the materials and constructional methods to be used demonstrating that there is adequate sound proofing to both airborne and structure borne noise transmission between the Class A use and the surrounding offices in the building. The development pursuant to this permission shall be carried out in accordance with the approved scheme and so maintained thereafter.
REASON: To protect the amenities of commercial occupiers in the building in accordance with the following policy of the Core Strategy: CS15.
- 24 No cooking shall take place within any Class A1 or A3 unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Any works that would materially affect the external appearance of the building will require a separate planning permission.
REASON: In order to protect the amenity of the area in accordance with the following policies of the Core Strategy: CS10, CS15.
- 25 A post construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.
REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Core Strategy CS15.
- 26 A post construction energy statement demonstrating that the London Plan target of at least 40% reduction in carbon emissions has been achieved in the office development shall be submitted as soon as practicable after practical completion of the office building.
REASON: To demonstrate that carbon emissions have been minimised in accordance with the following policy of the London Plan: 5.2
- 27 The generator shall be used solely on brief intermittent and exceptional occasions when required in response to a life threatening emergency and for the testing necessary to meet that purpose and shall not be used at any other time. At all times the generator shall be operated to minimise its noise impact and a log of its use shall be maintained and be available for inspection by the Local Planning Authority.
REASON: To ensure that the generator, which does not meet City of London noise standards, is used only in response to a life threatening emergency situation.

- 28 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Core Strategy: CS15, CS21.
- 29 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.
- 30 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 66 pedal cycles. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the policy 6.9 of the London Plan and policies of the Local Plan.
- 31 Changing facilities and showers shall be provided adjacent to the bicycle parking areas and maintained throughout the life of the building for the use of occupiers of the building in accordance with the approved plans.
REASON: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the following policy of the Unitary Development Plan: TRANS22.
- 32 The public highway known as Star Alley shall remain fully open and unobstructed until such time as the necessary Stopping-up Order has come into effect.
REASON: To ensure compliance with the terms of Section 247 and 257 of the Town and Country Planning Act 1990.
- 33 The A3 premises hereby permitted shall not be open to customers between the hours of 23:00 on one day and 7:00 on the following day.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

- 34 No live or recorded music shall be played that it can be heard outside the premises or within any other premises in the building.
REASON: To safeguard the amenity of the adjoining premises and the area in general in accordance with the following policies of the Core Strategy: CS15.
- 35 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: drawings numbered 349-SITE-100, SITE-120, LB1-215/P04, LB2-216/P02, L00-200/P03, L01-201/P02, L02-202/P02, L03-203/P02, L04-204/P02, L05-205/P02, L06-206/P02, L07-207/P02, L08-208/P02, L09-209/P02, L10-210/P03, SEC-300/P03, ELE-400/P02, ELE-401/P02, LRF-211/P00, ELE-402/P02, ELE-403/P02; Written Scheme of Investigation for an Archaeological Evaluation dated 15th April 2014; Addendum to the Written Scheme of Investigation for an Archaeological Evaluation dated 3rd July 2014; Email dated 2 July 2014.
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.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:
detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;
a full pre application advice service has been offered;
where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.
- 2 The Mayoral Community Infrastructure Levy is set at a rate of £50 per sq.m on "chargeable development" and applies to all development over 100sq.m (GIA) or which creates a new dwelling.

The City of London Community Infrastructure Levy is set at a rate of £75 per sq.m for offices, £150 per sq.m for Riverside Residential, £95 per sq.m for Rest of City Residential and £75 on all other uses on "chargeable development".

The Mayoral and City CIL charges will be recorded in the Register of Local Land Charges as a legal charge upon "chargeable development" when development commences. The Mayoral CIL payment will be

passed to Transport for London to support Crossrail. The City CIL will be used to meet the infrastructure needs of the City.

Relevant persons, persons liable to pay and owners of the land will be sent a "Liability Notice" that will provide full details of the charges and to whom they have been charged or apportioned. Please submit to the City's Planning Obligations Officer an "Assumption of Liability" Notice (available from the Planning Portal website: www.planningportal.gov.uk/cil).

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Section 106 Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.

- 3 The correct street number or number and name must be displayed prominently on the premises in accordance with regulations made under Section 12 of the London Building Acts (Amendment) Act 1939. Names and numbers must be agreed with the Department of the Built Environment prior to their use including use for marketing.
- 4 This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.
- 5 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.
- 6 Improvement or other works to the public highway shown on the submitted drawings require separate approval from the local highway authority and the planning permission hereby granted does not authorise these works.
- 7 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 by the Head Lessee.
- 8 The Crime Prevention Design Advisor for the City of London Police should be consulted with regard to guidance on all aspects of security, means of crime prevention in new development and on current crime trends.
- 9 The Directorate of the Built Environment should be consulted on:

(a) Any intention to carry out works that would have an impact on a listed building.

(b) The need for a projection licence for works involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window cill, rainwater pipe, oil fuel inlet pipe or box, carriageway entrance, or any other projection beneath, over or into any public way (including any cleaning equipment overhanging any public footway or carriageway). You are advised that highway projection licenses do not authorise the licensee to trespass on someone else's land. In the case of projections extending above, into or below land not owned by the developer permission will also be required from the land owner. The City Surveyor must be consulted if the City of London Corporation is the land owner. In such cases please also contact the Corporate Property Officer, City Surveyor's Department.

(c) Permanent Highway Stopping-Up Orders, dedication of land for highway purposes, declaration, diversion and stopping up of City and Riverside Walkways.

- 10 The Department of the Built Environment (Highways and Streetworks Team) must be consulted on the following matters which require specific approval:

(a) Hoardings, scaffolding and their respective licences, temporary road closures and any other activity on the public highway in connection with the proposed building works. In this regard the City of London Corporation operates the Considerate Contractors Scheme.

(b) The incorporation of street lighting and/or walkway lighting into the new development. Section 53 of the City of London (Various Powers) Act 1900 allows the City to affix to the exterior of any building fronting any street within the City brackets, wires, pipes and apparatus as may be necessary or convenient for the public lighting of streets within the City.

(c) Connections to the local sewerage and surface water system.

(d) Carriageway crossovers.

(e) Means of escape and constructional details under the Building Regulations and London Building Acts (District Surveyor).

- 11 The Director of Markets and Consumer Protection (Environmental Health Team) advises that:

Air Quality

(a)

Compliance with the Clean Air Act 1993

Any furnace burning liquid or gaseous matter at a rate of 366.4 kilowatts or more, and any furnace burning pulverised fuel or any solid matter at a rate of more than 45.4 kilograms or more an hour, requires chimney height approval. Use of such a furnace without chimney height approval is an offence. The calculated chimney height can conflict with requirements of planning control and further mitigation measures may need to be taken to allow installation of the plant.

Boilers and CHP plant

(b)

The City is an Air Quality Management Area with high levels of nitrogen dioxide. All gas boilers should therefore meet a dry NO_x emission rate of <40mg/kWh in accordance with the City of London Air Quality Strategy 2011.

(c)

All gas Combined Heat and Power plant should be low NO_x technology as detailed in the City of London Guidance for controlling emissions from CHP plant and in accordance with the City of London Air Quality Strategy 2011.

(d)

When considering how to achieve, or work towards the achievement of, the renewable energy targets, the Markets and Consumer Protection Department would prefer developers not to consider installing a biomass burner as the City is an Air Quality Management Area for fine particles and nitrogen dioxide. Research indicates that the widespread use of these appliances has the potential to increase particulate levels in London to an unacceptable level. Until the Markets and Consumer Protection Department is satisfied that these appliances can be installed without causing a detriment to the local air quality they are discouraging their use. Biomass CHP may be acceptable providing sufficient abatement is fitted to the plant to reduce emissions to air.

(e)

Developers are encouraged to install non-combustion renewable technology to work towards energy security and carbon reduction targets in preference to combustion based technology.

Standby Generators

(f)

Advice on a range of measures to achieve the best environmental option on the control of pollution from standby generators can be obtained from the Department of Markets and Consumer Protection.

(g)

There is a potential for standby generators to give out dark smoke on start up and to cause noise nuisance. Guidance is available from the Department of Markets and Consumer Protection on measures to avoid this.

Cooling Towers

(h)

Wet cooling towers are recommended rather than dry systems due to the energy efficiency of wet systems.

Food Hygiene and Safety

(i)

Further information should be provided regarding the internal layout of the proposed food/catering units showing proposals for staff/customer toilet facilities, ventilation arrangements and layout of kitchen areas.

(j)

If cooking is to be proposed within the food/catering units a satisfactory system of ventilation will be required. This must satisfy the following conditions:

Adequate access to ventilation fans, equipment and ductwork should be provided to permit routine cleaning and maintenance;

The flue should terminate at roof level in a location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. It cannot be assumed that ductwork will be permitted on the exterior of the building;

Additional methods of odour control may also be required. These must be submitted to the Markets and Consumer Protection Department for comment prior to installation;

Ventilation systems for extracting and dispersing any emissions and cooking smells to the external air must be discharged at roof level and designed, installed, operated and maintained in accordance with manufacturer's specification in order to prevent such smells and emissions adversely affecting neighbours.

- 12 The grant of approval under the Town and Country Planning Acts does not overcome the need to also obtain any licences and consents which may be required by other legislation. The following list is not exhaustive:

(a) Fire precautions and certification:

London Fire Brigade, Fire Prevention Branch
5-6 City Forum

City Road
London EC1N 2NY

(b) Works affecting water supplies, land drainage and flood defences:

Environment Agency,
North London Planning Liaison Team
9th floor, Eastbury House
30-34 Albert Embankment
London, SE1 7TL

13 Thames Water advice:

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments and, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the

aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

WILSON STEPHEN

ASSOCIATES

D Stothard Esq
Assistant Director (Development Management East)
City of London
P O Box 270
Guildhall
London EC2P 2EJ

ACKNOWLEDGED

By email to David.Stothard@cityoflondon.gov.uk

29 MAY 2014

WSA Reference: Q14.122
27th May 2014

Dear Mr Stothard,

City of London planning application reference 14/00363/FULMAJ
51-54 Fenchurch Street, London EC3M 3LA

We write on behalf of the PCC of St Olave Hart Street and All Hallows Staining with St Catherine Coleman in respect of the above application. We wish to make the following observations in response to the public consultation.

1. Any planning permission should incorporate appropriate conditions to protect neighbouring properties in respect of: hours of work, on site noise, vibration and dust, and other neighbourly considerations, for instance procurement of alternative parking for users of St Olave's church hall if construction leads to suspension of parking nearby (this may affect the National Blood Service who use the hall).
2. We believe it to be strongly desirable that development of this site should not be considered in isolation from the nearby Grade I listed tower of All Hallows Staining, the adjacent crypt and the church hall. At present the poor setting of these buildings detracts from the historic interest of the tower and crypt and diminishes the value of the church hall as a community asset. The redevelopment of 51-54 Fenchurch Street would provide a significant opportunity to address the inadequacies of the present setting of these buildings, and we believe that the deliberations of the planning authority should reflect this.

PROJECT MANAGERS & CHARTERED SURVEYORS
2 - 3 Hind Court, London, EC4A 3DL

e: info@ws-a.co.uk w: www.ws-a.co.uk f: 020 7583 9197 t: 020 7583 7799

Robert Wilson Associates Limited trading as Wilson Stephen Associates
Registration England and Wales No. 5628242. Registered Office: 55 Loudoun Road, St John's Wood, London NW8 0DL
Director: A R Wilson MSc DipBldgCons DipProjMan FRICS FRSA Director and Company Secretary: R M Wilson BSc

3. We note that a report in respect of Rights of Daylight and Sunlight forms part of the planning application and we confirm that this will be reviewed by the PCC's Rights of Daylight and Sunlight advisors, and that the position is reserved pending such deliberations.

Thank you and we trust that these observations are of assistance.

Yours sincerely,

A dark, handwritten signature, likely of Matthew Williams, is visible. The signature is somewhat obscured by a dark, irregular mark.

Matthew Williams

For and on behalf of Wilson Stephen Associates

From: PLN - Comments
Subject: FW: 14/00363/FULMAJ; 51-54 Fenchurch Street, London EC3M 3LA

From: Pak-Lim Wong [mailto:PakLim.Wong@tfl.gov.uk]
Sent: 22 May 2014 12:18
To: Stothard, David; PLN - Comments
Subject: Re: 14/00363/FULMAJ; 51-54 Fenchurch Street, London EC3M 3LA

Dear David

22 MAY 2014

ACKNOWLEDGED

Re: 14/00363/FULMAJ; 51-54 Fenchurch Street, London EC3M 3LA

Demolition of existing building and re-development of the site for a new ten storey office (Class B1(a)) building with alternative use of part of the ground floor for provision of 2 units (one unit Class A1/A3 retail and the other unit for Class A1/A3 retail or Class B1(a) offices), roof top and basement M&E plant, provision of waste storage, basement cycle parking, realignment and reprovision of Star Alley and associated highway works and other works incidental to the proposals (6,334 sq.m).

Thank you for consulting TfL the above mentioned proposal, TfL offers the following observations:

1. The application is situated in the City of London with an excellent public transport accessibility of 6a, TfL therefore welcomes that new on site parking has been proposed.
2. A total of 56 cycle parking spaces have been proposed; based on the City of London standards of 1 space per 125sqm. TfL recommends that further provision be made with reference to the emerging cycle parking standards in the draft Further Alterations of London Plan (FALP); which requires 1 space per 90sqm for long stay and 1 space per 500sqm for visitors. Nevertheless, TfL welcomes that shower and changing facilities has been included in the proposal.
3. The existing disabled parking space on Mark ^{Lane} Place should be retained. Further disabled space should also be designated to improve accessibility.
4. As the proposed building is approximately twice as large as the existing building; TfL therefore recommends that on-site servicing facility be provided to minimise impact to the highway network. Nevertheless, TfL expects that the COL would secure the submission and implementation of Delivery & Servicing Plan (DSP) for the site by s106/ condition prior to the occupation of the site.
5. TfL does not consider the use of TfL office sites to estimate trip generation is appropriate as they have a unique trip pattern. However, upon further assessment by TfL; no further works is required.
6. COL is encouraged to secure contribution toward pedestrian, cycle improvement and way-finding in the locality.
7. A finalised travel plan should be submitted, approved by COL and implemented. The travel plan should be secured by s106 planning obligation.
8. A construction management plan (CMP) and construction logistics plan (CLP) should also be submitted for council's approval prior to construction commences on site. The CLP should aim to rationise construction vehicle movements to minimise construction vehicle impact as there are number of construction sites already in the vicinity. The CLP shall also include protection measures to minimise risk of conflicts between vulnerable road users and construction vehicles. The current TfL guidance for CLP can be found on : <http://www.tfl.gov.uk/microsites/freight/documents/construction-logistics-plan-guidance-for-developers.pdf>

9. COL should secure all associated highway works by s106/278 Agreements.

Subject to the above, the proposal as it stands would not result in an unacceptable highway and traffic impact to the TLRN/ SRN in the vicinity.

Please do not hesitate to contact me if I can be of any further assistance.

Kind regards

PakLim Wong
Planning Officer
Borough Planning, Transport for London
9th Floor, Windsor House, 50 Victoria Street, London SW1H 0TL
Tel: (020) 3054 1779 | Auto: 81779 |
Email: paklim.wong@tfl.gov.uk

For more information regarding the TfL Borough Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications?intcmp=3484>

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Ball, Matthew

14/00363

From: Pln - CC - Development Dc
Subject: FW: Email regarding: 3rd Party Planning Application - 14/00363/FULMAJ
COL03232767

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

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]
Sent: 01 May 2014 15:13
To: PlanningQueue
Subject: 3rd Party Planning Application - 14/00363/FULMAJ

Corporation of London
Our DTS Ref: 40647
Department of Planning & Transportation
Your Ref: 14/00363/FULMAJ
PO Box 270
Guildhall
London
E2P 2EJ

1 May 2014

02 MAY 2014

ACKNOWLEDGED

Dear Sir/Madam

Re: 51-54, FENCHURCH STREET, LONDON, EC3M 3JY

Waste Comments

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final



manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Water Comments

Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel: 020 3577 9998
Email: devcon.team@thameswater.co.uk

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14/00363

ENGLISH HERITAGE

LONDON OFFICE

Mr David Stothard
Corporation of London
Department of Planning & Transportation
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Direct Dial: 020 7973 3775

Direct Fax: 020 7973 3792

Our ref: W: P00403933

1 May 2014

Dear Mr Stothard

01 MAY 2014

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
51 - 54 FENCHURCH STREET, LONDON, EC3M 3LA
Application No 14/00363/FULMAJ**

Thank you for your letter of 28 April 2014 notifying English Heritage of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, English Heritage stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

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

Yours sincerely

Tom Nancollas
Business Officer

DISABLED

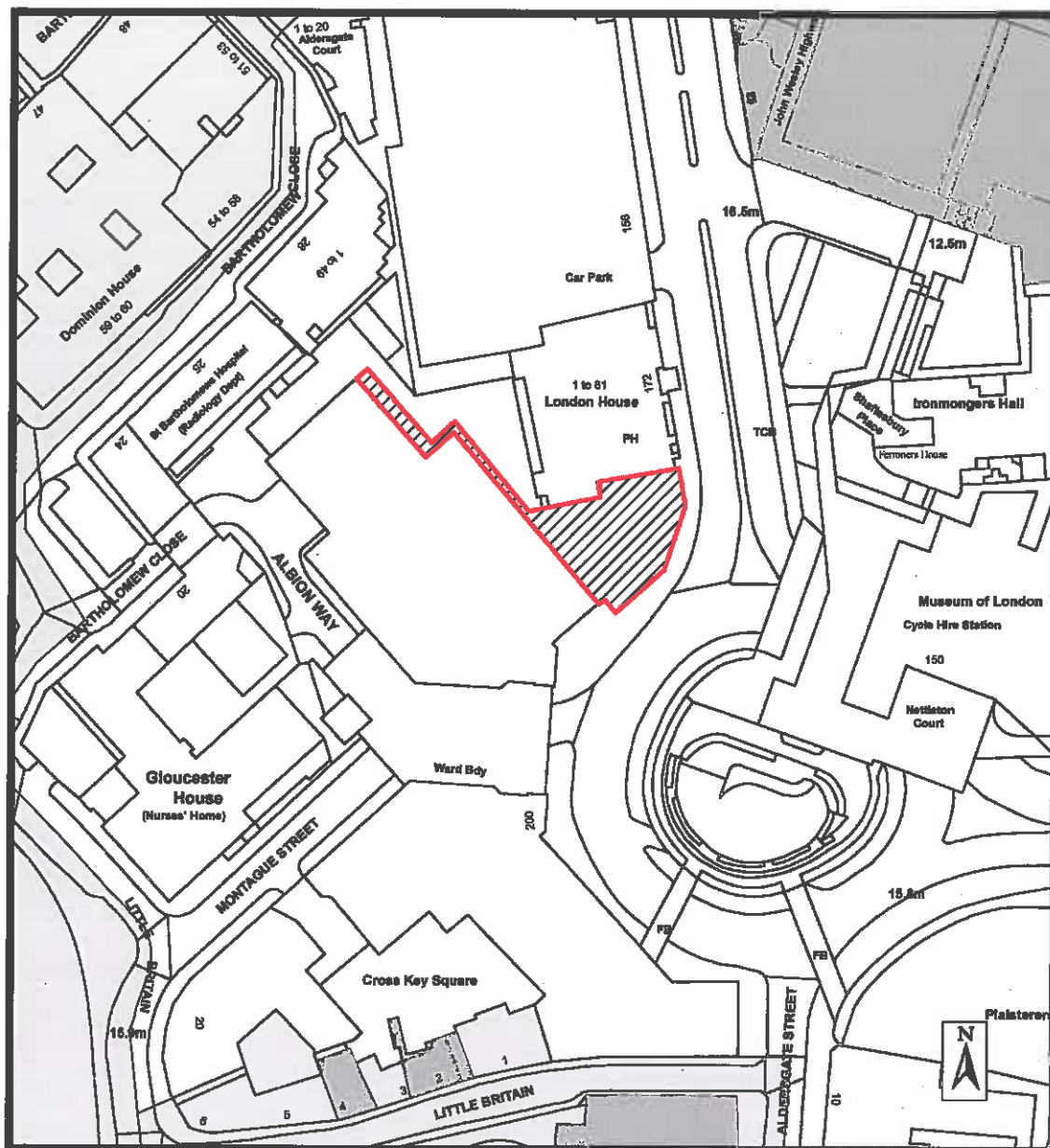
HOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject: Unit 3 200 Aldersgate Street London EC1A 4HD Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.			
Ward: Aldersgate		Public	For Decision
Registered No: 14/00291/FULL		Registered on: 29 May 2014	
Conservation Area: NO		Listed Building: No	
<u>Summary</u> The application relates to Unit 3 within 200 Aldersgate Street. Planning permission is sought for the installation of extract louvres to the building elevations and installation of condenser units within the rear courtyard area, in order to facilitate the first use of Unit 3 as a restaurant in accordance with permission granted in 2006. Two extract louvres would be installed within the Aldersgate facade and two intake louvres would be installed to the rear courtyard elevation. The finish and proportions of the louvres match the existing cladding on the building and as such they are considered acceptable in design terms. The louvres would be connected to an internal ventilation and comfort heating and cooling system and would incorporate odour control measures. A bank of freestanding, screened and noise attenuated condenser units would be installed within the rear courtyard area. The plant enclosure would not be visible from surrounding streets and would not detract from the appearance of the building. 21 objections have been received primarily from London House residents, raising concerns in respect of noise, odour and visual impact. The installation has been designed having regard to the proximity of neighbouring residential property. In order to alleviate concerns and ensure a satisfactory standard of development that would be visually acceptable and would not unreasonably compromise residential amenity, conditions would be imposed in respect of noise and fume emissions and plant maintenance. Recommendation I recommend that: Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.			

Site Location Plan



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ADDRESS:
Unit 3, 200 Aldersgate

CASE No.
14/00291/FULL



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00291/FULL
Unit 3, 200 Aldersgate Street

Site

1. The application relates to a vacant ground floor unit with frontage to 200 Aldersgate Street. The unit benefits from a flexible A1/A3 planning use.
2. The upper floors of the building are in B1 office use. The ground floor to the West is occupied by D1 (Leisure) and B1 (a) (office) Uses.
3. The unit has a single door which opens onto a partially enclosed private courtyard area with pedestrian only access and an area of formal landscaping. The courtyard is an irregular shape and provides an emergency access route.
4. London House, a residential block of 81 dwellings, with ground floor A4 (bar) use, lies to the North East with a balconied rear elevation overlooking the courtyard area and the return wing of 200 Aldersgate which lies to the West.
5. Aldersgate Street NCP car park, abuts London House and wraps around the rear of the courtyard. Office premises rise above the lower car park levels.
6. Nos. 1-49 Bartholomew Close, a detached residential block lies directly to the North.
7. The building is not listed and the site is not within a conservation area.

Proposal

8. Planning permission is sought for the installation of a bank of condensers to the rear of the building and the insertion of grilles into the front and rear elevations in order to facilitate a 'ventilation and comfort heating and cooling system'.
9. The condensers would abut the East elevation of the rear wing within the enclosed service area and would face the rear of London House. The plant would be contained within 3 linked noise attenuators that would result in a linked unit 10m long x 3m high x 1.5m deep, formed from steel cladding panels, factory colour finished dark grey to match the building fenestration metalwork.
10. On the Aldersgate elevation, powder coated steel extract louvres would be located at high level within the ground floor in lieu of fenestration panels. At the rear of the building powder coated steel fresh air intake louvres would be inserted in the elevation between existing air intake louvres and the rear exit doorhead, in lieu of fenestration panels. The louvres would connect via internal ductwork to air handling plant which would incorporate an extract fan, electrostatic precipitators, ultra-violet odour control equipment and carbon filtration. Attenuation would be provided within the ductwork system.
11. A bicycle rack system shown on the existing drawings, would be relocated against the same flank wall directly to the North of the condensers. There would be no loss of cycle space provision.

Consultations

12. The application has been advertised on site and in the press. In addition the residents of numbers 1-81 London House and numbers 1-49 Bartholomew Close, have been notified of the proposal. 21 letters of objection have been received, primarily from occupants within London House. The objectors are concerned that the proposals are unsightly and would result in excessive noise and fume emissions, detrimental to the amenity of residents.

Policies

13. The development plan consists of the London Plan 2011, the saved policies of the Unitary Development Plan (UDP) 2002 and the Core Strategy 2011. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
14. The Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. The Local Plan has been subject to public consultation on changes to the Core Strategy. Comments received have been considered and amendments to policy have been approved by the Court of Common Council.
15. Although the Local Plan does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it has completed the final stage of pre-submission consultation and has been submitted for final examination. In accordance with the NPPF and Local Plan Regulations, the Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
16. There is relevant City of London and GLA supplementary planning guidance in respect of Sustainable Design and Construction.
17. Government Guidance is contained in the National Planning Policy Framework (NPPF) 2012.

Considerations

18. The Corporation, in determining the planning application has the following main statutory duties to perform:-

to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
19. The principal issues in considering this application are:

The extent to which the proposals comply with Government policy advice (NPPF) and the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.

The impact of the proposal on the appearance of the building, nearby spaces and on the amenity of adjoining residents and occupiers.

Installation of Plant and Ventilation Equipment

20. The NPPF notes that “Local planning authorities should approach decision-taking in a positive way...and look for solutions rather than problems, decision-takers at every level should seek to approve applications for sustainable development where possible”.
21. Paragraph 10.86 of the UDP acknowledges that building services or “plant” are installations necessary for the functioning of a building. Policy ENV28 seeks to ensure that building services are satisfactorily integrated into the architectural design of the building and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

Design

22. In accordance with policy ENV28 of the UDP the external plant has been located the greatest distance away from residential curtilages which would provide a minimum separation of 20m. Lease constraints in this instance do not allow the installation of plant at roof level associated with ground level uses. It is proposed that the acoustic enclosure is installed around the plant equipment in order to alleviate concerns about both the visual impact and noise levels of the condenser units.
23. The acoustic enclosure would be of the smallest size possible to enable it to conceal the units and function effectively. The condenser enclosure and terminal louvres would match the colour of the existing building cladding at 200 Aldersgate Street and would be complementary to its appearance.

Impact on amenity of adjacent residential occupiers

24. The residents of London House have expressed concerns that the cumulative impact of the proposed plant in conjunction with existing plant serving other nearby commercial property would raise the overall noise levels above background by an unacceptable amount and that this would be exacerbated by deflection from surrounding buildings and the need for residents to maintain open window ‘through-draft’ during the summer months in order to provide satisfactory fresh air circulation. Additional concerns relate to late evening operation and the likelihood of cooking odours. The suitability of the premises for an A3 use, unless plant can be installed at roof level, has been raised.
25. The premises benefit from an A3 Use and in accordance with Policy ENV28 the proposal is required for the functioning of that use. The applicant maintains that an alternative siting for the condensers and extraction terminals is not possible and that the proposal represents the most appropriate solution taking technical issues into consideration.

The Department of Markets and Consumer Protection consider that the recommendations set out in the acoustic survey are reasonable and that noise concerns can be satisfactorily addressed through the imposition of planning conditions.

26. The proposed plant enclosure would ensure that the noise levels accord with the 10 dBA standard adopted by the City Corporation, which would enable the plant equipment to operate during licensed hours, without having an adverse impact on the amenity of adjacent residents. Additional survey work would need to be submitted following the installation of the enclosure in order to demonstrate compliance.
27. Cooking odours would be expelled to the front of the building some distance from openable domestic windows, where there would be efficient dispersal. Odour controls would be incorporated into the extraction system. The Department of Markets and Consumer Protection has not raised objection to the scheme design subject to the imposition of a condition requiring periodic maintenance in accordance with manufacturer's recommendations.
28. It would be conditioned that the installation be measured for compliance prior to operation and thereafter that it be maintained to operate in accordance with the adopted 10 dBA (below background) standard.

Conclusion

29. The proposed condenser plant enclosure would mitigate the visual impact of the equipment and would provide noise attenuation in order to alleviate the concerns of residents.
30. The proposed ventilation louvres are acceptable in design terms as their finish and proportions match the existing cladding on the building. Air extraction and intake noise would be within acceptable parameters and the installation of odour treatment measures would prevent the dispersal of cooking and other smells.

Background Papers

Internal

28.05.2014 Memo Lee Sandford, Department of Markets and Consumer Protection;

04.07.2014 Email Department of the Built Environment;

Planning Ref: 2006/00201/FULL – Decision Letter dated 18 July 2006

External

Planning Statement – DP9 Planning Consultants

Drg No. 09-01 Existing External Elevations

Unit 3 200 Aldersgate 'Planning Noise Assessment Report' - Sandy Brown Consultants dated 12 March 2014;

Environ Acoustic Enclosures - Technical Details;

200 Aldersgate 'Proposed Ventilation and Comfort Heating and Cooling Systems' – WSP dated November 2013;

Representations:

05.06.2014 Email Daniel James

07.06.2014 Email Dr Folashade Okutubo

10.06.2012 Email Andrew Gallichan

20.06.2014 Email Deborah Tompkinson

20.06.2014 Email Mr and Mrs David and Jeanette Webster

21.06.2014 Email Dr and Mrs Leslie Joffe

22.06.2014 Email Eloise Logan

23.06.2014 Email Louise Chrispin

23.06.2014 Email Ross Everett

23.06.2014 Email Alpesh and Mina Lad

23.06.2014 Email Jonathan Perks

23.06.2014 Email Caroline Pearce

24.06.2014 Email Richard Williams

24.06.2014 Email David and Elizabeth Wootton

24.06.2014 Email William Russell

24.06.2014 Email Jonathan Morton

25.06.2014 Email Jono Dennis

25.06.2014 Email John Mitchell

25.06.2014 Email Allan Kerr

26.06.2014 Email Colm Whelan

26.06.2014 Email Karen Young

Appendix A

London Plan Policies

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.15 Seeks to minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

ENV28 Design of building services

To ensure that building services are satisfactorily integrated into the architectural design of the building (with particular reference to its roof profile) and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

SCHEDULE

APPLICATION: 14/00291/FULL

Unit 3 200 Aldersgate Street London

Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2** All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 3** Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building and adjacent buildings in accordance with a scheme to be submitted to and approved by the Local Planning Authority;
REASON: In order to protect the amenities of occupiers in the building and adjoining buildings in accordance with the following policy of the Core Strategy: CS15.
- 4** The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 5 Following installation but before the new plant comes into operation measurements of noise from the new plant and assessment of odour emissions must be taken and a report demonstrating that the plant as installed meets the approved design requirements shall be submitted to and approved in writing by the Local Planning Authority. Any deficiency in design performance shall be rectified prior to full commissioning of the plant. All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels and odour control measures approved by the Local Planning Authority and in accordance with the manufacturer's recommendation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 6 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: Drawing number 102621_PL_018; 09-02 Rev 'E'; 'Planning Noise Assessment Report' - Sandy Brown Consultants dated 12 March 2014; Environ Acoustic Enclosures - Technical Details; 'Proposed Ventilation and Comfort Heating and Cooling Systems' - WSP Report dated November 2013.
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.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:
- detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;
- a full pre application advice service has been offered;
- where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.
- 2 Adequate access to ventilation fans, equipment, ductwork and condenser units should be provided to permit routine cleaning and maintenance.

Hassall, Pam

From: PLN - Comments
Sent: 05 June 2014 10:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 10:35 AM on 05 Jun 2014 from Mr Daniel James.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Daniel James

Email: [REDACTED]

Address: Flat 56, London House 172, Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: We object to the proposal to erect yet another box of cooling plant in the small and already cluttered patch of "garden" behind our flat. We object on the grounds that the plant will be (a) unsightly, (b) noisy, (c) a source of heat, (e) a further source of shadow over the already poorly-lit vegetation. We do appreciate that efforts are being made to baffle the noise emitted by the cooling units, but we are concerned that even with the use of a sound-reducing enclosure the plant will be intrusively noisy, especially at night when the air conditioning of surrounding buildings is at its quietest. The flats at the rear of London House rely, for ventilation, on windows opening onto the area behind

the building where the new plant is to be sited. We have no air conditioning, and in the summer the windows are our only source of cooling. We rely on fresh air drawn into the gap from Bartholemew Close, directly over the site of the proposed new plant. It concerns us that any measure is being considered that might increase the level of ambient noise behind the building, and especially that such a measure would increase the temperature of the air and so reduce the cooling effect of our open windows. Air conditioning plant is properly situated at roof level, where the sound can be deflected upwards, and the hot air will naturally rise away from the building and its neighbours. Any other location is sub-optimal. When 200 Aldersgate Street was occupied by a legal firm the air conditioning provision was adequate for their use. It is only now that parts of the building are being considered for non-office use that shortcomings are being found in the existing provisions. We are told that because of the design of the building it is not possible to site new cooler units at roof level. It is our feeling that if that is the case then the building is not suitable for any use that requires additional cooling.

Hassall, Pam

From: Sade Okutubo [REDACTED]
Sent: 07 June 2014 12:39
To: PLN - Comments
Subject: Unit 3, 200 Aldersgate street -installation of extract louvres and condenser units

Dear Mr Jeff Sadler

The planning application as above for unit 3, 200 aldersgate street has come to my attention.

I understand this application is for extraction and condenser units to be placed to the front and rear elevations of 200 Aldersgate street, adjoining our building at 172 Aldersgate street.

I strongly object to this application for the following reasons:

As a resident, on the rear of London House, 172 Aldersgate street, we are surrounded by The Cameron McKenna building, NCP car park and 200 Aldersgate.

We suffer considerably from the constant noise emanating from the extractor vents in the kitchens at Cameron McKenna building, the basement plant from the same building, the smoke extractor fan from the NCP car park, and other plants from 200 Aldersgate.

All of these plants generate a constant noise nuisance, 24 hours a day, a din which intensifies at variable times.

Currently, a constant noise and vibration nuisance commences daily at 4am from the CM basement plant, I am awakened by the noise at 4am daily, weekends and bank holidays included!

This particular nuisance continues through and at times becomes intermittent, turning off and on every few minutes. The same noise sometimes occurs all through a 24hour period.

In addition, the CM kitchen extractor fan starts up at 615 am every morning adding to the noisy racket, this runs all day and typically switching off between 8 and 9pm.

Frequently, the NCP car park smoke extractor generates a very loud noise accompanied by a fire alarm sounding. A large amount of air is shifted out of the basement at this time, This apparently is caused by the trigger of a fire alarm in the car park. It does not follow any pattern, occurs randomly and can go on for hours, at any time of day or night, before security staff get round to deactivating the alarm.

This is all compounded by the echo chamber effect caused by the juxtaposition of three tall buildings forming a triangle in which any generated noise bounces around and intensifies.

All of this leads to a very noisy environment indeed. A relentless humming noise generating a feeling akin to "chinese water torture".

A relentless noisy environment leading to early morning wakening, insomnia, in addition to a feeling of constant stress and an environment in which it is near impossible to concentrate, means peace and quiet are just not available. It is just never quiet!

The City of London believes its residents are entitled to peace and quiet between 2300 and 0700 hours. Clearly, this is not occurring at my address.



I am utterly horrified at the thought of yet more noise being added into this already extremely noisy area, further raising the decibels of the din occurring on the back of the building. Especially as this will continue into the late evening, affecting a time when one very much desires some relaxation after a busy highly stressful day dealing with life and death in a busy inner city hospital.

Clearly the location for the proposed condenser unit will generate more noise affecting the peace and enjoyment of the residents on the back of 172 Aldersgate street.

Whilst I appreciate the City needs business, and welcome such ventures, can the health and well being of affected residents be taken as paramount consideration when such ventures maybe egregious in nature?

Can such noisy units be placed elsewhere perhaps, high up on buildings away from residents bedroom windows?

Thank you for your consideration.

Sincerely

Dr Folashade Okutubo,
Owner and occupier
Flat 17 london house,
172 Aldersgate street,
London EC1A 4HU.

Hassall, Pam

From: PLN - Comments
Sent: 10 June 2014 19:15
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 7:15 PM on 10 Jun 2014 from Mr Andrew Gallichan.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Andrew Gallichan

Email: ~~andygal@chateauf.com~~

Address: 57 London House 172 Aldersgate Street
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: Dear Mr Sadler, As a resident of London House I am extremely disturbed by the planning application for external extract louvres on Aldersgate street and external condenser units within the rear courtyard area of 200 Aldersgate street. The fact that both units have to be external clearly point out that 200 Aldersgate street was never designed to house a restaurant and bar. The building is an office building next to a residential building. The noise, smells and heat generation from all of this external plant will have severe effects on the quality of life on all of the London House residents. The residents already suffer considerable noise pollution from three sets of plant from both sides and the space between the

buildings is valuable ventilation for us in which we really can't have any more heat or noise generation. The need for this restaurant is questionable. The area is already served by the many restaurants of One New Change and the Smithfield area. All of those restaurants are in the appropriate place not in an office building next to a residential building. Should this plan be approved the planners will have responsibility for forcing many residents of the city of London into a poorer quality of life than acceptable. I urge you to turn down this application. Yours faithfully
Andrew Gallichan

Hassall, Pam

From: Deborah Tompkinson [REDACTED]
Sent: 22 June 2014 11:29
To: PLN - Comments
Subject: FW: Unit 3 200 Aldersgate Street London EC1A 4HD

[REDACTED]

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

From: Deborah Tompkinson mailto:deborah@tompkinson.co.uk
Sent: 20 June 2014 16:29
To: PLNComments@cityoflondon.gov.uk
Subject: Unit 3 200 Aldersgate Street London EC1A 4HD

Dear sirs

I wish to record my objection to the application for yet more airconditioning machinery at the back of this building.

Noise

We have not seen any survey or report from this applicant to set out the existing level of noise pollution and what the impact of this unit will be if installed. This is the second such application recently. One cannot simply keep adding noise-making objects on the assumption that one more will not make any difference. The level of background noise is now noticeable at all times from around 6.00 am to 11.00 pm. The additional noise will be greatest in the evenings when residents are most likely to be disturbed.

Council policy entitles residents to expect peace and quiet in the evening hours. This flies in the face of that policy.

Further, we question the need for such air conditioning. The building was designed for offices which had catering facilities and was used for that purpose for years, using the existing air con on the top of the building which was adequate to the task. There is no reason why the existing facilities should not be sufficient for the proposed restaurant. Were it the case more is needed, it should also be required to vent to the roof where the noise goes upwards with minimum disruption. .

Any addition, should, in our submission, be viewed in the light of what it adds to the existing levels and not just what it is in itself. One penny whistle makes a noise. 2 penny whistles make twice as much noise but may be more than twice as intrusive. It ought to be worth pointing out that, when built, this was, at the rear, a tranquil area. Past failures to protect tranquility are not a reason to make a bad situation worse.

Odour

Restaurant vents are notoriously smelly.

Deborah Tompkinson

Flat 56 London House
EC1A 4HU



Hassall, Pam

From: PLN - Comments
Sent: 20 June 2014 20:42
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 8:41 PM on 20 Jun 2014 from Mr & Mrs David & Jeannette Webster.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr & Mrs David & Jeannette Webster

Email: davidwebster2004@hotmail.com

Address: Apartment 40, London House 172 Aldersgate Street LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: Our apartment is at the rear of London House, this building of 81 residential apartments being next door to the applicants premises. The installation of condenser units at the rear of the building working until 2330 every night, will increase the noise levels there an hour and a half longer than the noise of other aircon units already there, which go quiet at 2200. This will result in an additional noise disturbance and a loss of residential amenity to us. It is very late into the night and is outside the time frame of the City's policy that residents have a reasonable expectation of quiet from 2300 to 0700. The installation of extract louvres at the front and rear of the building will result in

additional cooking smells from the kitchens being vented into the area. We would point out that over recent years there has been an increase in the number of louvres and air conditioning plant units in operation close to our building London House, and this has inevitably led to what is already an unacceptable noise level in our opinion. We urge you to reject the application which we consider is inappropriate in this location.

Hassall, Pam

From: PLN - Comments
Sent: 21 June 2014 15:01
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 3:00 PM on 21 Jun 2014 from Dr and Mrs Leslie Joffe.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further Information](#)

Customer Details

Name: Dr and Mrs Leslie Joffe

Email: [REDACTED]

Address: Flat 48, London House 172 Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: While appreciating the amendments made to the above Licence application by the Licensing Committee on 17/6, which will restrict the Licence for the Meat Company's restaurant use, there is still the issue of noise from condensers positioned to the rear of the restaurant unit. There are already a number of condenser units in operation and the noise from these makes the use of rear balconies less than enjoyable.

Hassall, Pam

From: [REDACTED]
Sent: 22 June 2014 20:03
To: PLN - Comments
Cc: [REDACTED]
Subject: Proposal by The Meat Company for Unit 3, 200 Aldersgate Street -- OBJECTION

With reference 14/00291/FULL

I must object to the current proposal by The Meat Company for Unit 3, 200 Aldersgate Street. This is on the grounds of Noise Disturbance and Loss of Residential Amenity.

As the owner-occupier of a flat on the fourth floor at the back of London House I am disconcerted and, increasingly, alarmed, at the volume of noisy and unsightly plant, of all sorts, being retro-fitted and added both in the rear area and nearby. This far exceeds the plant capacity originally planned that was shown to us on the drawings when we bought our flats. The noise we have to put up with at present is already at an unacceptable level.

The depressingly high malfunction rate among the existing plant means that any of it can, and does, go off unexpectedly at full volume at any time of the day or night, sometimes for long periods until it is sorted out. This certainly does not build confidence for the adding of any more noisy units.

Consequently I am now appalled to see that the proposal to which I am objecting covers: installation of noise-carrying extract louvres on the rear elevation to the external courtyard area, together with the further addition of a new condenser unit working until 2330 each night. This is well past the time of 2200 at which the other the air conditioning units that vent into that area generally, barring malfunctions, fall silent.

In addition, the installation of extract louvres on Aldersgate Street elevation from The Meat Company's kitchen would cause both noise and cooking smells outside our front entrance. It was a huge relief to myself and my neighbours when The English Pig closed and we are all too aware of how unpleasant that can be.

best regards,

Eloise Logan, Flat 32 London House, 172 Aldersgate Street, London EC1A 4HU.

[REDACTED]
[REDACTED]
[REDACTED]

ACKNOWLEDGED



Hassall, Pam

From: Louise Chrispin [REDACTED]
Sent: 23 June 2014 14:07
To: PLN - Comments
Subject: 14/00291/FULL

Dear Sirs,

I am writing to register my concern regarding a recent planning application by The Meat Co. at 200 Aldersgate.

My flat is at the rear of London House, which is situated next door and backs onto the rear courtyard into which the applicant is requesting additional air-conditioning plant.

I am very concerned that our flats will be subjected to increased Noise Disturbance and Loss of Residential Amenity, especially as this equipment will be running significantly later than the hours at which existing machinery operates.

It is noticeable that, over recent years, there has been a huge, cumulative increase in the number of louvres and air conditioning plant units in operation close to London House. (The area of the rear courtyard in question is effectively an echo chamber for all of this machinery.)

This has inevitably led to an already unacceptable noise level, which I feel should not be further compounded.

Therefore, I would be grateful if you could re-examine the consent to reduce the hours of operation of all this equipment to mitigate against the disturbance and to try to restore the right of residents to enjoy some peaceful night time use of their homes.

Yours sincerely,

J Chrispin

Flat 66,
London House,
172 Aldersgate Street
London EC1A 4HU

Hassall, Pam

From: PLN - Comments
Sent: 23 June 2014 11:23
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 11:23 AM on 23 Jun 2014 from Mr Ross Everett.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Ross Everett

Email: ross.everett@hotmail.com

Address: 73 London House Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Noise Disturbance and Loss of Residential Amenity; over recent years been a cumulative increase in the number of louvres and air conditioning plant units have been put in operation close to London House, that has led to an already unacceptable noise level.

Wells, Janet (Built Environment)

From: [REDACTED]
Sent: 23 June 2014 22:43
To: PLN - Comments
Cc: Mina Lad
Subject: 14/00291/FULL - for the attention of Jeff Sadler

Dear Sir/Madam

I am writing in response to the recent planning application with respect to installation of extract louvres and installation of condenser units within the rear courtyard area.

We are residents of London House in a flat located at the rear of the building. We are already subject to substantial extractor fan noise from the refurbishment of 200 Aldersgate street which was not there when we decided to purchase the property in 1999. The level of noise due to extra units being installed in both 200 Aldersgate and 160 Aldersgate has increased considerably as will be evident from the planning applications.

We are writing to strongly object to the installation of the condenser units as there shall be substantial noise generated from the units which shall inhibit our ability to live in the apartment peacefully.

We appreciate that the needs of the residents and commercial enterprises need to be carefully balanced and therefore can you kindly explore an alternative location for the condenser units which may not necessarily be the most cost effective for the commercial enterprise but will satisfy the requirements of the residents of London House

We wish to strongly object to the installation of the condenser units as proposed.

Can you kindly acknowledge receipt of this email

Kind Regards

Alpesh and Mina Lad
Owner and Occupier
78 London House
172 Aldersgate Street
London
EC1A 4HU

Hassall, Pam

From: Jonathan Perks [REDACTED]
Sent: 23 June 2014 09:54
To: PLN - Comments
Subject: Objection to extraction louvres at the front of the building- reference 14/00291/FULL

Dear Sir/Madam

I have learned that

The Meat Company has made a separate planning application for "*Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area.....*"

Since I live in a flat at the front of the building, and leave the windows open for fresh air, my concerns will be additional noise and cooking smells from the kitchens which will be vented to Aldersgate Street and up into my home causing it to stink of cooking smells.

I am already concerned that drinks will be served until 11 PM which means that the venue will not be quieter until getting to midnight which I don't consider fair and part of the promised the city made to residents.

Please can we block this application?

Warm regards,

Jonathan Perks MBE MBA
CEO's Trusted Leadership Adviser, Mentor & Coach
Honorary Visiting Professor of Leadership, Cass Business School
Author of "Inspiring leadership"
Master Certified Coach ICF

[REDACTED]
Client feedback: [REDACTED]

ACKNOWLEDGED



Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 23 June 2014 22:11
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 10:11 PM on 23 Jun 2014 from Mrs Caroline Pearce.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mrs Caroline Pearce
Email: [REDACTED]
Address: Flat 39 London House 172 Aldersgate London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: There has over the years been an increase in the number of louvres and air conditioning plant units close to London House that has led to an already higher than acceptable noise level. Residential accommodation is encouraged in the City (not least to ensure that the City is not a ghost town in the small hours and at weekends), and City residents are entitled to expect a level of quietness and amenity at night in the same way as residents elsewhere. Noise after a reasonable "retiring" hour, night after night, permanently, is intolerable and City residents should not have to bear it any more than residents elsewhere. Presumably that is one of the things that planning laws are designed to ensure. It is therefore bad enough that yet more noise will echo round the court yard during the day but until 2330 each night is well past the time of 2200 at which the other air conditional units venting into the courtyard are generally quiet and the time at which flats in London House can enjoy some peace and quiet. 2330 is well after any normally acceptable "retiring" hour. I wish to record my strong objection on noise and loss of amenity grounds to

this unreasonable application.

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 24 June 2014 06:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 6:11 AM on 24 Jun 2014 from Mr Richard Williams.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Richard Williams
Email: [REDACTED]
Address: 33 London House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Given at the recent meeting the licence was granted for the premises until 11pm at night, I am very worried to the noise level created by the extract louvres going on late into the night. This will be much later than the 2200 hours tie when the other air conditioning units close down in the courtyard. I am also worried about the unpleasant food smells likely to emanate from kitchen.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 180 Aldersgate Street /The Meat company Application. Sir David and Lady Wootton

From: Elizabeth Wootton
Sent: 24 June 2014 14:40
To: PLN - Comments
Cc: Wootton, Alderman Sir David Hugh
Subject: 180 Aldersgate Street /The Meat company Application. Sir David and Lady Wootton

With reference to the installation of extract louvres on the Aldersgate elevation, and rear elevation to external courtyard area; installation of condenser units within courtyard area.

My husband and I would like to strongly object to the above proposal. We live in No 81 London House and our flat has windows to the front, side and rear of the building and the basis of our objection is 1) Noise Disturbance and 2) Loss of Residential Amenity.

Over recent years there has been a cumulative increase in the number of louvres and air conditioning plant units close to London House with already an unacceptable noise level so ones directly next door will be intolerable. Added to that, the cooking smells from the kitchens being vented to Aldersgate street is a terrible intrusion on our residential amenity.

Thank you

David and Liz Wootton

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Objection ref 14/00291/FLL

Sent: 24 June 2014 17:08
To: PLN - Comments
Subject: Objection ref 14/00291/FLL

This is to object to the planning application for the above re Noise Disturbance and Cooking smells coming from the extractors ...

The city is mean to be quiet from 11pm so letting the premise clear out by 11.30 makes no sense at all .

William Russell
Flat 79,
London House


William Russell




Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 24 June 2014 17:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 5:10 PM on 24 Jun 2014 from Mr Jonathan Morton.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Jonathan Morton
Email:
Address: 24 London House 172 Aldersgate Street London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I object to this planning application. I live at the rear of London House, and my living room and bedroom windows are just a few yards from the louvres and the condenser units proposed to be installed "within the rear courtyard area". London House does not have air conditioning and therefore ventilation is achieved by opening the windows. At present, the rear courtyard generally goes quiet at 10pm but if this application were to be approved, the City would be permitting the introduction of a new source of noise extending to at 11.30pm, leading to a substantial loss of amenity for its residents.

Wells, Janet (Built Environment)

From: jdennis [REDACTED]
Sent: 25 June 2014 18:41
To: PLN - Comments; Sambells, Rachel
Subject: reference 14/00291/FULL - Unit 3 - 200 Aldersgate Street EC1

Dear Sirs,

I am writing to you as owner of Flat 15 London House which is a two-bed flat at the back of London House, 172 Aldersgate Street EC1A 7HU.

London House is a residential building comprising 81 apartments, half of which are at the back of the building overlooking an enclosed triangle of space, bordered by the neighbouring 200 Aldersgate on one side and 160 Aldersgate on the other (the NCP car park is below but vents upwards into this same space). Both these buildings are massive flat brick walls and therefore act to circulate and contain any noise produced within. This has been and remains a constant source of annoyance for residents as any noise produced reverberates around and even small noises can easily be heard by all apartments on the back.

We have suffered massive disruption from the NCP car park, from Cameron McKenna and also from 200 Aldersgate from their plant located at the back of our building. Generally when all is functioning correctly the hum of activity dies down at about 22:00 and only when malfunctioning are we occasionally woken by horrendous extraction fans sounding like jet engines – we think to evacuate smoke from the car parks or from stairwells in Cameron McKenna.

I am aware that other residents have devoted a lot of time trying to get this commercial plant properly maintained and behaving properly. This is already a constant battle and simply not fair on us residents.

The above planning application is proposing to introduce yet more plant and certainly not of inconsiderable size, to an already saturated area and this is totally unacceptable to us residents who have already had to endure a pick-up of noise from the redevelopment and increased plant put behind and on top of 200 Aldersgate. I must also point out that the proposed restaurant is planning to not close until I believe 23:30 so any new plant would obviously be running well beyond the current quieter time we currently 'enjoy' of 22:00 and it has taken a huge effort to get the neighbouring buildings to comply with this 22:00 time. We do not now want that time extended to 23:30 and probably beyond, disturbing our sleep and quiet enjoyment we should rightly be able to expect.

I am urging you to please reject this plan as it is not acceptable to add more noise in this confined space.

Thank you for your kind attention.

Jono Dennis
15 London House



Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 25 June 2014 19:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 7:35 PM on 25 Jun 2014 from Mr John Mitchell.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr John Mitchell
Email:
Address: The Old Vicarage Langley Upper Green Essex

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: I own apartment 11 London House on the Aldersgate Street elevation of the block. For a residential building the environment is already very degraded by traffic noise and vehicle emissions and it is unacceptable that there should be yet more noise pollution in this location.

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 25 June 2014 23:57
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

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

Comments were submitted at 11:56 PM on 25 Jun 2014 from Mr Allan Kerr.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Allan Kerr
Email:
Address: 10 Spencer Hill London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: The proposed installation of additional louvered vents and new condenser units working until at least 2330 hours each night in connection with proposed application for a restaurant to be placed in 200 Aldersgate Street, in close proximity to London House, a residential unit containing over 80 apartments, will result in unacceptable levels of noise, odour and loss of residential amenity for the residents of London House. Over the past few years there has been a cumulative increase in the number of louvres and air conditioning plant units in operation close to London House, which has led to unacceptable ambient noise levels, as evidenced by the report submitted in connection with this application. Additional condenser units and louvered vents would represent a further escalation of the problem. The Planning Authority may wish in the circumstances to (re)consider whether the change of use from offices to restaurant (A3) user is appropriate in view of the above.

Wells, Janet (Built Environment)

From: Colm Whelan [REDACTED]
Sent: 25 June 2014 16:55
To: PLN - Comments
Subject: Reference 14/00291/FULL

Reference 14/00291/FULL

Dear Sir / Madam,

As the owner of Flat 6, London House, Aldersgate Street, I wish to express my concern regarding the proposed **"Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area....."** relating to the Application for a Premises Licence to the Meat Company Aldersgate Street.

As my flat is located at the front of the block facing onto Aldersgate Street, I wish to express my concerns regarding the additional noise and cooking smells from the kitchens which will be vented to Aldersgate Street which will affect my residential amenity.

Yours sincerely,

Colm Whelan
6 London House
172 Aldersgate Street EC1 A4HU.

tw

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ACKNOWLEDGED

Wells, Janet (Built Environment)

14/00291/Full

From: PLN - Comments
Subject: FW: Aldersgate Street elevation: London House

From: Karen Young [
Sent: 26 June 2014 18:53
To: PLN - Comments
Subject: Aldersgate Street elevation: London House

Noise Disturbance and Loss of Residential Amenity

I would like to object to The Meat Company's planning application for "*Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area.....*"

I own one of the apartments in London House.

I am concerned about the noise and cooking smells from the kitchens which will be vented to Aldersgate Street. In addition the new condenser unit working until 2330 each night, well past the time of 2200 at which the other the air conditioning units venting into that courtyard usually go quiet.

There has over recent years been a cumulative increase in the number of louvres and air conditioning plant units in operation close to London House, that has inevitably led to an already unacceptable noise level.

Kind Regards

Karen Young

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Committee(s):	Date(s):
Barbican Residents Consultation Committee - For Information	2 nd June 2014
Barbican Residential Committee - For Information	16 th June 2014
Planning & Transportation Committee - For Decision	17 th July
Subject: Barbican Listed Building Management Guidelines – Volume IV – Landscape Supplementary Planning Document, and Parts 2 and 3.	Public
Report of: The Chief Planning Officer	For Decision
Summary In May 2005, the Barbican Estate Listed Building Management Guidelines Volumes I and II were adopted. Following a planned review, Volumes I and II were revised and adopted as a Supplementary Planning Document on 9th October 2012. Volume IV – Landscape of the Barbican Estate Listed Building Management Guidelines has been prepared. A working party has been convened to represent all stakeholders (internal and external) on the Estate and five meetings have been held to provide a forum for comment on the Landscape of the Barbican Estate. The draft text has been finalised and is appended to this report in Appendix A. The document provides a framework within which changes to significant elements of the estate should be managed, and will inform the discussions concerning the the Barbican Area Strategy and the Cultural Hub. The next stage is to publish the draft text for formal public consultation in August/September. Following consultation, the text will be reviewed in response to comments received. Any proposed amendments to the document in response to consultation will be reported to Planning and Transportation Committee for approval, and adoption of Part One as an SPD. Members are asked to: • Approve the draft text of the Barbican Listed Building Management Guidelines Draft SPD, Volume IV, and Parts 2 (good practice guidance) and 3 (green infrastructure), appended as Annex A to this report and agree that the document be published for formal public consultation in August/September 2014.	

Main Report

Background

1. In May 2005, the Barbican Estate Listed Building Management Guidelines Volumes I & II Supplementary Planning Guidance were adopted by Planning and Transportation Committee.
2. A five year review of the document was carried out in 2010 with the reconvention of the original Working Party. In accordance with the review procedure set out in Volume I, Section 12. Avanti Architects, the consultants for the Barbican Listed Building Management Guidelines, were retained to assist the process. The revised document was adopted as an SPD in 2012 following public consultation. This is a material consideration in the consideration of applications for planning permission and listed building consent on the residential part of the Barbican Estate.
3. Volume II identified two further Volumes to complete the suite of documents. Volume III (Arts Centre, Schools and other buildings), and Volume IV (Landscaping).
4. Volume IV – Landscaping has now been prepared for public consultation. A working party was formed made up of a wide variety of stakeholders on the Barbican Estate, five meetings of the working party have been held since January 2014. Avanti Architects were retained as consultants to draft the text.
5. Volume IV – Landscaping of the Barbican Estate Listed Building Management Guidelines comprises three parts.
6. Part One – Management Guidelines SPD. This relates to the landscape and open space elements of the Estate, their architectural significance, and provides Management Guidelines relating to specific elements of the landscape. The document provides a framework within which changes to significant elements should be managed.
7. The document identifies the strength of the original design intent in particular the separation of pedestrian and traffic into street level and highwalks. It recognises also where this has not always been so successful, in particular the difficulty of wayfinding, signage and the general inhibition of pedestrian flow from the surrounding City and across the Estate. The review of the Barbican Area Strategy and the development of the Cultural Hub will raise many of these issues for discussion. The draft SPD will form part of the public consultation on the Barbican Area Strategy during July 2014. It is intended

that the SPD will inform future proposals and alterations to the estate. The guidance adopts the same 'Traffic Light' system as Volume II.

8. Part Two – Good Practice – sets out good practice for a wide range of works. The document will be added to, as good practice is agreed between the Department of the Built Environment and stakeholders.
9. Part Three – Green Infrastructure, including soft landscaping and a potential for a Landscape Management Plan for the Barbican Estate. This deals with elements of the landscape which are not a part of the statutory designated heritage asset, but which contribute to the significance of the landscaping.

Current Position

10. Part one of the document is proposed as a Supplementary Planning Document (SPD) to the City of London Development Plan. SPDs must be prepared in accordance with procedures set out in relevant regulations and public consultation must be carried out in accordance with the City's Statement of Community Involvement, adopted in 2012. For the purpose of seeking representations a consultation statement and the draft SPD must be made available in accordance with the regulations. The consultation statement is attached in Appendix B.
11. The Barbican Listed Building Management Guidelines Volume IV - Landscape Draft SPD, Part Two, Good Practice Guide, and Part Three, Green Infrastructure should be available for formal public consultation in August/September 2014.
12. At the end of the formal consultation period I will report on responses received and on any proposed amendments to the SPD, to your Committee, requesting approval and formal adoption by the Planning and Transportation Committee.

Options

13. There are no financial or risk implications arising from the proposed consultation process.

Corporate & Strategic Implications

14. The draft SPD supports Policy CS12 of the City's Core Strategy and emerging Local Plan, which seeks to safeguard 'the City's listed buildings and their settings, while allowing appropriate adaptation and new uses.'
15. The Community Strategy: The City Together Strategy contains five key themes. The theme relevant to the Barbican Estate is to 'protect, promote and enhance our environment', including the built environment of the City and its public realm.
16. The Barbican Listed Building Management Guidelines Draft SPD, Volume IV supports the Strategic aims of the Departmental Business Plan, relating to the sustainable design of the streets and spaces and the protection and enhancement of the City's built environment. These aims are met by promoting the protection and enhancement of the Barbican Estate.
17. An Equality Impact Assessment has been carried out and the assessment of relevance (or risk) in terms of equalities is low.
18. A Sustainability Appraisal Screening will be carried out concurrently with the public consultation.

Implications

19. There are no financial implications or key risks associated with the proposal.

Conclusion

20. Members are recommended to approve the appended draft text for formal public consultation.

Appendices

Appendix A – The Barbican Listed Building Management Guidelines;
Volume IV – Landscape SPD, Part 2 and Part 3 Draft Text,
Further appendices to the draft document will be printed and
provided in the member's reading room.

Appendix B – Statement of Consultation

Appendix C – E.Q.I.A

Petra Sprowson

Planning Officer, Department of the Built Environment

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This document has been prepared for

The City of London Corporation

by

Avanti Architects Ltd and J&L Gibbons LLP

With specialist contributions by

Land Management Services: Management and Maintenance

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Ecology Consultancy Ltd: Ecology

Barbican Listed Building Management Guidelines

Volume IV – Landscape

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Barbican Listed Building Management Guidelines

Volume IV – Landscape

PART ONE –LISTED BUILDING GUIDELINES

PART ONE

1.1 Introduction

1.1.1 The Barbican Estate was designed by architects Chamberlin, Powell and Bon and constructed between 1962 and 1982. It includes the City of London School for Girls (CLSG), the Barbican Arts Centre, the Guildhall School of Music and Drama (GSMD), the (former) youth hostel and the largest residential estate within the City of London. The Estate was listed Grade II in September 2001 for its special architectural and historic interest. It also includes designation under the Historic Buildings and Ancient Monuments Act 1953 on account of the surviving elements of London Wall, and was entered at Grade II* in the Register of Historic Parks and Gardens by English Heritage for the special interest of its landscape in February 2003.

1.1.2 The City of London Corporation manages the estate's repair and maintenance through the Barbican Estate Office. Applications for planning and listed building consent are made to the City of London Department of the Built Environment. Works of alteration proposed by individual leaseholders require the approval of both the Estate Office as owner and the City of London Corporation as Local Planning Authority. All Listed Building Consent applications made by the City Corporation itself must be approved by the National Planning Policy Casework Unit.

1.1.3 In order to assist in managing changes to the estate which may affect its special interest, Listed Building Management Guidelines were prepared for the Barbican as a joint initiative between English Heritage and the City Corporation.

In 2005 Volumes I and II of the Barbican Estate Listed Building Management Guidelines were adopted. Volume I provides an introduction to the estate, outlines the national and local legislative background, and provides information on the role of different stakeholders. Volume II concerns the residential part of the estate. It identifies its special interest, provides management guidelines for a wide range of potential works and outlines best practice in building maintenance. More recently in

2012 these original volumes were reviewed and updated and have again been formally adopted as a Supplementary Planning Document (SPD) of the Local Plan.

1.1.4 The original project set out proposals for 2 further volumes – Volume III – covering the non-residential buildings on the estate, and Volume IV – the estate’s landscape, which includes all external areas hard and soft and the car parks. This document constitutes the latter volume and provides Management Guidelines for the estate landscape. It has been produced through the same mechanism as the previous volumes – developed by a consultant team in collaboration with a representative Working Party including a range of stakeholders reflecting the various interests and responsible agencies involved with the stewardship of the estate. (See Appendix for a record of consultation.) It should however be read in conjunction with the other volumes, specifically Volume I, which provides the overall context for the Guidelines suite.

1.1.5 The Barbican is recognised as a Site of Borough Importance for Nature Conservation under the City’s Biodiversity action Plan 2010-2015. This requires nature conservation to be a primary objective of land management and support the current target species of the City. (See also Part II and A4 Glossary.)

1.1.6 The estate is not designated as a Conservation Area and does not currently have any Tree Preservation Orders (TPOs).

1.1.7 Boundaries of the study area.

It should be noted that the boundary of the area covered by this volume of the guidelines differs in small respects from the listed building designation boundary. For instance, the Fann Street Wild Garden is included in these guidelines though it lies outside the designation boundary. The Barber Surgeons’ Hall Garden is included in the Registered Garden as the setting for the Roman Wall, but is not covered by these guidelines. The Conservatory is not covered by these guidelines, but the car parks are.

To check other small variations, see Designations plan in Appendix A1.

1.2 Executive Summary

1.2.1 This document forms Volume IV of the suite of Management Guidelines commissioned by the City of London Corporation for the Barbican estate and should be read in conjunction with the companion volumes already formally adopted as Supplementary Planning Documents (SPD), ie. Volumes I and II. The document is in three parts: Part I addresses the obligations arising from designation and is intended to be adopted as a Supplementary Planning Document. This confers status within the City's suite of planning policies and means the guidelines are treated as a 'material consideration' to which the City of London Corporation must 'have regard' in the determination of any applications for planning or listed building consent. Part II deals with good practice in matters of ongoing maintenance and management and is intended to be updated with new results from practice as and when required. Part III addresses the specific subject of planting and soft works, and is also intended as a dynamic and advisory document which may be updated as and when appropriate. Parts II and III are accordingly not intended for SPD adoption.

1.2.2 The study begins with a brief history of the estate landscape, its original evolution and subsequent changes, and a statement of its various designations. These include Grade II listing under the Planning (Listed Buildings & Conservation Areas) Act 1990, Registration at Grade II* under the Register of Parks and Gardens, and Scheduled Ancient Monument designation of the remains of London Wall. Other local planning designations relating to the nature conservation of the site are also in place.

1.2.3 A conclusion reached in the process of compiling these guidelines is the desirability of establishing an Estate Landscape Management Strategy (ELMS) for the estate as a whole. This would create a systematic framework for management of the landscape and a basis for the assessment of progress and alterations in the future.

1.2.4 The special interest and significance of the estate landscape is then analysed using the toolkit adopted in 2008 by English Heritage – *Conservation Principles*. This indicates that the estate landscape is rich in special interest as protected by the terms of the Planning Act 1990 to which special regard must be paid in considering

the potential impact of any works that could affect the estate's character. The heroic nature of the overall development where modern architecture and landscape are intrinsically interlinked makes this landscape unique. Specific groupings of forest trees and containerised planting, whether gridded out on the podium or sunken into the lake, are juxtaposed by the openness of vast tiled planes of terracing and expanses of water. Its character is unequivocally urban.

1.2.5 There follows a more detailed character analysis of the existing landscape on a zone-by-zone basis giving further information on the significance of the estate together with guidance on its appropriate stewardship that should be consulted prior to undertaking any works. This guidance elaborates on the outline statement of significance for the estate as a whole in the preceding section. Additionally a number of significant vistas within and across the estate have been identified as an integral aspect of the designated asset requiring careful preservation.

1.2.6 An account follows of the continuing pressures for change on the estate, identifying some of the reasons why this may arise. These can include failure of original details, changing management regimes, deterioration of material fabric and /or soft planting, increased demands of access and compliance with new equality and health and safety legislation. Reference is included to the range of works that can be expected to arise on a regular basis, and which are addressed further in Part Two of the document.

1.2.7 Listing Management Guidelines using the 'Traffic Light' system follow in the final section of Part One. Here examples are given of works in various categories – Green, Amber, Red and Black – according to whether they will require formal authorisation (Listed Building Consent) under the Planning Act 1990. The list is not exhaustive but is intended to provide an 'at-a-glance' guide to the statutory obligations imposed by designation. Where a specific case does not appear to be covered a prior enquiry should always be made to the Department of the Built Environment to ascertain whether a formal application will be required. The key criterion in all such assessments is whether proposed works would impact on the estate's character and significance. Reference should accordingly then be made to the statement of significance and zone-by-zone analysis in sections 1.4 and 1.5.

1.2.8 In Part Two of the document detailed guidance is given for best practice in carrying out repair, maintenance and upgrade work on all aspects of hard landscape -hard external works; street furniture, lighting and other elements.. A constant theme is the need for coordination of these activities within an informed awareness of the estate's significance. Much of the erosion of the estate's special character over the years may be attributed to the cumulative impact of small incremental changes. It is the object of these Guidelines to provide a more informed and systematic framework for regulating such interventions.

1.2.9 Part Two is thus intended as a working manual and may be updated as necessary to incorporate new thinking and 'lessons learned' in the ongoing stewardship of the estate. The underlying message is that as much damage to the character and significance of the estate landscape may arise from seemingly minor incremental but uncoordinated interventions over time as from major projects of repair or alteration – which by triggering the procedures entailed in obtaining formal authorisation are more likely to receive proper scrutiny and consultation.

1.2.10 Wayfinding has always been a particular consideration at the Barbican, and a separate section has accordingly been included to consider some of the issues arising. This also comprises a review of current signage provision and the status of the 'yellow line'. This indicates the need for further coordination and simplification of the numerous devices currently in use and suggests the desirability of a more comprehensive review for the future.

1.2.11 Part Three is devoted to the issues surrounding planting and soft landscape works. Planting is a dynamic asset and requires careful management and maintenance both day-to-day and long term with regard to decline and renewal. It is highly vulnerable to alteration and change, though this need not preclude opportunities for enhancement.

1.2.12 An Estate Landscape Management Strategy (ELMS) would be a useful instrument, not only in day-to-day management but also in articulating a coherent vision and strategic design, specification and related work plans for the gardens by

respective departments, also for obtaining grants and against which alterations can be assessed. A 10-year strategy for the registered landscape would help guide and assess replacement and refurbishment of planting and the acceptability of any change by stakeholders or the various City of London departments with which there are service level agreements. Not only would this help to ensure the vision for the landscape in the future is achieved, albeit necessarily incrementally, but it would also provide a reference point for the entire estate when undertaking cyclical reviews. Part Three of this volume therefore offers an outline strategy in furtherance of this objective.

1.2.13 As management of the various elements of the estate landscape is key to the implementation of a holistic future vision, a further section describing the existing framework is included for information and review. This reveals both the relative complexity of current systems and the need for effective coordination. The participation of residents' groups is a key resource in the successful stewardship of the landscape and is seen as an integral part of the overall management framework.

1.2.14 This section concludes with a brief aspirational consideration of the estate landscape for the future – 'Looking Forward'. This identifies such key issues as sustainability and biodiversity and the contribution made by community involvement. It underscores the desirability of establishing an overarching Estate Landscape Management Strategy (ELMS), listing the key components of such a document, and the linking of this to an overall Estate Landscape Masterplan.

1.2.15 The document is supported by a series of appendices. These include –

- A range of mapping drawings, illustrating
 - The Barbican Estate Plan
 - The Designation Boundaries
 - The various podium levels
 - The Highwalk Network
 - Travel and connection points
 - The main character areas
 - Viewpoints of Significant Vistas

Locations of street furniture and lighting

The Green Infrastructure

Tree Species

Soils

Irrigation

- A Street Furniture Schedule illustrating existing items in use across the estate
- A list of documents, archive material and other references consulted in the preparation of the guidelines
- A glossary of terms used in the document
- A note on consultation undertaken in preparing the guidelines
- The Register of Parks & Gardens entry
- A Preliminary Ecological Appraisal
- A Management Organogram illustrating the current structure and note on management arrangements existing at the time of producing this document
- A photographic survey of the estate at the time of producing this document and plan of photo locations.
- A selection of Archival Material, including photographs supplied by the residents

1.3 Brief history of estate landscape and future vision

1.3.1 The original landscape concept and subsequent changes

The history of the Barbican development is summarised in general terms in Volume I of the Guidelines with character descriptions in Sections 4 and 5 of that document. Here the focus, also in summary, is on the external spaces of the estate. (The 1971 Chamberlin Powell & Bon landscape plan is included in the Appendix.)

1.3.2 Although the extent of wartime devastation of the Barbican site was bound to require a major project of post-war reconstruction it was the gathering consensus of City councillors, architects and planners through the mid-1950s, crucially underpinned by the government minister Duncan Sandys in 1956, to redevelop the area for residential rather than commercial use, that perhaps had the greatest impact on its eventual character in terms of public realm. Earlier proposals for rebuilding on pre-existing street patterns using conventional city frontages, were superseded by a more radical vision of comprehensive redevelopment adopting the then progressive planning concepts of large free-standing buildings and segregated vehicular and pedestrian movement systems.

1.3.3 The documented narrative of the estate's ensuing evolution reveals how the spatial character of the plan developed from an initial concept of multiple cellular courtyards formed by 4 storey stepped terraces framing a large square around St Giles church, into an altogether broader and grander vision comprising extensive 8 storey blocks in the manner advocated for city replanning by the architect Le Corbusier (termed *aredent*) to create a series of huge interlocking spatial 'reservoirs' where visual continuity is achieved by raising the buildings above the ground upon columns (*pilotis*) and employing consistent material finishes across the whole pedestrian podium. The means by which such extensive areas of open space are provided is the concentration of the residential accommodation into building forms of high density, most notably the three towers, and by the vertical segregation of the pedestrian and vehicular realms. These planning strategies had dramatic consequences for the enlargement of scale and character of the estate landscape.

1.3.4 Initial concepts by the architects Chamberlin, Powell & Bon (Preliminary Report, 1955) had made reference to the 'cloistered atmosphere' of such exemplars as the Albany and Inns of Court. In the architects' report of April 1959, however, such models as Berkeley Square and Trafalgar Square are quoted and the landscape idiom expanded accordingly. Note was also made of the role of formal gardening in providing patterns of planting that could be appreciated by pedestrians moving about on a higher level, and the concept of landscape experienced as a visual amenity in plan form from above was also regarded as of great significance for residents living on upper floors of the terraces and towers.

1.3.5 Crucial to the development was the separation of pedestrian and vehicular movement – the size of the site being considered a unique opportunity to apply this then progressive wisdom at a really meaningful scale - and this principle was carried through, with variations in detail, in all iterations of the scheme by means of the podium. Unlike traditional urban environments therefore, where ground level pedestrian circulation is the default assumption, at the Barbican it is the podium and highwalk system that must be regarded as the primary public realm and pedestrian environment. This was generally extended to the outer edges of the site boundary (a strategy intended to shield the site from traffic noise below) with high level bridge connections out and into the City beyond (albeit these penetrated less far into the surrounding areas than the considerable network of some 14 km initially intended.)

1.3.6 On the north, south and east the podium edge thus follows the perimeter street lines (Silk St, Moor Lane and Fore Street), whilst only on the west edge adjacent Aldersgate Street is the serrated footprint of the buildings expressed to the street.

1.3.7 Much of the original site interior lay some 3m or more below the level of the adjoining roads, representing the basement level of the original properties either partially or completely destroyed during wartime. Thus real ground level within the site perimeter was generally a storey or two lower than the surrounding neighbourhood. As well as providing huge areas for parking, this would result in further residential (and some commercial) strata below podium level, which are

expressed in the same brick tonality as employed in the podium tiling, giving the sense of a constructed plinth to the development as a whole and providing direct access for these units to the adjacent gardens.

1.3.8 The logistics of rebuilding such a large area of the City (including the massive task of realigning the underground railway) were also important in causing the architects to envisage the works being undertaken in a series of phases or zones, each of which they were concerned to accomplish in fully completed form, such that incoming residents could enjoy their new living environment immediately in a state of 'some maturity' without being unduly disturbed by adjacent subsequent phases.

1.3.9 The above considerations have all played their part in the eventual estate as experienced today. The enlargement of scale has produced a public realm of truly civic character, with nothing comparable anywhere else in the City, or indeed elsewhere in modern inner urban residential areas. This, together with the segregation of cars, has enabled the deployment of a rich variety of landscape forms and amenities – extensive podium terraces and covered walkways, generous ramps and flights of steps, substantial planted beds and grassed areas, large aquatic features (variously referred to by the architects as 'canals' and 'lakes') including water gardens and fountains, planted arbours, forest trees and shrubbery. The Arts Centre also includes a large conservatory devised by the architects to exploit the space around the fly towers, and due to be covered in Volume 3 of the Barbican Management Guidelines (devoted to the non-residential buildings on the estate). A

1.3.10 Added to the new development, and carefully incorporated within it, are the pre-existing remnants of the London Wall and St Giles Cripplegate, all greatly enriching the scheme and imparting a sense of historical continuity to the estate as a whole.

1.3.11 In summary, the Barbican landscape was designed as a celebration of living in the city offering a unique urban life style, described by the architects as an 'integrated design', undertaken in a 'comprehensive manner'. The 1959 Design Report stated in the opening line on 'landscaping': 'the disposition of the space between buildings and its detailed treatment are of vital importance'.

1.3.12 There was no named Landscape Architectural consultant, even though in the preliminary report to the Court of Common Council of 1955 'It was emphasized that the problem of providing residential accommodation within the City should not be thought of in financial terms alone but that consideration must be given to the provision of appropriate amenities and environment.' The context of the site inspired 'careful planning of the open space between buildings to compensate for the absence of any large public open space adjacent to this new neighbourhood'. The City of London's development plan also required that all schemes incorporate first floor access to tie in with the aspiration for an extensive network of high-level walkways through the City

1.3.13 The proposal was purposefully urban in character while aiming to create an environment that would provide 'recreation for the body, stimulation of the mind and refreshment of the spirit'. Key design aspects of the landscape cited in the 1959 Report to Council included:

- The podium as the primary architectural and planning feature, redefining 'ground level', with its highly characteristic up swept bush hammered parapet edge detail
- The concept of land 'used twice', in other words all 'ground' was in fact also roof to other accommodation or space
- Elevated blocks to allow the 'flow' of the landscape and visual linkage between different parts of the estate
- Appropriate scale of the landscape to match the surroundings, with planting on a large scale to prevent the landscape being 'overwhelmed by the buildings'

1.3.14 The original built scheme sought to create 'clarity without monotony', using three planes of movement uniformly paved with brick tiles, their earthy colour to emphasise podium as 'ground'. The tiles were intended to mediate between the 'wholly natural and wholly man-made' providing 'visual transition between natural colours and textures of grass, trees plants and water and stone grey finish of the buildings above'. It was noted at the time that 'the success of the Barbican will depend on its quality of pedestrian precinct' (*Architectural Review*, 1970)

1.3.15 Planting

The 1959 Design Report expresses a clear intention with regard to scale and character of the planting, which over time has become somewhat diluted. The report noted that a 'delicate' landscape would be dwarfed by the architecture, and that there were three essential components, 'forest' trees, water and formal gardens. There is no reference to biodiversity, as this was not a concern of that era.

1.3.16 The Registered Garden entry also states: 'The Barbican includes various small private gardens, including roof gardens, attached to individual apartments or mews houses, and the balconies on the exterior of the residential buildings contain built-in concrete plant boxes creating an effect of hanging gardens. The design and structural planting of these gardens and balconies is uniform, and closely follows the lines and rhythm of the architecture'.

1.3.17 The Design Report also notes that 'in general, deciduous trees grow best in the City surroundings although a number of small evergreen trees may be valuable to give some solidity and contrast at the lower level. A list of suitable trees is given which is divided into two; large trees which are invaluable as a foil to the buildings and small trees which are useful to give enclosure of the space and for the detail value of flowers and leaf at lower level'. (See Appendix for species list.) In the case of large trees, this appears to refer to areas where these could be planted in natural ground. There are no details on the original planting plans.

1.3.18 A short commentary on the sun paths on the equinox is provided in the report. However there is no particular reference to consideration of wind effect or microclimate as a result of the large building blocks and tall towers, both being key factors in the enjoyment of the landscape and successful plant establishment.

1.3.19 Changes

Inevitably, some significant changes occurred both during the design evolution stage and subsequent to completion. In the former category may be included numerous revisions of the residential block configurations and the Arts Centre (with consequential alterations in the surrounding spaces), and the eventual removal of a

north-south link road (Redcross Street) which was to have connected Golden Lane with the Fore Street / Wood Street junction by means of an enclosed viaduct with a pedestrian walkway along its roof.

1.3.20 Deleted in 1960 for cost reasons this link, which would have traversed the central lake in a dramatic oblique 'causeway', was eventually subsumed into the (pedestrian only) Gilbert Bridge – with the consequent loss of a standalone pedestrian route bisecting the centre of the estate avoiding passage through actual buildings, a significant modification that unified the main lake as a single expanse of water..

1.3.21 Of the various changes that have taken place since the development was completed perhaps the most significant is the re-landscaping of Bryer, Bunyan and John Trundle Courts and around Ben Jonson on the north west podium. This was undertaken in the mid/ late-1980s when, as a result of water ingress problems to the below podium accommodation there and in White Lyon Court, the affected areas of paving were removed and re-laid to a quite different curvilinear arrangement designed by the firm Building Design Partnership (BDP), with substantially increased tree and shrub planting in place of Chamberlin Powell and Bon's original formal grid of brick planter boxes set in extensive areas of plain tiling. (The rectangular shallow pond set partially under the footprint of Bryer Court was however retained.) It may be surmised that this more informal character of the 1980s replacement scheme with its richer planting, greater sense of enclosure and enhanced wildlife habitat was a reaction to the rigid geometry of the original layout and the somewhat bleak environment it created. As Bradley/ Pevsner noted, 'man-made sublime is not everyone's domestic ideal', (*The Buildings of England London 1: The City of London*. 1997.)

1.3.22 The BDP planting established a mix of ornamental shrubs and trees, with some planting areas edged with turf. The planting was automatically irrigated, and although no record has been found as to the specification of the soil, visual inspection suggests it was not engineered to provide specific performance with regard to soil weight or structure. The planting established well and a few specimens, in particular a Liriodendron and an Alder, attained a height of over 10m

with wide shallow root plates, before their removal in 2012. The vegetation included other notable specimens of Persian ironwood and hawthorn developing beautifully broad, layered and wind pruned silhouettes.

1.3.23 This revised arrangement, which quadrupled the original soft area and existed at the time of listing, is now also in the process of renewal with replacement waterproofing membranes and new tile paviers to address recurrent water leakage issues, though the plant bed geometry, upswept kerb formation and water feature are to be reinstated to the BDP design.

1.3.24 Fountains and artworks of varying design merit are other features that have been added in particular locations since the original estate completion, all helping to enrich the pedestrian experience at podium level.

1.3.25 More generally there have been areas of paving tile replacement on some of the main pedestrian routes, using a gridded tile surface for additional slip resistance, and the delineation of routes to the Arts Centre from different estate entry points with a continuous applied yellow wayfinder line. Meanwhile, planting generally has been adapted over the years and reedbed areas have been introduced within the central lake.

1.3.26 There has also been a steady proliferation of street furniture with numerous different types of planters, seats, tables, bollards, bins, benches, signage, handrails, *et al*, the cumulative effect of which has been to dilute and diminish the overall consistency and distinctive character of the estate environment. This type of incremental but significant change is generally reversible with coordinated and progressive management which is a key objective of these Guidelines.

1.3.27 Designations

The Barbican Estate is listed Grade II. As architecture and landscape are an integrated composition, the citation references the podium, various water features, and external circulation all of which as such has statutory protection under the Planning (Listed Buildings and Conservation Area) Act 1990.

1.3.28 The estate is also entered on the Register of Historic Parks and Gardens of Special Historic interest as Grade II*. The designation at Grade II* (reserved for 'particularly important sites of more than special interest') is exceptional for a post-war entry and believed to be the only example within Greater London. Although there are no specific statutory controls, the National Planning Policy Framework para. 132 gives registered parks and gardens an equal status in the planning system as listed buildings and scheduled monuments:

1.3.29 'Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage sites, should be wholly exceptional', *National Planning Policy Framework*, para. 132: March 2012

1.3.30 The modernist design of the urban landscape of certain post war housing estates such as the Barbican displays a particularly strong interaction between architecture and landscape. English Heritage's Selection Guide (*Register of Parks and Gardens Selection Guide: Urban Landscapes*, English Heritage) highlights specific considerations in the designation of urban landscapes: 'Particularly careful selection is required for sites from the period after 1945. Sites of less than 30 years old are normally registered only if they are of outstanding quality and under threat.'

1.3.31 The Barbican was entered in the Register of Parks and Gardens in February 2003 (English Heritage, List Entry Name: Barbican, Number: 1001668)

The entry includes the refurbished gardens by BDP constructed in 1983, rather than the original 1970s terrace gardens. The register mentions the two large lawns planted with trees, formal canals and adjacent terraces and fountains, the former churchyard of St Giles, excavated footings of the City's Roman wall, extensive terrace gardens, small lake, raised flower beds, fountains, borders and 'ponds'. In fact there are no ponds, apart from the small naturalised pond in Fann Street Wildlife Garden which is outside the listing boundary, although the 'small lake' under Bryer Court is sometimes referred to as 'the pond'.

1.3.32 The list entry notes 'The design and structural planting of gardens and balconies is uniform and closely follows the lines and rhythm of the architecture'. This may have been the original intention, however the curvilinear style of the revised podium planting as noted above seems purposefully to contrast with the original geometry of the estate.

1.3.33 The Barbican & St Alphage's Garden were designated a Site of Importance for Nature Conservation (SINC) Grade II of Borough importance where 'nature conservation is a primary objective of land management', though the latter no longer exists.

(<http://www.london.gov.uk/priorities/environment/greeninglondon/biodiversity/sites-importance-nature-conservation>)

The designation is 'in order to protect the most important areas of wildlife habitat in London and provide Londoners with opportunities for contact with the natural world'.

1.3.34 The Roman Wall, Noble Street is a Site of Local Nature Conservation (SLINC). The wall and adjacent grassland are colonised by a variety of wild flowers important for insects and birds. The wall and its four bastions form part of London Wall, constructed as part of an extensive programme of public works between AD190 and AD225 that enclosed 133ha on the north side of the Thames. The wall is designated as a Scheduled Ancient Monument of which considerable remains survive, running across the site. (English Heritage Schedule of Ancient Monuments list entry no: 1018888). It was recognised as providing a valuable historic feature for the new development, and carefully restored. The concrete and brick facing to the lake to the north and north west of the site, the iron railings of the Barber Surgeons' Hall, interpretive boards and services are excluded from the scheduling, however the ground beneath these features is included. Bastion no. 14 and the parts of the wall south of this point are outside the listing red line boundary.

1.3.35 The combination of 1970s architecture, raised gardens, planters and lakes with historic sections of Roman and medieval wall create a unique urban topography and series of habitats for wildlife.

1.3.36 The Barbican is not within a conservation area, however several conservation areas are located close by, these being: CA9 Charterhouse Square and CA8 Smithfield to the West, CA11 Brewery to the north east, CA7 Postman's Park, CA10 Foster Lane and CA12 Guildhall to the south. On the northern and north-western extent of Barbican and Golden Lane the City of London shares a borough boundary with London Borough of Islington.

1.3.37 The City Walkway Network is a series of dedicated pedestrian routes created to aid pedestrian movement through the City segregated from traffic. The Barbican is the only substantially surviving part of the planned network (see plans in Pevsner/Bradley Vol 1 of planned and existing networks) and therefore presents special challenges to the Estate as a whole

1.3.38 Finally, with regard to the range of designations, it may be noted that the trees within the estate are currently not covered by Tree Preservation Orders, (as at May 2014), though they are of course protected by virtue of the Register entry.

See Appendix 1 : Designations Map

1.4 Special interest and significance of the estate landscape

1.4.1 A statement of significance for the Barbican estate formed part of the Listed Building Management Guidelines Volumes I and II, and it is to this document that primary reference should be made for this purpose. The current text relates specifically to its external spaces and accordingly these are the focus of this evaluation. More detailed consideration of the character of the Barbican external space as a series of interrelated zones is given in section 1.5. Here in 1.4 the assessment of the landscape's special interest is considered in broad terms for the estate as a whole.

1.4.2 The term 'special interest' derives from the Planning (Listed Building and Conservation Areas) Act, 1990, Section 7 which states that 'no person shall execute, or cause to be executed, any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'. The assessment of a listed building's special interest, and whether or not any works that are contemplated might affect its character, thus become the criteria for establishing whether 'authorisation' (ie. listed building consent) is required.

1.4.3 Although this provision normally assumes a restrictive connotation, it should be noted that it is quite possible that a particular intervention or alteration may enhance or help to reveal special interest and may therefore be welcomed. For example, this may include works to enhance an originally intended use, or to ensure its re-introduction into public use. However such work may still require authorisation under the terms of the Act.

1.4.4 To provide a more systematic framework for the evaluation of special interest English Heritage has published *Conservation Principles* (2008) which identifies a series of values – evidential, historical, aesthetic and communal – the sum of which are deemed to constitute the overall heritage value, or special interest, of a building or heritage asset (whether or not it may be formally designated.) This analysis is helpful in identifying the special interest of the Barbican estate, albeit here considered specifically in relation to its landscape character. The identification

of principal landscape heritage values is therefore first analysed here according to these four categories.

1.4.5 Evidential value

This relates to the potential of a place to yield primary evidence about past human activity. The Barbican estate exhibits important evidential value in including rare surviving fragments of the Roman and Medieval city wall. These remains, which are woven into the spatial fabric of the estate and are designated as a Scheduled Ancient Monument, provide visible evidence of London's ancient past and as such offer a sense of continuity between its time of foundation and its current status as a 21st century 'world city'. The fortunate proximity of the Museum of London further enhances the opportunities for interpretation and understanding of these remains.

1.4.6 Historical value

Historical value relates to the ways in which a place can illustrate aspects of the past, including historical events or intentions. The Barbican estate was realised from conception to completion between 1956–1982 on a 15ha site laid waste in the Blitz. It is the largest single unit of new development within the City, developed in response to the Corporation's ambition to rejuvenate the City with residential development, and is conceived in the progressive planning idiom of its time as a series of linked squares, terraces, water features and raised walkways and dominated by three point blocks over 400 ft high. A unique product of its period, the estate stands as an historical document of the City's response to the challenges of post-war reconstruction and of the policies and priorities which informed that response at the time.

1.4.7 Aesthetic value

Aesthetic value may result from conscious design or fortuitous beauty. In the case of the Barbican it is the former that dominates. Simon Bradley and Nikolaus Pevsner have written 'There is nothing quite like the Barbican Estate in all British architecture. It combines two favourite concepts of radical post-war planning: the traffic-free housing precinct linked by elevated walkways, and the giant multi-functional 'megastructure', to use the jargon of the time. They were expressed in cyclopean reinforced concrete forms, massive far beyond utility, all to designs by one

single, private practice: Chamberlin, Powell & Bon.' *The Buildings of England London 1: The City of London*, p281.

1.4.8 These architectural values are described in detail in Volume II. Specifically the podium may be regarded as both historically and aesthetically unique in Britain in successfully realising at a meaningful scale a key planning concept of its time that has subsequently been abandoned and regarded as flawed. As Michael Hibbert has written (20 years ago) of the City high walk experiment, "The walkways are already beginning to disappear as twenty-year old office blocks fall ripe for redevelopment. Now is the time for visitors to London to explore the City's upper level circulation system before it is dismantled. The Barbican, the heart of the network, actually realises the modernist vision of a total architecture that assembles all the elements of the built environment – streets, roads, parks, buildings – into a single megastructure." Michael Hibbert, *The City of London Walkway Experiment*, APA Journal, Vol 59, No.4 Autumn 1993.

1.4.9 Communal value

Communal or social value derives from the meanings of a place for the people who use or relate to it. The Barbican estate, after enduring some early popular criticism for its assertive uncompromising form and its difficulties in navigation, has now become an integral part of the modern city, adopted and widely appreciated by visitors and residents alike. The incorporation of important cultural venues including the church of St Giles, Cripplegate, another surviving historic feature (listed Grade I), and the world famous Arts Centre, have established the estate's linkages with a much wider community than that represented locally by its residents. The implication of this for its public realm is that its diurnal population reflects the cosmopolitan spectrum of citizens and visitors that characterizes London as a whole, with a commensurate extension of its communal value to encompass a community of inestimable number. This communal value is of critical importance, in the offer that the City of London makes to the surrounding areas and to London as a whole and should be protected, commensurate with the historic value of the estate.

1.4.10 As Anthony Henfey observed at the time of development, 'The Barbican is [therefore] much more than a series of blocks of flats, and its real excitement lies in

the possibilities it offers of an urban life style very different from that enjoyed by the majority of commuters'. *Living in the City*, 1976.

1.4.11 Summary of landscape design special interest

The following summary notes the principal design attributes of the Barbican Estate landscape that may be identified as key to its significance and special interest.

- Vehicle-free environment. The strategic decision to raise almost the entire Barbican precinct above ground level in order to segregate pedestrian and vehicular activity is perhaps the boldest and most distinctive aspect of the design of the exterior environment. Although the intended further high level pedestrian linkages to the neighbouring context were substantially reduced, the quality (and quantity) of vehicle-free space at the Barbican is without parallel anywhere in the City, or indeed elsewhere in London.
- Raised ground. As a consequence of the above strategy the dominant access level to the residential buildings and their entrances and to the Arts Centre from the City is at an upper level via the podium walkway, the route over Gilbert Bridge providing a dramatic approach. There are few entrances to the complex at ground level, and as the name 'Barbican' would imply, several frontages present as 'fortified' brick walls, some pierced with grilled openings to reveal the car parks within (Moor Lane / Silk Street), others presenting as bastions with areas of green between (Aldersgate Street). The podium itself and the highwalks in turn offer a continuous range of viewpoints from which to survey the surrounding city below. This raised 'ground' level of the public realm is an intrinsic and distinctive feature of the estate and should be preserved. The lack of connectivity around the area of the Estate with the highwalk network planned when the Centre Estate was designed but never realised, together with the likely increase in footfall referred to elsewhere (1.6.8) as a consequence of Crossrail from 2018, suggests that

a further investigation of ground floor access may be necessary for residents and visitors to complement the distinctive podium level access.

- Volume of space. The concentration of the built development in dense 'off-the-ground' structures releases a vast volume of open space that is 'contained' in a series of linked spatial 'reservoirs' as significant as the buildings themselves. Study of an aerial map of the wider environment beyond immediately reveals the Barbican's dramatic departure from the grain of the City's typically intricate street pattern. This enlargement of scale opens up numerous dramatic vistas across and beyond the estate in a manner uniquely characteristic of this estate.
- Variety of character types. Within the estate as a whole a considerable variety of types of external space is created – paved civic plazas around the Arts Centre and St Giles Church, planted public terraces over the Beech Street corridor; large private gardens for residents (equivalent to a traditional London square); extensive lake areas and geometrically defined water features with fountains and seating enclaves; bridges, stairways and pedestrian thoroughfares connecting the estate with its surrounding context. This sustained richness and variety within a consistent design idiom on such a scale is unique.
- Designed relationships with 'found' historic elements – notably St Giles Church and adjacent raised gravestone plinths, Roman and Medieval wall fragments - all of which enrich the amenity value of the precinct and provide evidential references to the City's history. These historical references differentiate the Barbican from almost any other contemporary exemplars of 'comprehensive development' of its period.
- Urban character. The estate was conceived as a wholly urban precinct, with no suburban concessions or connotations whatever. The original landscape treatment was geometric and disciplined to reflect the organisational order of the architecture. The architects themselves refer

to – “the creation of a garden city which is, at the same time, truly urban.” (Report *Barbican Redevelopment 1959*) There are few, if any, contemporary examples of comparable size of attempts to envision a complete new piece of urban fabric with its entire public realm and all supporting amenities carried through by a single client and architect.

- Material and detail consistency. Notwithstanding the considerable range of spatial diversity, the overall integrity of the estate is maintained by the consistent use of very few materials and details – essentially expressed concrete for all upper levels together with brick/ tile walling and paving up to and including podium level, with the latter’s highly distinctive upswept parapet profile. The estate boundary walls along the surrounding street edges are also formed in massive concrete sections with the same surface treatment. This imparts a powerful visual continuity and consistency to the estate that will be important to respect in any scheme/s of repair and upgrade.
- Soft landscape impact. Although researches have not revealed an authentic CBP planting plan, it is clear that the architects attached considerable importance to the contribution of planting to the estate environment and the value of experiencing the architecture in the context of large and small species trees, foliage and greenery.

Repeated reference is made in the early reports, both in text and in illustrated examples, of the need to establish a mature environment on a par with London’s traditional parks and squares. (A range of possible species is included in the 1959 Report, which even included diagrams of how to transplant large trees up to 40ft high to achieve an immediate impression of maturity – Acacia, Fraxinus, Ailanthus, Horse Chestnut, Catalpa, Tilia euchlora, Maple and London Plane.)

Where planting could not take place in actual ground conditions, large brick or concrete containers were integrated with the paving for introducing trees and shrubs. It appears from photographs of the original

scheme that a restricted species palette was employed for the public areas, and arranged (in the largest such area – Bryer Court) in raised blocks of greenery defined by upswept kerbs or taller brick planter boxes that assume an architectural significance in relation to the buildings themselves. This may be linked to an intention to present the landscape as an abstract statement that could be appreciated from above in views from higher levels within the buildings (a characteristic of the same architects' earlier approach at Golden Lane.) The succeeding layout by BDP (as existing at listing, 5th September 2001) deployed a freer geometry and the more varied planting palette favoured by residents. This has now become an integral part of the estate's character.

1.4.12 The above attributes may all be identified as the principal elements of significance in the character of the external spaces on the estate, and it is these that should guide and inform the stewardship of the Barbican and the evolution of any new design concepts.

1.4.13 Specifically, the changing nature of the planting narrative over the years does underline the opportunity for flexible interpretation in adapting the soft landscape to suit future needs and progressive practice. Ideally this would be informed by an Estate Landscape Management Strategy, and further guidance on this aspect is contained in Part Three of this volume.

1.5 Character analysis of the estate landscape spaces by zones

1.5.1 In this section the character analysis of the landscape is considered in more detail by examining each area of the estate on a zone-by-zone basis. These considerations should accordingly be treated as additional to, not instead of, the summary assessment of significance in section 1.4. The object is to identify the key aspect/s of significance in each area and provide summary guidance on its appropriate conservation and stewardship. It should be noted that in some instances changes to the original landscape design were already in place before the time of listing and had effectively become part of the estate's character as protected by designation. (See Appendix 1: Map of Character Areas)

1.5.2 As most of the contiguous areas run into each other spatially the boundaries of each one may be difficult to define precisely. Indeed this sense of spatial continuity has already been noted as a particular feature of the original design concept. Nevertheless detailed study of the individual spaces is still helpful in elucidating the specific character and special interest to be considered when any remedial or new works are being contemplated. Consideration of the potential impact of a proposed intervention in any particular zone should therefore also include assessment of possible adjacent impact/s. An additional factor to note is that adjacent spaces, whilst not always equally accessible are often visually continuous and thus contribute to each other's character. The principal gardens at each end of the central lake, for example, are visible as green extensions of the central space despite being only accessible to residents .

In broad terms the several spatial zones of the Barbican may be identified as follows.

1.5.3 The Central Zone (also referred to as Lower Ground Level) including Lakeside

This could be described as the primary 'set piece' space of the Barbican estate and includes the lake and lakeside terraces at each end and either side of Gilbert Bridge. At the east and west extremities the central space extends beyond into the private gardens - Speed and Thomas More - which though accessible only to residents are still visually connected to the main public realm as green bookends. Similarly the precinct around St Giles Church, though separated from the northern terrace by the

lake, is also experienced visually as part of the central spatial *parti*. Separate descriptions for each of these ‘sub-zones’ follow. The key characteristics of this principal space, read as a whole, may be defined as follows.

1.5.4 **Grandeur.** The sheer extent, volume and richness of space, land and water, especially as viewed in both directions from the vantage point of Gilbert Bridge makes it unique in the City of London. Whilst it is differentiated in landscape treatment in numerous ways and thereby is actually experienced as a series of linked ‘sub-zones’, it is of paramount importance that the overall sense of this space as a single entity is not diminished by any physical intervention or sub-division. Any proposal for alteration would need to be judged against the most stringent criteria imposed by designation. In addition it may be noted that an important original vantage point from which to experience of the whole length of this space from its east end looking west from the terrace in front of Willoughby House has been lost as a result of the barrel vaulted roof structure over Brandon Mews and a long term aim should be to restore this view.

1.5.5 **Diversity.** Within the overall space, the variety of landscape treatments is considerable – expansive areas of paving and associated hard landscape features (raised plinths, various sculptural forms, embedded gravestones, etc.); the lake itself with its different levels and geometric edge features, fountains, cascade, weir, reed beds, sunken water gardens, etc., and the two private gardens themselves with their substantial tree and shrub planting. This physical diversity is key to the rich, indeed luxuriant, ambiance of the Central Zone and should be maintained and enhanced.

1.5.6 **Concentration of public buildings.** The Central Zone is the focus of all the main public or non-residential buildings of the estate – the Arts and Conference Centre, its cafes and restaurants, the Guildhall School of Music and Drama (GSMD), the City of London School for Girls (CLSG) and St Giles Church. This ensures that the centre of the estate has a public social character and is populated by more than just the residential community, functioning as a major cultural, educational and recreational venue for the whole city. This breadth of use and civic ambiance should be celebrated and enriched. The implications of this for facilitating people movements, wayfinding and access requirements, in the light of the changing and

developing nature of the area are considerable and require careful consideration, as highlighted in Part 2, section 2.3.

1.5.7 Amenity provision. As a direct result of the above characteristics and its key function as a 'dwell space' the Central Zone (Lakeside) contains a greater level of public amenity provision in terms of hard and soft furnishing and associated paraphernalia. The Barbican Food Hall connects directly with its adjacent terrace, while the adjoining paved area serves as the principal (south facing) public 'esplanade' and foreground to the Arts Centre in whose domain it lies. The lakeside frontages of the GSMD and St Giles similarly serve as communal external amenity spaces for their respective institutions.

1.5.8 It is accordingly integral to the character of the space that it is furnished with an array of tables, seating, umbrellas, containerised planting, bins, lighting, etc as well as being a likely location for more transient items or displays such as event advertisement placards, temporary signage, banners and flags, sculpture displays, etc. This greatly adds to the social significance and sense of animation of the space. But it also requires a distinction to be drawn between attractive conviviality and confusing clutter. It is important that all street furniture is consistent with the formal language of the Chamberlin Powell & Bon landscape. (See Amber and Red categories of Traffic Light section 1.7) The Visual Arts Team and Barbican Directorate should be consulted in any scheme for outdoor furniture, lighting, planters or décor/ art modifications of any kind.

1.5.9 Insofar as the Barbican may be characterised as 'a place that takes its pleasure seriously' it may also be suggested that the 'temporary' furniture deployed across its most significant public spaces should be restricted to a limited range of suitable items of the highest quality. The proliferation of ill-matched, poorly chosen or randomly located public realm furniture can seriously impact on and detract from the essential character and significance of the heritage asset. Specifically the use of any fittings of a suburban or rustic connotation should be avoided, in favour of designs in an appropriately urban idiom. The style of all such items should befit the prestige and dignity of the City, which has published specific guidance on the matter. This is why proposals for the re-supply or replacement of any significant array of

furniture, or the wholesale replacement of a repeating item, such as planters or seats, should be treated as category Amber and subject to consideration for Listed Building Consent due to the scale of the designated asset and the potential for detrimental (or otherwise) impact on its character.

1.5.10 As to the planting in this area, the Barbican Arts Centre has furnished a number of timber planters on the lakeside terrace with birch and lavender, and in the 'sculpture court' (Frobisher Court – see also below) where the planting includes bamboo, grasses and a selection of ornamentals. In the case of high level and lakeside planting in integrated planters, there are juxtapositions of current planting that seem incongruous in the light of the historic asset, in particular the tufted *Cordyline australis*. These various planting arrangements do not relate to any particular planting vision for the estate and would benefit from being drawn from a coordinated palette appropriate to the scale and character of the registered landscape considered as a whole.

(See Part Three of this Volume – Green Infrastructure)

1.5.11 The Lake

The Barbican Lake forms the centrepiece of the whole estate composition and represents the largest formal aquatic amenity area in London outside the Royal Parks. Embellished by geometric pools and inlets, sunken gardens, fountains, weirs and the cascade it provides both visual and acoustic stimulus as well as offering a significant habitat for wildlife and aquatic vegetation. Divided by the CLSG at its western end, the expanse of water returns south and east to frame three sides of the precinct of St Giles Church as a formal peninsula, giving rich reflections of the Roman, Medieval and Modern surroundings, with dynamic light reflective effects on the soffit of Gilbert House from the bridge below.

1.5.12 Whilst the northern lakeside terrace is part of the public realm up to the entrances to Thomas More and Speed Gardens respectively, the southern section adjacent Andrewes House, and thereby the sunken water garden, is accessible to residents only. The island below the cascade is also accessible only from residents' areas.

1.5.13 The geometric incursions, projecting platforms and circular fountain bases along the northern lakeside edge form a highly characteristic part of the original architectural composition and should not be altered. However there is considerable scope to enrich the ecological and environmental value within the planting areas thereby defined and within the lake itself. (See Part Three – Green Infrastructure). Similarly, the sunken water garden adjacent to Andrewes House, comprising a constellation of linked circular ‘dells’ embellished with overhead metal trelliswork is a highly distinctive architectural feature.

1.5.14 The most westerly such enclosure bisects the weir that traverses the lake below Gilbert Bridge, lowering the water level by approximately 1.5m. The water curtain at the weir itself has been narrowed, reducing its effect. These elements are all integral to the original design character and should likewise be preserved. The earlier, larger water effects should be reinstated when possible. The soft planting associated with the lake may also be developed to advantage. The same may be said of the series of reedbeds which has been introduced into the water in recent years, greatly enhancing the lake’s ecological and habitat value. (See Part Three – Green Infrastructure)

1.5.15 The gridded array of fan-spray fountains alongside the CLSG is a unique feature introducing an exquisite sense of delicacy to contrast with the massive solidity of the surrounding structures. Unfortunately however, its activation is now time limited to avoid disturbance of the school. (See Appendix 2, Street Furniture – Water Features and Planting Accessories : Type F)

1.5.16 Finally the cascade, which serves the lake at its east end, is presented as an aquatic pavilion upon a free-standing island reached from above via a stairway from Brandon Mews, and linked across the lake by narrow jetties from Speed Garden to the terrace alongside Andrewes House. As well as providing an axial focus at the head of the lake, with an almost Roman connotation of splendour, perhaps its most important contribution is the luxuriant sound of falling water and the amplification of this through the acoustic of the surrounding buildings. Originally delivering a generous volume of water, the cascade has subsequently diminished. It is essential

to the character of the central zone that this feature remains in good operational order at a convincing volume.

1.5.17 Thomas More Garden and Speed Garden

These two spaces which abut the ends of the Central Zone constitute the largest green areas of the estate and in the larger case, Thomas More Garden, approach the scale of a traditional London square (by which they were inspired). They are both gated for resident access only and are entered from the central terrace through planted arbours formed by a lightweight semi-circular metal trelliswork. These structures which are integral to the character of the gardens also have a pleasing delicacy to contrast with the buildings and should be carefully maintained. The climbing planting, which in Speed Garden rises from half-moon shaped beds adjacent the pathway paving, may also be developed to advantage. Other entry points occur from the surrounding blocks and podium, and should all be preserved for resident access only.

1.5.18 Paved pathways, employing the architects' characteristic crenelated edge which reflects the serrated tower silhouettes and terrace section, occur in both gardens, surrounding the central lawn entirely in the case of Thomas More and defining a perimeter planting zone beyond which on the outer edge has been variously colonised by the adjacent dwellings. Individual planting by residents provides enrichment to these borders, but should not impede access on the communal pathway. On the inside edge of the pathway the planting should be treated as part of the communal garden landscape strategy.

1.5.19 A notable planting feature is the gridded stand of horse chestnuts in Thomas More garden, which contributes strongly to its character and echoes the geometry of the buildings. As this evidences an important original design intention any proposals for change should be the subject to consultation and careful documentation.

1.5.20 A childrens' play area is located towards the west end of Thomas More garden, and is largely protected by the soffit of Seddon House. The area is variously treated in multi-coloured surface materials and play structures, with a small football pitch in the triangular run-out to the site edge. The generic specification of these elements, with their egregious colours and materials, has no particular relationship

to the essential character of the Barbican, but is not detrimental provided the area is screened by the hedge line extending from Lambert Jones Mews. In time however, consideration could be given to integrating the play area with a more natural idiom and/ or a woodland play theme that would enhance this part of the garden. (See Appendix 2 Street Furniture – Miscellaneous : Play Equipment). Along Lambert Jones Mews at roof level is a range of private paved terrace gardens, enriched with individual container planting.

1.5.21 Speed Garden is smaller than Thomas More, with a more intimate ambiance and more limited planting - being partly situated over an underground car park - though the garden is edged with shrubbery and framed by a series of distinctive vaulted vents along its northern edge. Alongside the GSMD is another small children's play area in the lawn furnished with structures of a similar kind, indicating an equivalent opportunity for improvement if and when funds allow with a better integration of landscape and biodiversity.. Both play areas are popular and well used.

1.5.22 The lawn areas in both spaces include several major trees, reflecting the original architects' intentions for forest tree planting, and the progressive management of these trees (including succession planting where and when appropriate) together with the surrounding areas of grass, ground cover and shrubbery represents a vital component in the stewardship of the estate's landscape character as a whole.

(See Part Three – Green Infrastructure)

1.5.23 St Giles Church precinct

St Giles Church and the CLSG effectively form the civic counterpart to the Arts Centre across the lake and thus contribute to the central zone, whilst also forming a precinct in their own right. St Giles Church and the terrace around it, containing as it does many gravestones from the former churchyard, remain as a surviving relic of old London and add considerable communal and historic significance to the Barbican estate as a whole. These stones with the paving and wall areas in which they are embedded show signs of deterioration and need to be carefully conserved. The lakeside frontage and the remainder of the terrace are experienced as a continuous

space and should be managed in an integrated manner. There is intermittent vehicular access from Fore Street on the south-east corner which should be restricted for service functions only. Where damage to paving surfaces is caused by vehicular access repairs should be carried out strictly in accordance with Good Practice Guidance (See Part 2.1),

1.5.24 The curved plinth into which the headstones are set is effectively reflected in the semi-circular array of antique lamp columns to suggest the special significance of the church precinct, but it is important that this distinction is carried through in the careful choice of other street furniture, railings, bollards, etc – and especially the seating. The character of this area derives much of its effect from the relatively sparse use of carefully placed hard and soft features of the highest quality, allowing the church to read as a free-standing object surrounded by clear space. The headstones themselves however have suffered progressive damage from hard pointing and inadequate provision for water run-off, and require careful conservation repair which may entail lifting and resetting the stones.

1.5.25 The terrace extends westwards from the church entrance to form the forecourt to the CLSG and thence towards the return section of the lake, where a wide flight of steps descends to the water's edge. Again, the appropriate tree planting of this area, framed by the surrounding buildings is of particular importance to its character.

1.5.26 At the east end of the church is situated a childcare centre reached via a sunken well adjacent the Postern. The facility itself presents as if 'below ground', and should remain relatively unobtrusive so as not to challenge the church, but by virtue of the storey height change of level down to the lake it has conventional fenestration on the south side overlooking the narrow return of water alongside Wallside. The courtyard itself is enriched with a planter and numerous potted plants. Within the south-facing wall further gravestones are embedded either side of the low bridge connecting the church precinct with the Wallside bank. This connection is also for resident access only.

1.5.27 Wallside Garden and London Wall

South of the lake extends the narrow grass bank alongside Wallside with its pathway formed half in brick paviors, half in stone flags (to indicate where the City Wall used to be), running from the Postern past the vestigial remains of the Wall and Bastion 11A and returning south at the more monumental Bastion 12, appropriately gravelled, towards the Museum of London to merge with the gardens of the Barber-Surgeons' Hall, the lesser Bastion 13 and the substantial Bastion 14.

1.5.28 The secluded and natural character of ruderal vegetation on rubble substrate in this area forms an appropriate setting for the 'as found' relics of the ancient wall, subject to maintaining a careful balance between carefully selected planting and conservation of the Scheduled Monument. The ambiance is helped by avoidance of obvious demarcation in the line of listing or the boundaries between the contiguous owners. Provided such ambiguity causes no management or security difficulties in terms of unauthorised or detrimental access this arrangement may remain, otherwise more formal demarcation measures may be required. As it is the area has ecological value as designated. Adjacent to Bastion 13 is an explanatory panel telling the history of the Wall and tracing the Wall Walk from the Museum to the Tower of London. The wall itself has been subject to recent restoration works including the removal of self-seeded vegetation.

1.5.29 Lower Podium (south of Beech Street)

Whilst this cannot be defined as a single space, it has a distinct function and identity in encircling almost the entire estate south of Beech Street. Consisting largely of the linear undercroft of the major residential buildings edging the central area, ie. (clockwise from north-west) Defoe, Speed, Willoughby, Andrewes, the Postern, Wallside and Thomas More, it also includes stretches of 'free-standing' highwalk, namely Gilbert Bridge, Mountjoy, John Wesley, and Seddon. Between Defoe and Speed, and at the north end of Gilbert Bridge the route perforce passes through the Arts Centre and the GSMD and accordingly is not part of the landscape coverage.

1.5.30 Three spatial characters may be identified.

- the undercroft zones
- the highwalk stretches

- Defoe Place

1.5.31 The building undercrofts are characterized by the regular rhythm of stair cores providing access to upper and lower levels, such that visual and spatial continuity is only experienced along the outside edges of the block footprints. The lengths of the blocks endow these relatively narrow zones with considerable drama, and it is important that they are not interrupted by inserted elements. In other words, any planters and planting should reinforce the linearity of the decks.

1.5.32 The highwalk stretches also possess their own drama, particularly where traversing water such as at Gilbert Bridge and the link between Wallside and Mountjoy, and where barrel vaulted roofs are employed. Again, it is important that these linking routes are kept clear of obstructions and treated consistently in terms of material finishes and lighting.

1.5.33 Defoe Place - the triangular podium zone defined by Defoe House, Shakespeare Tower and the colonnaded walkway along the south line of the Beech Street enclosure - is a major expanse of public realm linking (via the steps at the east and west ends of Defoe House) to the Arts Centre and its forecourt and providing a key east-west traverse in the north-south desire line across the estate. Many visitors to the Arts Centre arrive or leave via this route, which offers shelter and a valued degree of acoustic containment along the undercroft of Defoe House.

1.5.34 The wider space's significance lies also in being visible in plan form from the adjacent buildings. This area presents a considerable (and currently underexploited) opportunity for imaginative landscape treatment in terms of planters and the soft planting therein, but the form and placing of such features is crucial as a potential wayfinding aid. Results more in keeping with its essential character and with the original architects' aspirations are likely to come from a simple and strong civic and geometric concept than a multiplicity of small picturesque incidents. Such considerations may apply to the location and choice of allotment planting in this area. Likewise the encroachment of planters from commercial premises onto the podium is not encouraged.

1.5.35 City of London School for Girls Zones

A significant area of external space is dedicated to the CLSG, either as (gated) rooftop terrace between the main building and Mountjoy House, or as formal artificially surfaced sports pitches over the car park at the south west corner of the estate. Along the southern edge with its high mesh enclosure netting is a substantial brick planter, which returns to close the site at its abutment with Bastion House. The raised planter running alongside Thomas More House on the north side of the sports pitch is abundantly planted (though difficult to access) but the planting around the east and southern perimeter though recently replanted remains relatively undeveloped and may offer further opportunities for enhancement.

1.5.36 A further CLSG space occurs in the return angle of the two school blocks, as a small apron overlooking the steps down from St Giles Terrace. This also offers some additional opportunities for planting enhancement and is now used as an 'urban farm' by 7-10 years olds to grow produce for use by the school itself.

Benches for the 7 year olds, and other furniture for pupils' use, cannot conform to the standards specified for the public realm generally.

1.5.37 Frobisher Crescent Sculpture Court

The semi-circular courtyard at upper podium level formed by the cloistered frame of Frobisher Crescent lies at the heart of the estate as one of the most potentially dramatic formal spaces of the whole ensemble. A crescent shaped block, echoing the form of Jewin Crescent, one of the previous streets on the pre-war site, features in all iterations of the scheme after 1955, being described by the architects themselves as 'the centre of gravity of the scheme as a whole'. The precedent of Nash's Park Crescent by Regent's Park was cited as an exemplar. (1959 Report) While the 'ground floor' of the block (level 2 on lower podium level) was originally designated for retail use, the semi-circular courtyard was described as the 'Arts Centre Court' and intended to function as an external exhibition area for the display of sculpture, or as an open-air concert venue.

1.5.38 This pivotal space (which comes under the demise of the Barbican Arts Centre), seems never to have fulfilled expectations for either of these functions, or indeed any subsequent ones, though this need not deter consideration of new

proposals. Whilst there are certain limitations of loading which would preclude the introduction of significant structural installation – the central raised platform forming the roof of the concert hall – these should not inhibit more effective use than has been achieved to date. The current array of timber planters (and their contents) and unmatched benches and railings fail to provide a coherent concept worthy of this exceptional space. The greening up of the two concrete ventilation/ service structures at the northern point of the enclosure, although potentially valuable in adding natural interest and dramatic high level planting, has also proved difficult to maintain due to problems of safe access. (See also below, Section 1.6: Pressures for Change – Legislative Requirements)

1.5.39 Although used as a route to and from the Arts Centre (within whose domain it lies) and the southern part of the estate, the space is generally sparsely populated considering its pivotal location and theatrical form. The residential conversion of Frobisher Court itself may be expected to deter the introduction of any new function generating undue noise or activity, and it may be most realistic to accept the ultimate nature of the space as a ‘secluded garden/ courtyard’ rather than seeking a new use dependent on high activity for its viability. This being so, the challenge is for a proper design to create a meaningful identity for the space supported by a strong soft landscape concept that provides a coherent thematic quality and richness in its own right.

1.5.40 Upper Podium/ Ben Jonson terrace

The site geometry changes abruptly on the line of Beech Street which effectively defines the northern part of the Barbican estate. The podium section covering the street extends as major linear promenade stretching from Silk Street to Aldersgate in a dramatic east-west axis. Reflecting its status as a major pedestrian thoroughfare, there are artworks (the vestigial log, the tubular steel sculpture, and the ‘Dancing Dolphins’ water feature) punctuating its length. Other items include the upstanding ventilation plinths, or ‘tables’, over Beech Street, which though suffering from damage and disrepair are a characteristic feature of this area of the podium and require careful restoration and upgrade.

1.5.41 The long vista has however been interrupted by an entry pavilion for the Barbican Exhibition Halls (the so-called 'Yellow Shed') which obtrudes across the walkway between Ben Jonson House and Frobisher Crescent. The removal of this intervention, with its awkward geometry, if and when it is no longer required, should be given high priority as this would restore the unity and drama of the original space and enable a themed soft landscape treatment to extend the full length of the podium, greatly enhancing wayfinding across the estate. Access to the trade centre levels below would still be available if the enclosure was retracted and the entrances re-formed on the southern line of Ben Jonson House. As a result of the current interruption the residual podium area to the east, with its dramatic array of ventilation shafts, the steel sculpture noted above and the planted upstand wall above the Beech Street east portal, is cut off from the main public realm, significantly compromising the legibility of approach to the Arts Centre.

1.5.42 The group of eight concrete vent structures adjacent to Cromwell Tower offers an opportunity for greenwall ecology with vertical planting being better detailed as a separate cladding rather than being fixed directly to the concrete surface (with attendant risk of material damage). Such an arrangement would also facilitate maintenance in allowing planting to be folded down to allow access. Any new proposals for such planting involving improved fixing details should be treated as Category Amber minimum. Climbers should be resilient to drought.

1.5.43 Referred to as the Upper Podium this walkway then envelops the perimeter of Frobisher Crescent reaching to the foot of Cromwell Tower and the GSMD along its northern edge, while along the north side of Beech Street, it extends beyond the footprint of Ben Jonson to the northern extremities of the site in a further series of substantial sub-zones including the Breton House 'promontory', with narrow pedestrian ramps on the north and east linking to street level below.

1.5.44 As the entire area consists of suspended slab or 'artificial ground' it is more appropriate to consider it as a large roof garden with a loading capacity and accommodation (or roadway) below. Planting must all take place within constructed formations or plant containers.

1.5.45 Bryer Court, Bunyan Court and John Trundle Court

At the north-west end of the Beech Gardens axis the re-entrant formed by Bryer Court, Bunyan Court and John Trundle Court provides a roughly square south-facing public garden, enriched by a shallow pool bordering (and partially within the footprint of) Bryer Court. This 'mirrors' the open well opposite occupied by the ramp and steps from White Lyon Court. Between the two is a substantial area of paving and raised landscape, punctuated by three cylindrical escape stair turrets from the Barbican Exhibition Centre below. Further such turrets occur beneath Bunyan Court and to the west and north of John Trundle where the podium runs out as a tapering peninsula to the street boundary line.

1.5.46 These staircase enclosures were clearly conceived as a free-standing sculptural counterpoint to the orthogonal array of square brick planter boxes originally deployed across the podium paving. The geometrical contrast has been somewhat diminished by virtue of the curvilinear treatment of planter beds that replaced the original 1980s layout – the so-called 'dingly dell' –and by the increased extent of soft planting generally.

1.5.47 As indicated in section 1.3 these areas are being reinstated to the outline plantbed configuration that replaced the original Chamberlin, Powell & Bon layout and was in place at the time of listing. This however still leaves considerable opportunity to upgrade soil specification and planting design to conform with the best current practice and create a strong landscape character in this courtyard for the future. (See Part Three of this volume.)

1.5.48 As elsewhere on the estate, the challenge is to achieve this in a manner that reflects the essentially civic aspirations of the original architects, enhances the sense of enclosure in the courtyard, reinforces the linear drama of the main promenade and avoids suburban godwhattery.

1.5.49 The further planted podium areas on either side of Ben Jonson House and Breton House should also be treated in a consistent landscape idiom and carefully considered in terms of the northern aspect, which may not be optimal for a water feature for instance. The object should be to achieve an urban landscape that while

including richness and variety establishes a clear identity commensurate with the scale and sobriety of the buildings.

1.5.50 The same discipline should extend to the choice of street furniture – seats, planters, bins, bollards, etc, - which should not accumulate in a proliferation of unmatched items but be restricted to a very few types of appropriate design and the highest quality and located in a manner that relates sensibly with the venting structures and plinths serving Beech Street below. The use of artwork to further signify the primary status of this axis and aid wayfinding might also be reviewed to advantage.

1.5.51 White Lyon Court

Connecting the upper podium, described above, via ramps and steps with street level at the junction of Aldersgate and Fann Street, is White Lyon Court – also a suspended slab over accommodation below and entirely hard paved. This ramp is probably the most inviting and legible means of access to the upper podium from street level to be found anywhere on the estate, and constitutes an important wayfinding asset.

Other than voluntary localised planters which tenants might install to mark the entrances of the various commercial premises (a practice that is not encouraged) this area should remain clear and paved consistently with the same materials used across the estate as a whole. The overlooking of the service and refuse areas of the former YMCA from the upper end of the ramp detracts from the estate entrance/exit experience and the longer views east towards Fann Street Garden. Any improvement in the screening of these areas from viewpoints above is worth consideration.

1.5.52 At the north-west tip of the estate where the ramp from White Lyon Court runs out to the corner of Aldersgate and the former YMCA a small triangle of landscape is embellished by a raised plinth carrying a *bas relief* frieze illustrating the trade of W Bryer & Sons, gold refiners, whose premises were redeveloped in the process of the estate's construction. This is an enriching detail of historical and architectural value that should be preserved and maintained.

1.5.53 Beech Street

Beech Street is a major east-west urban thoroughfare extending via Chiswell Street and Long Lane respectively to link City Road with Smithfield. Covered over for some 300 metres of its length by the Upper Podium and giving access to various destinations below, it is the principal estate vehicular road and is an intrinsic part of the Barbican experience. It was never meant to be the principal pedestrian visitor route from Barbican tube station to the Centre and there is a consensus that this needs addressing for both residents and visitors especially in view of the new Crossrail exit planned for Long Lane. These functions are reflected in its dual ambience – part highway, part access way. In the latter case entrances are provided to the Trade Centre and Exhibition Hall along the north side, and to Lauderdale Place, Shakespeare Car Park, Cromwell Place and the Arts Centre Car Park on the south and the new cinemas at the east of Beech Street.

1.5.54 The roadway comprises two vehicular carriageways with narrower cycle lanes either side. Additionally, as it is a heavily used desire line, many pedestrians walk the length of the street from Barbican Underground Station to access the new Cinemas at the north east corner or the Arts Centre at its entrance in Silk Street, and the City beyond. (The Yellow Line starts at the west entrance on Aldersgate Street and runs along the north pavement.)

1.5.55 Although seeming to present at its points of entry as a somewhat daunting tunnel, the street is in fact open to the adjacent ground level on the north side at Bridgewater Street and Golden Lane, roughly one third and two thirds along its length. The entrance to Lauderdale Place at the south west end also provides relief from the sense of enclosure. Otherwise the ‘facades’ on both sides consist largely of either louvred ventilation grilles and service access doors, or blank cladding panels of varying and arbitrarily placed colours. Overhead highway lighting is graded from the respective entrances while intermittent ceiling ventilation points are introduced by means of locally raised plinths in the podium above. These have been clad in the same pavior tiles as elsewhere, and have generally failed on the vertical edges.

1.5.56 To the extent that design interventions on behalf of the Barbican estate are possible in what is otherwise a public highway, it may be suggested that

improvements to Beech Street could be made in several ways. Any proposals to implement these or other such alterations will be likely to trigger the requirement for Listed Building Consent, and should be regarded as category Amber as minimum.

- The façade plane should generally be recessed behind the line of columns supporting the podium above, thus registering the architectural rhythm of the primary infrastructure (and enhancing the width of the pedestrian walkway.) . This could be reinforced by enhanced lighting design, (see below.) Similar manifestation of the roof beams would reinforce this rhythm.

Consideration could be given to the introduction of more daylight, for example at the south west end, where the bay of solid walling on the upper tier of the south façade is all that separates the street from the open podium.

- The cladding panels themselves would benefit from being arranged in such a way as to create a meaningful design and/ or replaced by materials of higher quality. Alternatively the interior facades could be considered as an opportunity to commission bespoke murals or create a lighting artwork. (See also below re public art and lighting).
- Signage to the various entry points along the length of the street could be improved.
- The lighting scheme, currently designed for vehicular traffic, could be modified and amplified to improve the pedestrian experience, possibly by exploiting illuminated panels along the façade and/or introducing a lower tier of lights over the paving zones – thus reinforcing the sense of ‘street’ rather than of tunnel.
- The detail of the overhead ventilation points could be reviewed to introduce natural light as well as ventilation, without of course allowing traffic fumes or noise to compromise the amenities of the podium above.
- The street itself could be animated by the additional incidents along its sides – for instance by the introduction of small retail units where possible. If well

executed and effectively utilised this could have a transformational effect on the ambiance of this space.

- The phasing of the traffic lights at the west end of the street could be optimised to expedite vehicles crossing Aldersgate Street and avoid long queues of traffic and pollution accumulating within the Beech Street enclosure.
- A more radical transformation might be possible if the status of the road were to be revised to exclude through-traffic, such that it became a local access only route.

1.5.57 Fann Street Wild Garden

At the extreme north tip of the estate adjacent the YMCA (and beyond the boundary of listing) lies the Fann Street Wild Garden, a self-contained landscape enclosure, rich in ecological value. Fann Street Wildlife Garden was established in 2004 as was the Barbican Wildlife Group adjacent to the former YMCA, and provides an urban oasis for biodiversity. The group, in collaboration with the Barbican Estate Office and City Gardens in house team, manages the garden, with substantial inputs of volunteer time..

1.5.58 The Fann Street Garden is being constantly enhanced by the volunteers who incrementally add richness to the habitats it contains, for the benefit of the garden as well as its wildlife value. Change is perceived as positive evolution, whilst not affecting the main structure of the garden. It has a wild exuberance, rich in wildlife that is unique on the estate. Of concern to residents is its specific vulnerability to increased intensity of use, particularly with the expected redevelopment of the adjacent former YMCA building, unless this is seen as an opportunity to garner wider community involvement.

1.5.59 The garden incorporates a cottage garden, two wildflower meadow areas, herbal and pollinator border, wildlife pond, hedges, copses, wooded areas, insect log piles and insect hotel. All planting is wildlife friendly. The garden includes a number of significant London Plane specimens on the Fann Street boundary. Although access

is controlled, the garden being gated, it recorded 1400 visitors in 2013, supports the City's entry to the RHS Britain and London in Bloom campaigns, being awarded a Certificate of Excellence in City in Bloom, and hosted City of London Festival and Islington Wildlife Gardens guided walks.

1.5.60 The Fann Street Garden constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped.

1.5.61 Immediately adjacent the garden to the south is a day nursery playground, also known as Bridgewater Square. This valuable facility is managed separately from the wildlife garden with which however it merges visually on account of the continuous vegetation.

1.5.62 Miscellaneous estate perimeter zones

At various points around the site, where the Barbican boundary is not formed by buildings, residual areas of landscape tailor the estate to its immediate context. These areas and their bounding walls, whether free-standing or parts of buildings, are all included in the listing scope and present a public edge to the estate. As such they all deserve the same standard of care as demanded within the estate interior. All these perimeter points and bounding walls need to be carefully considered in terms of future people movements and access requirements.

1.5.63 At the corner of Beech Street and Silk Street the entrance to Cromwell Tower contains a circular soft planted landscape feature set within a paved forecourt, where a ventilation shaft is also presented as a sculptural feature. This is an important detail that should be preserved and maintained. Along the remainder of the Silk Street frontage buildings, entrance openings and a planter form the estate edge.

1.5.64 On Moor Lane a long vehicular ramp leads up to the upper car park level under Willoughby House, with an equivalent entrance below at street level serving the lower level. The void space (containing cycle racks for the GSMD) below this ramp is fenced off with wire mesh presenting a poor aspect to the street that should

be improved. At the south end a small area of soft planting helps soften the estate edge and should be preserved and enhanced. The corner with Fore Street is formed with a double height concrete wall which returns along the street until dropping to give way to another ramped entrance to the lower car park levels beneath Andrewes House, thereafter continuing as a half-height garden wall.

1.5.65 These perimeter walls are all formed in the same quality of Barbican concrete as used in the buildings of the estate and should be equally carefully preserved and maintained. Where opportunities exist for the greening of perimeter walls with vertical planting, these should be considered within the overall estate landscape strategy, with proposals for any climber supporting wires and mechanical fixing devices being treated as Category Amber minimum.

1.5.66 Also along Fore Street the south-facing aspect of Andrewes House runs out in a series of private gardens for the sub-podium units, trimmed by the driveway into the sub-podium car park, and overlooked by the highwalk alongside the Postern. These invite no special guidance, other than that planting should prevail and ancillary structures (eg. private garden sheds or the like) should be avoided. The interlocking trees rising between the private gardens from the garage level below are a particularly dramatic feature and should be retained and carefully preserved.

1.5.67 Along the Aldersgate Street frontage narrow strips of landscape occur against the CLSG and Seddon House, with the 'triumphal arch' of the Barbican gateway leading up to John Wesley highwalk. A detail to note in relation to the said archway is that the restaurant fascia would ideally be recessed slightly to allow the concrete frame to read clearly as the primary architectural frame. This correction should be made if and when the opportunity occurs.

1.5.68 Planted areas continue up Aldersgate Street with flower beds and seating until the brick walling below the rising ramp of Seddon Highwalk forms the estate edge to the street. Altogether these miscellaneous areas of perimeter planting form a green frame to the estate and should be treated consistently with an Estate Landscape Management Strategy. Their role as a green barrier to the surrounding vehicular environment might be enhanced by a more coherent planting scheme.

1.5.69 Highwalk links/ Bridges

At strategic points around the site pedestrian bridges were planned to link the estate with the surrounding City Highwalk Network. Although, as noted earlier, this network was never fully accomplished, it is important that those bridges that were achieved are preserved and maintained as they provide gateways and views into and from the estate, enhancing its integration with the adjacent city. These include bridges across Aldersgate immediately north of Beech Street (albeit counter-intuitively aligned); across Moor Lane and Fore Street either side of their corner, and from alongside the Postern into the Alban Gate complex. The bridge at the corner of Fore Street and Moor Lane is temporarily blocked off on account of the adjacent redevelopment project to the south, but the bridge over Silk Street at its east end has been demolished.

1.5.70 Car parks

Beneath the extensive areas of podium which constitute such a key feature of the Barbican estate lie significant stretches of car parking space, albeit the areas do not correspond 1:1. Car parks are located at various points around the site including around Shakespeare and Cromwell Towers and also Speed House (accessed respectively from Beech Street and Silk Street); under Willoughby and Andrewes House (accessed from Moor Lane and Fore Street); under the CLSG sports area (accessed from Aldersgate Street), and under Lauderdale Place. Their original (and ongoing) function is to 'de-stress' the estate (and its environs) from the impacts of vehicular traffic and in this respect they have been signally successful.

1.5.71 Their future good stewardship depends on appropriate maintenance and security, and the application of sufficient care in ensuring that any interventions - such as the creation of local enclosures for storage or other functions - are carried out to consistently high constructional standards and do not compromise the car parks' primary purpose of relieving the rest of the estate from the detrimental effects of vehicular traffic and reducing parking pressure on surrounding streets. Likewise any traffic safety measures within the car park areas such as hazard warning strips, metal guardings, the painting of columns, etc should be carefully designed in a

manner that is coordinated and consistent across the estate underground car parks as a whole.

1.5.72 The further optimisation of these underground spaces, for example by introducing cycle hubs with secure storage and showers, charging points for electric vehicles, etc. could be considered as part of any wider initiative for improving sustainable travel within the City, provided that any such uses did not compromise the primary purpose of car parking provision for the estate residents. Where car parks can accommodate alternative uses without impacting adversely on resident utilisation then such opportunities should be considered on their individual merits.

1.5.73 The GSMD Roof Garden

The little known garden amenity that exists on the roof of the Guildhall School of Music and Drama is set out as a series of brick plinths upon which glazed bedding trays and miscellaneous small planters are placed. At either side, corresponding with the arched vaults of the building itself, and also to the rear, are light metalwork arched pergolas of similar design to those used in Thomas More and Speed Gardens. Between the GSMD and the oblique line of the main Barbican Conservatory lies a further area of roof paving on which more extensive plant beds have been created within brickwork walls. Here a beehive is also located.

1.5.74 The gated access provided from the highwalk to the north of Speed House appears to be little used and as access from the GSMD itself is restricted, the roof garden is perhaps under exploited. Any proposal to derive greater benefit from this amenity will depend as much on management as on design. It should however be coordinated within the overall landscape strategy for planting on the estate, and considered also for its contribution to aerial views from high levels from the towers many of the other residential buildings.

1.5.75 Significant Vistas

The unique spatial qualities resulting from the planning concept of the Barbican estate, which have already been noted, create a range of views within and across the site the preservation of which is an important aspect of maintaining the estate's character and special interest.

1.5.76 A series of viewpoints and vistas have been identified as of particular value but may not be exhaustive. These are indicated in the drawing included in Appendix A. In addition Appendix 9 photographically records key vistas and views across the estate. The potential impact of any intervention in the exterior spaces of the estate should accordingly be carefully considered to establish whether or not the significance of an existing important view would be adversely affected.

1.6 Pressures for change

1.6.1 The research carried out in the preparation of these Guidelines has demonstrated that the estate landscape and public realm has from the very beginning been subject to change, and accordingly it is only reasonable to expect such pressure for change to continue. Soft landscape specifically is by its very nature a dynamic asset and therefore reliant on management, which in turn should be informed by an agreed Landscape Management Plan. (For further consideration of soft landscape management see Part Three of this volume.)

1.6.2 The present section therefore considers various factors that may be expected to affect future change to the Barbican landscape, whether pro-active or reactive. Proposals to change the landscape may emanate from the Estate Office as landlord or Environmental Enhancement, from the residents themselves or from other non-residential stakeholders. (See Appendix - Management Organogram)

1.6.3 It should not be assumed that change is necessarily detrimental or incompatible with the estate's designated status, as it may equally result in better technical performance and/or environmental enhancement. A principal objective of these guidelines is to acknowledge new thinking and improved practices in the philosophy and technologies of urban landscape design and to encourage a coordinated and positive vision for the estate landscape in the future.

1.6.4 However consideration should always be given to the compatibility of the proposed change with the essential estate character as analysed in these guidelines. In all cases where change 'would affect the character' of the estate, an application for Listed Building Consent and/ or consideration within the Planning process is likely to be required. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF).. Where specific examples covering the proposed change are not given in the Traffic Light guidelines, the determination of its acceptability must be derived from first principles, ie. from consideration of its effect on the estate's special interest and significance, as described in detail in the foregoing sections of this volume.

1.6.5 Failure in the original detailing

The failure of both the original, and subsequent, waterproofing details around the north-west podium has probably been the cause of the greatest pressure for intervention in this area of the estate. Remedial works are currently ongoing, but as already noted these now present a significant opportunity for embarking on a new vision for the estate's soft planting. (See Part Three of this volume.)

1.6.6 Maintenance regimes

Hard and soft landscape areas are subject to ongoing upkeep and the estate depends on this for maintaining the general quality of the public realm. Care must however always be taken to ensure that particular regimes take advantage of best current practice and do not work counter to the essential significance of the estate as defined in these guidelines. An example is the concealed under-parapet podium lighting, a distinctive original detail that created a significant yet subtle ambiance for the public realm and which could now be maintained more sustainably with long life low energy lamping. The Good Practice notes in Parts Two and Three of this volume should be consulted in this connection.

1.6.7 Physical deterioration

The state of repair of some elements, most notably the podium paving, has resulted in pressure for replacement and alteration over the years, not all instances of which have been sympathetic to the essential character of the estate. Local areas of ill-matched re-tiling can be particularly detrimental to maintaining consistency of appearance. The current re-tiling operation should be treated as the opportunity to establish a new standard for the estate as a whole, that may continue to be applied in future areas of paving renewal not yet programmed. Specific guidance on this is provided in Part Two of this Volume.

1.6.8 Access issues

The gradual change of the City from being a mono-cultural business quarter to becoming a mixed economy retail and cultural destination within central London will continue to attract increasing footfall over the Square Mile generally and across the Barbican as a consequence. The forthcoming opening of Crossrail can only be

expected to intensify this trend. Access to podium level is chiefly served by steps at most points, some ramps, only occasionally (e.g. at Moor Lane) by lifts, and in only two cases outside the Estate by escalators (Alban Gate and Moorgate Station) and lift (Alban Gate). The current provision is inadequate by present standards of access requirements, and needs urgent and careful consideration.

1.6.9 The implications for the Barbican are twofold – there will be greater pressure on the public realm through increased numbers of visitors to the various venues and pedestrian through traffic, whilst there will also be a corresponding need to control sensitively the resulting impact, suggesting that a complementary approach to ground level access around the area of the Estate (see 1.4.11) may need to be considered alongside preservation of the high walk access. All these implications need to be considered in terms of the resulting impacts on residential occupants. This suggests that the main routing across and through the estate will need to be optimised in terms of legibility and wayfinding, both to ensure efficient and safe circulation and also minimise unnecessary incursion into the quieter and more private parts of the estate. (See also Section 2.4 Wayfinding).

1.6.10 Legislative requirements

The provisions of the Equality Act 2010 continue to exert pressure on building owners to improve the quality of accessibility in public buildings and estates, as well as imposing more stringent requirements in terms of health and safety. The Equality Act 2010 places duties on all organisations that provide a service to the public or a section of the public, as well as anyone that sells goods or provides facilities in Great Britain ('Service Providers'). It applies to all services, whether or not a charge is made for them.

1.6.11 It is important in principle that everyone should have dignified access to and within historic buildings to which the Act applies. This applies to the Barbican estate as a listed building. If treated as part of an integrated review of access arrangements for all visitors or users and a flexible and pragmatic approach is taken, it should normally be possible to plan suitable access for disabled people or others with a protected characteristic without compromising a building's special interest.

Alternative routes or re-organising the use of space may achieve the desired result without the need for damaging alterations.

1.6.12 As a comparatively modern estate the Barbican does not present many of the problems often encountered with historic listed buildings. However there are instances where significant access and connectivity problems remain that can only partially be solved by enhanced wayfinding.

1.6.13 The Equality Act does not override other legislation such as listed building or planning legislation, and the need to consider necessary consents applies to changes proposed to improve access.

1.6.14 Meanwhile, the Building Regulations set standards for design and construction that apply to most new buildings and to many alterations to existing buildings, including listed buildings for the purposes of securing reasonable standards of health and safety.

1.6.15 The Building Regulations only apply to new work and there is no general requirement to upgrade all existing buildings to meet these standards. Where new work is undertaken however this may trigger a requirement to comply with current regulations in respect of the works concerned. Where a building did not comply with the Regulations before the alteration, the work of alteration should be carried out so that afterwards the building's compliance with the Regulations is no less satisfactory than it was prior.

1.6.16 Certain details at the Barbican do not comply with current regulations, for example the podium parapet height in many places is lower than the current guarding requirement. Any proposal to achieve compliance would require very careful design consideration and of course trigger the need for Listed Building Consent. Works carried out for health and safety purposes may still need Listed Building Consent, Conservation Area Consent or Scheduled Monument Consent and the normal rules will apply. Anyone carrying out works that are urgently necessary in the interests of health and safety may be excused not having obtained prior consent. However, it is still necessary to apply for the required consent as soon as possible and the works should be limited to the minimum necessary. Deciding whether works

are urgent and, separately, whether they are necessary for health and safety can be difficult.

1.6.17 A particular issue at the Barbican as far as landscape health and safety is concerned is the need for safe access in certain locations to maintain elevated areas of soft planting. These include for example the Frobisher Crescent vent shafts, the raised planter features above the Postern and around the sides of the CLSG sports pitch, the Fore Street planter, amongst others. The contribution of these areas to the greening of the estate indicates an ongoing need for regular maintenance that will in turn call for long term solutions for effective and economic means of access for working at height. Here a sensible balance will be required as between safety compliance, listing sensitivities and careful planting specifications that require the least maintenance. Any permanent fixtures to building elements or hard landscape features for the purpose of facilitating safe access are likely to require consideration for Listed Building Consent and should be treated as Category Amber minimum. (See Traffic Light System, Section 1.7)

1.6.18 Works arising on a regular basis

Examples of works that may be expected to arise on a regular basis (as well as other types of work) are given in Section 1.7 with guidance on whether these require Listed Building Consent and/ or consideration within the Planning process is likely to be required. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF).

1.6.19 Additionally, more detailed advice on Good Practice in the management and maintenance/ replacement of various landscape elements is included in Part Two of these Guidelines, Sections 2.1 and 2.2.

1.7 Listing Management Guidelines using ‘Traffic Light’ system

1.7.1 Introduction

The purpose of this section is to provide easily accessible guidance on the need for obtaining Listed Building Consent and/or consideration within the Planning process. (Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF)), in relation to the Register of Parks and Gardens for various types of work that may be contemplated on the estate landscape and external areas. In this context it is helpful to reiterate the stipulation within the Planning (Listed Building and Conservation Areas) Act 1990 (Section 7) which provides that ‘no person shall execute, or cause to be executed, any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’. Registration is not subject to the same listing consent procedure but is a ‘material consideration’ in the planning process, meaning that the planning authority must consider the impact of any proposed development on the landscapes’ special character in determining the acceptability, or otherwise, of a proposed alteration. It should be noted that, although not detailed here, certain works may also require Planning Consent.

1.7.2 Any proposals for additions or alterations to the buildings and external landscape, as well as any maintenance, remedial, upgrade, replacement or repair work, should be assessed for their potential impact on the estate’s character and special architectural interest, as described in section 1.4. All the elements contributing to this character and special interest are significant and therefore require detailed consideration before implementation of any work. However, special interest is particularly manifest in those features that define the public character of the estate, rather than less generally visible interior detailing. This balance is reflected in the ‘traffic light’ system of the guidelines. The guidelines, nonetheless, encourage wherever possible and practical the retention of original features and like-for-like replacement, unless subsequent alteration at the time of listing (or since) has been detrimental. In such cases the opportunity should be taken to ameliorate incompatible

interventions. The likely impact of changes on the special architectural interest of the estate will determine the need to apply for Listed Building Consent (LBC). Examples of potential changes are colour-coded green, amber, red and black.

Green Works that will not require a LBC application

These are works that would not be considered to have an impact on the character and special architectural interest of the estate and would therefore not require a LBC application.

Examples of such works address wear and tear, natural life cycles and/or accidental or wilful damage which can be repaired locally and do not require the input of a specialist consultant.

Amber Works where advice should be sought to determine whether a LBC application is required

These are works where it is not possible to determine without further information the potential impact on the character and special architectural interest of the estate. In such cases, advice should be sought from the Department of the Built Environment to ascertain if a LBC application is necessary before embarking on the work. In certain cases it may also be necessary to obtain planning permission.

The requirement or otherwise for a LBC application is likely to include consideration of whether the proposed change would be reversible and the impact of its exterior manifestation within the public realm.

Red Works that require a LBC application

These are alterations that would clearly have an impact on the character and special interest of the estate and would therefore require formal evaluation to establish whether or not that impact would be detrimental. In certain cases it may also be necessary to obtain planning permission.

Black Proposals for which a LBC application would be required, which would have an impact on the significance of the estate and could cause substantial harm or loss

These are works that could have a detrimental effect on the character and special interest of the estate and would therefore require a LBC application. The examples quoted may cause substantial harm to the significance of the estate and would therefore require stringent consideration. In all cases it would also be necessary to obtain planning permission.

In every category, additional **guidance notes in blue** are provided.

1.7.3 These guidelines do not take precedence over the formal statutory regulations. Anyone wishing to undertake works has an obligation to supply sufficiently detailed information to demonstrate that the proposed works would not be detrimental to the character and special interest of the estate. Maintenance work must take into account the original design intent (or an

already approved new design) and should be carried out, as far as possible, on a like-for-like basis.

1.7.4 Generally, where maintenance is required, it should be carried out within the framework of the maintenance cycle or a five-yearly review. Uncoordinated piecemeal works can be particularly detrimental. In some of the examples included in the green category, 'like-for-like' replacement is recommended. In some cases, however, design and materials had already been altered from the original at the time of listing. Opportunities to restore them to a more authentic state should be carefully considered where this would enhance significance, despite this triggering the LBC procedure.

1.7.5 The examples provided are not exhaustive and there may be other scenarios which have not been included or foreseen. In such cases the correct procedure is to revert to first principles and consider the potential impact of any proposal upon the special architectural or historic interest of the estate as defined in sections 1.4 and 1.5 above and thereby establish the need for formal authorisation. The estate management and those commissioning works must always consider such impact in relation to special architectural interest before implementation.

1.7.6 It should again be noted that the legal requirement for authorisation is triggered by 'any works that would affect the character' of the designated asset as a building of special architectural or historic interest. It need not be assumed that such works are necessarily detrimental – they may produce enhancement. It is simply 'the affect' of any such proposal that triggers the authorization requirement. In cases of doubt Amber Category should be regarded as the minimum the default response, thereby triggering an enquiry to the Department of the Built Environment.

1.7.7 Where works are mentioned in more than one category, - eg. amber and red - the higher category should always be assumed to take precedence.

1.7.8 It is also important to note that requirements in relation to listed building status are separate from and additional to any obligations imposed by lease conditions. Generally, responsibility for seeking advice and, if necessary, applying for Listed Building Consent and planning permission, lies:

- with residents or other named occupiers (such as tenants of commercial premises) for works within their lease demise lines;
- with the estate management for works that are outside lease demise lines but within the listed boundary.
- with the freeholders for works within its ownership within the listed boundary
- With persons carrying out the works (who should check LBC is in place where required and that any conditions are fully discharged)

External landscape

Green Works that will not require a LBC application

Example	Guidance
1 Re-turfing/ soil replacement.	Re-turfing of existing turfed areas to renew or repair to match existing would not require LBC, provided that these are carried out in accordance with the best practice guidance. Soil replacement should be preceded by a loading assessment to ensure compatibility.
2 Replanting of bulbs and other seasonal plants in plant beds and planters.	These works would not require LBC, provided that the planting takes place in areas which have previously been planted and is carried out in accordance with the good practice guidance and in accordance with the Landscape Management Plan as recommended in the Executive Summary. (See also Black Category 2)
3 Replanting, maintenance work, pruning and dead-heading of shrubs, perennials and other replanting of dead or damaged trees that do not carry Tree Protection Order (TPO) status.	These works would not require LBC provided that the works do not alter the character of external landscape design. This work should be carried out in accordance with the good practice guidance and the Landscape Management Plan as recommended in the Executive Summary.
4 Maintenance and restocking of aquatic plants and fish.	These works would not require LBC provided that the works do not alter the character of the lake design.
5 Remedial work to repair: ▪ external gates and railings; ▪ external hard landscape local damage; ▪ raised planters; ▪ water features; ▪ seats, benches, refuse bins; ▪ estate lighting; ▪ stairs, ramps, boulders and bollards; ▪ boundary walls and screens; ▪ canopies ▪ the yellow line (See Section 2.3)	LBC would not be required for like-for-like repair or local replacement of these elements. It is important that the works are carried out using the same techniques and materials as existing and that the principle of like-for-like is applied. <u>However, where such a situation offers an opportunity to ameliorate previous incompatible interventions, the attempt should be made to move progressively towards a more consistent 'best practice' standard as indicated in Part II of this volume.</u>
Such work assumes local repair / replacement in response to specific instances of damage	Where piecemeal repairs would be impractical and a wholesale replacement in a different specification, detail, colour or texture would be required, then LBC would be required. See also Red category.

6	Replacement/ repair of podium tiling provided this is undertaken to the approved specification	Reference is to the new tile specification now adopted for Beech Gardens. Proposals for new works to this specification should still however be notified prior to the Department of the Built Environment. See also Good Practice Guidance
7	Limited use of public spaces for display of residents' or commercial tenants' potted plants or planted containers at the interface between the blocks and the communal landscaped areas.	Limited colonisation of the immediate areas outside the residential units with privately managed planters is acceptable provided that these are contained within movable planters, set within defined lines that do not obstruct any public pathways, common parts, escape or service routes. Consideration should be given to choice of Barbican approved plant containers.
8	Fixing bird boxes to trees in open areas.	Where such installations would be affixed to, or directly affect buildings or other built structures, refer to Red Category 4. See also Good Practice Guidance.

Amber**Works where advice should be sought to determine whether a LBC application is required****Example**

- 1 Installation of any new unfixed array of public seating and associated tables, umbrellas, bins, containerized plants, etc. (Eg. in association with one of the cafeterias, restaurant or public houses on the estate.)
- 2 Changes to plant species or introduction of planting or other fixtures where not previously existing and where such changes would impact on building fabric.
- 3 Maintenance of trees (with or without TPOs) where such work would impact on building fabric.
- 4 Minor alterations to ramps and walkways to comply with new Equality Act requirements.
- 5 Abrasive or chemical cleaning of hard landscape surfaces.
- 6 Changes to sports or play areas.

Guidance

Even when installed on a 'temporary' basis such interventions may have a significant impact on the character of the area affected. It should therefore be discussed prior with the Department of the Built Environment.

'Temporary' may be regarded as any period less than a month. Installations that may remain in place for longer periods should trigger a prior enquiry to establish whether LBC is required. The Visual Arts Team and Barbican Directorate should be consulted in any scheme for outdoor furniture, lighting, planters or décor/ art modifications of any kind.

Any such changes should ensure compliance with good practice guidance. Radical alterations require prior consultation with the Department of the Built Environment. Planting should relate to an agreed Landscape Masterplan and the Management Plan's specifications for the estate.

Improvements or alterations to public walkways, ramps, stairs and railings would need to be discussed with the Department of the Built Environment before any work is implemented. They will advise whether the alterations would constitute a change to the character of the estate and if LBC is required.

Cleaning of surfaces should be carried out with care and expertise. Cleaning by whatever method must ensure that no discoloration takes place or conspicuous unsightly local evidence is left. Discreet areas must be tested first to ascertain suitability of the method. Results of testing need to be assessed ahead to ensure that there are no risks of change to the character of the treated surface. The advice of the Department of the Built Environment should be sought before implementation of the works.

Replacement or repairs to specialist sports or play surfaces may not require LBC, if the

		extent, colour and texture remain as existing. Wholesale changes are likely to require LBC.
7	Introduction of new land drainage systems or water points	Where any such installations would result in a visible manifestation of new apparatus or components a prior enquiry is advised.
8	Installation of access apparatus for health and safety purposes in connection with working at height, or permanent fixings for same, that manifest on exterior surfaces of buildings or landscape features	A prior enquiry is advised, as LBC is likely to be required
9	Introduction of a new hard external works detail to overcome an inherent defect in original detailing	Such revisions may be a sensible strategy to secure long term durability, but a prior enquiry is advised in order to establish whether LBC is required.
10	Proposals for the introduction of new free standing public art, sculpture, etc in any of the exterior spaces of the estate.	A prior enquiry to the Department of the Built Environment should be made, and the City Arts Initiative and Barbican Arts Centre should also be consulted. Appropriate public consultation is advised, but see also Red Category in cases where such works would be affixed to building fabric.

Red Works that require a LBC application

Example

- 1 Changes or new additions to:
 - specification, design, colour and texture of all fixed hard landscape elements including: podium parapets and boundary walls and screens; traffic barriers and impact devices; street furniture; seating; railings; gates; bollards; raised planters; cycle racks; pavior tiling where not in accordance with approved specification); other paving slabs; stairs; refuse bins; estate lighting; estate security; signage (free-standing, ground-fixed and wall-mounted, including the Yellow Line); surface water drainage and expansion joint details
 - layout of walkways, planter beds, raised planters, surface patterns, gates and railings, walls, screens, canopies, gullies and drains, grates, signage (free-standing, ground-fixed and wall-mounted) and access routes into estate.
- 2 Removal of any trees whether or not covered by a TPO where such works would impact on building fabric.
- 3 Planting of additional trees where such works would impact on building fabric.
- 4 Erection of any new structures/extension or removal of any existing structures within the external spaces of the estate or fixing any installation to any building, eg. plant

Guidance

The changes listed here would be subject to a LBC application as they would affect the existing character of the estate. Retrospective changes to reinstate original or achieve best practice design are encouraged but are also subject to a LBC application.

As a general principle, any works to exterior hard landscape should take opportunities to redress previous localised, ill-matched or piecemeal remedial work, and achieve greater visual consistency and integration of replacement materials, matching these as closely as possible to the original materials and patterns, or to an agreed 'best practice' alternative standard. Where large areas of paving are involved, it will be preferable to re-pave comprehensively to the original design intent rather than try to retain unrelated fragments of original material in a patchwork with new replacements. (See Best Practice) Removal of the crenelated paving edge feature in Thomas More or Speed Garden should trigger an LBC application.

Other than that listed within green and amber categories, proposed works to any tree whether or not protected by TPO should be notified to the Department of the Built Environment as they may affect the character of the estate as recognised in the Register of Historic Parks & Gardens.

The estate's character is dependent on the location, extent and type of tree species and therefore any scheme for major additional tree planting would be subject to specific consideration within the Planning process. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF). Such works should ideally be guided by a Landscape Management Plan as recommended in the Executive Summary.

Erection or extension or removal of any structure for any purpose, other than temporary (e.g. a marquee for a specific event), would be subject to a LBC application.

supports, trellis structures, bird boxes, etc.

- 5 Introduction of any refuse hold, storage enclosure, grit bins, recycling depot or other service facility, including plant, machinery and service housings within the listed boundary.

A LBC application would need to be submitted to approve the design and location of any such items. It would be advisable for the location to be carefully chosen and discussed with the Department of the Built Environment before submission of a LBC application.

Red

Works that require a LBC application

Example

- 6 Installation of additional external services to include:
- mechanical;
 - electrical;
 - data;
 - electronic surveillance;
 - lightning protection.
- 7 Cleaning the surfaces of exterior concrete or brickwork walling, parapets, planter surrounds, and other upstanding hard landscape features etc.
- 8 Proposals for the introduction of new public art, sculpture, murals etc to be fixed to any building structures in any of the exterior spaces of the estate.

Guidance

Any installation that would have a visible manifestation within the landscape areas of the listed boundary would be subject to a LBC application.

Weathering and patination of the expressed material surfaces at the Barbican estate has become an intrinsic part of its character and interventions to remove its effects would need to be very carefully considered. Any proposals for large scale cleaning of patinated concrete or brickwork will need consideration for LBC. Reference should be made to the provisions of Volume II of the Barbican Listed Building Management Guidelines regarding cleaning of concrete surfaces.

Removal of local incidents of damage or graffiti are unlikely to require formal consent, but should still be approached carefully and follow best practice guidance.

Such proposals will require formal LBC and should be subject to due public consultation. A prior enquiry to the Department of the Built Environment and the City Arts Initiative should be made.

Note – Planning Permission may also be required for some of the examples shown in this category.

Black**Proposals for which a LBC application would be required, which would have an impact on the significance of the estate and could cause substantial harm or loss****Example**

- 1 Changes to the building line at the interface between the blocks and the landscaped spaces.
- 2 Changes to reduce the extent of the public realm, and/or reduce the overall extent of soft planting and green space in public or private areas on the estate.
- 3 Conversion of pedestrian-only areas for vehicular use.
- 4 Erection of permanent structures within or across the open and landscaped spaces, hard or soft, or aquatic areas.
- 5 Alterations to the principal circulation routes/patterns as defined in original layout of estate.
- 6 Blocking of open ingresses into the estate, or cutting new openings into the boundary walls
- 7 Introduction of completely new service apparatus into the public realm. (eg. solar panels, digital display screens, wind turbines, microwave towers, etc.)
- 8 Introduction of any new feature that would adversely impact on a significant vista across the estate (Refer Section 1.5 and Appendix 1 : Mapping Drawings – Significant Vistas)
- 9 Blocking off or removal of any of the high level links connecting the Estate with adjacent parts of the City. (E.g. across Aldersgate St, Moor Lane and Fore St.)

Guidance

The examples given here could have a material and detrimental effect on the special architectural interest and significance of the estate and therefore will require stringent consideration.

The guidance regarding maintenance of significant vistas is not intended to imply that the good stewardship of less conspicuous areas is unimportant. The cumulative impact of small but ill-conceived interventions may be equally damaging to the character and special interest of the estate.

Note : Examples and guidance shown in the Black Category cannot take precedence over the statutory provisions of the 1990 Planning Act and should also be considered within the terms of the National Planning Policy Framework.

Barbican Listed Building Management Guidelines

Volume IV – Landscape

PART TWO – GOOD PRACTICE GUIDANCE

PART TWO

2.1 Good practice guidance – hard external works

2.1.1 Good practice approaches to key repairs and principles of repair.

Good practice guidance is provided here as a response to the cumulative changes which can, over the years, contribute to a gradual erosion of the visual integrity and architectural character of the estate. The impact of day-to-day and seemingly minor works around the Barbican estate may not be appreciated by the contractors or personnel who undertake them. But the cumulative effect of such works, if not carried out in cognisance of the listed and registered status of the Barbican and its external spaces, can have a profound effect on the overall perception of the estate's character and integrity.

2.1.2 Improvement in this regard is crucially dependent on the cultivation of increased awareness of the significance of the designated asset, effective control and management of all 'small' works and maintenance contracts, and the systematic application of clear protocols for specification, briefing, supervision and sign-off.

2.1.3 Planned Maintenance

Except in circumstances where works must be undertaken as an emergency, or for reasons of immediate health and safety – and even here it may be necessary to follow up with design-compliant remedial measures - it is axiomatic that all maintenance work should be planned. It is recommended that any person or contractor due to undertake work on the estate is issued with a summary Information leaflet advising of the estate's listed status, the existence of, and need for reference to, the Listed Building Management Guidelines prior to executing any works, the importance of seeking clarification/ assistance from the Department of the Built Environment if observance of the Guidelines presents any difficulty, and the requirement for written confirmation of the visual/ architectural acceptability (by representatives of the Department of the Built Environment) of the works prior

to final payment. It is the relevant controlling Department's duty to ensure that contractors carry out works in accordance with the Guidelines.

2.1.4 The good practice guidance that follows should be used to cultivate this shared understanding between management, contractors and maintenance teams on all current and future works on the estate. The notes primarily focus on the estate landscape, the public realm, the communal and restricted access areas.

2.1.4 The adoption of good practice applies equally to major works and to minor or routine repairs, whether or not these might be subject to Listed Building Consent. It is vital that future works conform to the original design intent or an agreed and approved alternative and take into consideration characteristic details and finishes across the estate, allowing for reintroduction of the original design wherever practicable and appropriate. Proposals must be developed in sufficient detail before implementation to be assessed for potential impact on the architectural character of the estate and the need for Listed Building Consent and/ or consideration within the Planning process. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF).

2.1.5 The advice and methodology included in this good practice guidance is generic in nature and should be regarded as indicative. Specific schemes should be developed within the context of each situation but still take full account of architectural character and significance as described in Part I of these Guidelines.

As a general guide the City is encouraged:

- to establish an estate-wide Landscape Masterplan in order to maintain consistency of design, specification and detailing;

- to institute a programme of contractor briefing, perhaps reinforced by issuing a simple explanatory leaflet, to cultivate better understanding of the obligations of working with listed buildings.
- to put in place a system of management protocols requiring any persons undertaking works on the estate to consult the Management Guidelines before commencing work; provide appropriate information on how their works will preserve the character and avoid detriment to the heritage asset, and obtain written confirmation of the acceptability of the finished works (from relevant City of London Department) in relation to any heritage impact, prior to final payment.

2.1.6 A record of all works undertaken, noting date, investigations, locations and specifications, together with relevant product literature and record photographs, should be kept on file by the Barbican Estate office for future reference, whether or not formal authorisation was required. The following notes provide Best Practice Guidance on an element-by-element basis.

2.1.7 Podium edges and Boundary Walls

The upswept podium edge profile is a signature characteristic of the Barbican estate and should be carefully preserved and maintained. Where concrete cleaning or repair is proposed, reference should be made to the guidance contained in Volume II of these Guidelines, and the standard of work should equal that specified in relation to cleaning or repair of external surfaces of any of the buildings. Where mastic pointing has failed it should be replaced to best practice standards using appropriate backing strips as necessary and replacing with colour matched material. Any intervention in the parapet detail to achieve compliance with guarding regulations, eg. the addition of a handrail, or blocking of gaps at abutment locations, is subject to Listed Building Consent. Similar guidance should be assumed for any works to the estate boundary walls. Replacement of concealed lighting under the overhanging coping detail should ensure the luminaire remains unseen.

2.1.8 Paving

The vast extent of hard paving deployed across the Barbican estate and the significance given to it in the architects' original design vision makes any maintenance or replacement work on this element of exceptional importance. Substantial re-paving of certain podium areas to the north west of the estate including Beech Gardens and White Lyon Court have been in progress during the preparation of this volume, and any lessons learnt from this exercise should be fully recorded, monitored and carried forward to inform future large scale works. The tiling specification now adopted for this project may be regarded as the 'approved Barbican replacement' in terms of surface finish, colour mix and size.

2.1.9 Prior definition of the works area is critical. Much of the paving at the Barbican is overlooked from other levels, both externally from different strata of the podium and also from numerous residential vantage points within the buildings. Areas of working should be considered not only in relation to the immediate local defect/s but also with an eye to the blending of finished work within its context when viewed at distance in order to avoid conspicuous patching or arbitrary joint lines.

2.1.10 Local repairs on a small scale (eg. up to 100 tiles) should be carefully blended to match the adjacent areas in grain and colour mix and may require tinted mortar pointing to achieve this in cases where piecemeal replacement is necessary within older areas of existing paving not yet scheduled for wholesale replacement.

2.1.11 Large areas of tile replacement undertaken as a planned project should follow the 'approved specification' as noted above and should be formatted in whole bays taken to meaningful joint lines, eg. movement joints, podium or planter edges or other relevant termination features.

2.1.12 When the appropriate works area has been thus defined particular care should be taken to ensure that adjacent surfaces and materials beyond the area are

properly protected, and that, while removing a damaged element, those unaffected are not damaged or stained in the process.

2.1.13 Where stone or pre-cast paving flags exist as part of the original design (eg. Wallside, St Giles precinct, or within the private gardens with their characteristic crenelated edge) they should be maintained to the original pattern with any breakages replaced on a strictly like-for-like basis.

2.1.14 Technical details such as paving gradients, movement joints and gulley performance may affect aesthetic outcomes. Ponding, cracking or poor run-off can produce long term unsightly pattern staining or local frost damage. Where such symptoms have led to the need for replacement or remedial work the opportunity should be taken to diagnose and correct the underlying technical defects within the work scope.

2.1.15 Minor patch repairs or piecemeal unmatched replacements have had a damaging impact on the estate generally. Unless small repair areas can be replaced with matching material it is recommended that a more comprehensive approach is undertaken according to the following criteria.

- Define repaving work boundaries beyond immediate damaged elements if necessary to provide a meaningful repair area.
- Establish original design intent (ie. grain, pattern, materials, etc)
- Source materials (including mortar) to visually match original/s as closely as possible
- 'Over order' as appropriate to secure an adequate surplus stock for future adjacent replacement
- Salvage any re-usable original material from work phases if feasible for local patch repairs or colour matching elsewhere on the estate

2.1.16 Failing elements, new approaches

Where original details have manifestly failed for technical reasons there is little value in simply reinstating them to the existing detail and risking repeat failure. The opportunity should be taken to consider alternative responses that will address the technical issues while still respecting the original estate character.

2.1.17 An example is the raised ventilation 'plinths' along the podium above Beech Street which have been lined with tiling on both the horizontal and vertical surfaces. The latter have debonded in numerous locations, often dislodging the adjacent horizontal tiles in the process. An alternative approach that employs a special cloaking detail (whether in tiles or another material, eg. concrete), or avoids tile facing altogether may require an LBC application but is likely to be acceptable provided it is sympathetically conceived.

2.1.18 This philosophy of sympathetic new solutions may apply elsewhere and requires pragmatism and inventiveness. In all such circumstances the work should be treated as category Amber, and trigger a prior enquiry as to whether LBC is entailed.

2.1.19 Drainage Gullies / Expansion Joint Covers

Gully design should be rationalized. Where soil migration is an issue over paving, the internal planter design should be upgraded to hold rain water for the benefit of plants to uptake by capillary action, with integrated attenuation/drainage boards and geotextile to filter storm water.

- Cast iron orthogonal units enable a neat tile cutting finish surround, rather than circular (Type C) or stainless steel (Type E). (See Appendix A5 Street Furniture)
- Drainage covers should be uniform in design whether a gully or linear drain, as type D / G
- Tile cutting should be tight to the unit to present a neat finish.
- All outlets to have covers that sit flush with the tiling rather than exposed or recessed as Type A / B
- Slit drains are acceptable provided access for maintenance is provided (Type E)
- Expansion joint covers should be in black anodised aluminum or similar, rather than stainless steel, so as not to draw attention

2.1.20 Planting beds and planters

The extent of artificial 'ground' (ie. podium area) at the Barbican means that the introduction of planting across the estate is particularly dependent on constructed planting beds and proprietary planting containers. The design and maintenance of these elements which form such a prominent part of the public realm experience is accordingly of critical importance. Best practice guidance in relation to the soft planting of these features is considered in Part Three of this volume. Here the commentary relates to the planter design and choice of fittings.

2.1.21 Where new planting bed construction is taking place on the north west podium the upswept tile edge details now agreed and adopted may be regarded as the new standard for the Barbican and should accordingly be maintained (and monitored) consistently for all similar features across the estate in future. Where it is proposed to depart from this detail or from the plan form to which it is applied in any location a prior enquiry is recommended to establish the need for LBC. The introduction of a new double thickness tile to supersede the use of a second applied layer of tiling as a skateboarding deterrent on the upswept kerbs is another example of marginal improvement, albeit detracting from the purity of the detail. Other such details include the use of metal hoops over the expansion joints to deter stunt cyclists. Wherever possible however details employing planting as a natural deterrent are likely to be as effective and less obtrusive.

2.1.22 Planters

Planters are widely deployed across the estate and call for good practice in relation to their design, location and installation. As a general rule the variety of differing planter designs should be restricted to a limited number of carefully specified and approved types of appropriate quality. A recently adopted choice is a circular ringed model with an expressed exposed aggregate finish, which is sympathetic to the character of the estate. Other types currently in use include timber interlocking log and panelled container designs. These are alien to the estate ethos and should be progressively removed and replaced.

2.1.23 Planters are usually regarded as moveable items, however they are rarely re-located once placed, due to the weight of the container and the soil when filled. Their scale and disposition should reflect prevailing architectural materiality and rhythm. The extensiveness of the podium makes the use of isolated single planters unlikely to be effective, and the scale of the areas concerned generally favours the formal deployment of group arrays. These should be carefully set out to a geometric formation rather than 'randomly', and also located with great precision since even small irregularities in spacing are likely to be conspicuous when viewed from above.

2.1.24 Additionally it is important when installing such planters that the local character of the paving is taken into account and that only relatively flat zones are selected. Planters installed on areas of any significant gradient will appear skewed and unsightly unless carefully levelled and propped in a manner that does not look improvised – which is a task requiring particular skill to be well executed.

2.1.25 For Good Practice the following guidance is recommended –

- Ensuring the planter design has been approved by English Heritage. (Types D & E are approved.)
- Arranging planters to ensure the spatial impact on the registered landscape has been fully considered
- Locating so as not to cause obstruction to pedestrian flow or function, as they are large items, but consider potential benefit as a wayfinding aid in reinforcing primary routes, and/ or as vehicular deterrents in preference to using traffic bollards
- Ensuring the maintenance implications of planters have been considered in relation to the sustainability of planting

2.1.26 Commentary by type (refer to Appendix 2 Street Furniture)

- Review placing of large parapet planter troughs such that these can provide a green edge to the estate on its perimeter whilst not obstructing maintenance access or beneficial viewpoints from podium edges to lower levels within the site. Remove large parapet troughs Type B so that only a single type is used in this location.

- Remove timber planters types B / C / F / G / K / L / O that are out of character, and replace selectively in accordance with an overall estate strategy for containers and an arrangement that respects the rhythm of the architecture
- Continue to encourage planting of balconies with standard units (Type M), which contribute to the enhancement of biodiversity in the City of London, remarkable in their extent, and encourage standard trough use rather than individual pots Type H
- Retain all podium planting Type Q and enhance incrementally soil specification, attenuation capability, and planting specification in line with an estate Landscape Masterplan
- Remove and or replace all steel containers Type N / P / I / J that are not of appropriate style or material, especially in Frobisher Sculpture Court where the space is particularly cluttered

2.1.27 In summary, planters form a significant component of the registered landscape, and therefore should be selected and deployed in such a way as to ensure that the special interest of the landscape is preserved and enhanced. For guidance on best practice for the soft planting of these elements see Part Three of this volume.

2.2 Good practice guidance – furniture, lighting and other elements

2.2.1 As already noted in this document, the character of the Barbican is particularly dependent on the quality and consistency of the various items of street furniture deployed across the estate. Although technical guidance in the 1959 CPB report did not provide detail on street furniture aspirations, it did state ‘The importance of high standards of quality in the choice of materials and equipment can hardly be over emphasised’ (Technical section 1959 Report, p.1).

2.2.2 The location, specification and maintenance of street furniture is fundamental to preserving the special quality of the estate. Street furniture provision should be coordinated to ensure external spaces function well and that all elements contribute to, rather than detract from, the character of the registered landscape.

2.2.3 Street furniture should also reference the wider environment of the City of London. The City of London’s Street Scene Manual states: ‘The overall aim is to set out how the City’s streets can become more attractive and better functioning for the benefit of all’. Street Scene Manual, Corporation of London Department of Planning and Transportation, April 2005.

2.2.4 The main principle of rationalising street furniture seeks to reduce street clutter in the City, in line with the creation of an accessible street environment, and limit the proliferation of different designs. The manual has a schedule of statutorily listed street furniture elements in their own right, which include K2 telephone kiosks, lamp standards, drinking fountains, pumps, police call boxes and garden features. These should be noted, albeit none of these items currently feature on the Barbican Estate.

2.2.5 To underpin a coordinated approach to procurement, repair and replacement on the Barbican Estate a schedule of all street furniture assets should be compiled, to underpin a coordinated approach to procurement, repair and replacement, and

with the aim of rationalising the specification of all street furniture and minimising clutter across the estate.

2.2.6 An outline catalogue of currently existing items on the estate is included in this document, See Appendix 1 Street Furniture and Lighting Map, and Appendix 2, Street Furniture Catalogue.

2.2.7 Over the years both the range and number of items has proliferated dramatically and usually in a way that is detrimental to the overall sense of integrity and distinctiveness of the public realm. The following notes offer guidance for the selective simplification and/ or improvement of the key items concerned. Reference should be made to the Appendix 1 Street Furniture and Lighting Map, and Appendix 2, Street Furniture Catalogue.

2.2.8 Benches/ Seating

The Schedule shows that there are currently numerous unmatched types of external seating in place across the estate. This range has evidently grown up in a piecemeal and uncoordinated fashion and should be simplified. There should be a consistent approach to siting and specification of benches that pays due regard for the City of London's wider street furniture policy and specification (ref. Street Scene Manual, April 2005) and the wider City environment, original features of the estate, and architectural style.

2.2.9 This should be achieved by:

- Limiting number of types of standard benches procured to one garden bench (Type I), one or maximum two bench types suitable for podium locations and around St Giles (Types C / D./ E), one bench (Type G) with table option for the Lakeside Terrace (Type H), with a consistent approach to materiality and robustness. All other bench types should be progressively replaced to conform to the above, or an approved alternative.
- Coordinate location with a plan of the diurnal activity to reflect and anticipate capacity and activity requirements

- Providing a variety of arrangements, some grouped, others individual for secluded provision, others to appreciate a view or overlook play for parent/guardian supervision
- Locating seating with due consideration to shading patterns of buildings and trees, wind exposure, aspect and view
- Locating to enhance rather than impede pedestrian flow across the estate
- Fixing to minimize vandalism with discreet fixings of appropriate detail
- Ensuring sufficient seating is provided especially for provision for lunch time by City workers and the elderly with seating opportunities no greater than 50m apart

2.2.10 Lighting

The character of the lighting should be sympathetic to the original design intent, while enabling the upgrading of lamps to meet sustainability targets and improving the Barbican's energy profile incrementally. Careful consideration should be given to the colour rendering index of the lamps and lighting levels within the estate and at the various threshold conditions of steps ramps and bridges around the estate.

Expert advice should be sought from a lighting engineer as part of any design team on upgrading or alterations to lighting arrangements.

2.2.11 Good Practice should –

- Ensure lighting coordinates with the Wayfinding Strategy, considers and addresses areas of high activity and interest after dark, or areas where crime risk or the perception of crime is high, also the needs of disabled or visually impaired.
- Minimise the number of columns and fittings and the visual intrusion in the daytime, and minimise unnecessary light pollution and intrusive glare after dark, (projecting light down rather than up) so that the lighting forms part of the general landscape backdrop and avoids spillage into apartment interiors.
- Colour coordinate all fittings black (RAL 9005 matt micaceous iron oxide) or Barbican brown where integral to the Arts Centre/ CLSG
- Ensure a consistent fixing detail to tiled pavements and concrete, brick or tiled structures
- Upgrade luminaires to match the original simple single clear spherical units, post top mounted onto standard black power coated posts (Type A), in preference to the cluster arrangements hanging off inverted mounts
- Ensure lighting bollards in planting beds are consistent in form (Type G), colour (black finish), frequency and distance from planter edge

- Retain period style post top lantern lighting around St Giles (Type D)
- Limit the palette of wall mounted and soffit lighting to Type J / L / M / N located on or spaced evenly between structural components
- Diminish the tunnel effect of Beech Street and redesign the lighting (Type P) to enhance the appearance and quality of the streetscape from the pedestrian viewpoint
- Maintain a consistent light level and fitting for threshold conditions to the Barbican Centre (Type O).

2.2.12 Handrails

Handrails should be of painted steel of consistent design, colour and preferably of consistent section and fixing plate or wall mounting detail. Even though skateboarding may be deemed an issue all handrails should provide comfort and support.

- A square section detail (Type A / G) exists in some areas and should be retained as an original detail
- Stainless steel Types D / I / F are out of place in the Barbican
- All free standing handrails to be black painted so that they recede and do not detract from the landscape. Handrails that form part of the built form, ie. lead directly into or from buildings, may be painted in the livery of the building of which they form part, provided colours comply with that specified in the Barbican Approved Colour Palette
- Handrails with nodules to deter skateboarding are not comfortable and should be replaced

2.2.13 Railings / Barriers

A variety of different designs proliferate. Black should be progressively adopted as the unifying colour for all freestanding external metalwork, with exceptions only as noted above (Handrails). The original design intent for railings can be seen overlooking the lake to the scheduled monument by St Giles (Type L), which should be adopted as standard. The traditional cast iron black painted railings around the church should be retained. For other colour palettes refer to the Barbican Approved Colour Palette. Stainless steel is inappropriate and should be replaced when an opportunity permits, and in any case at the end of their life span..

2.2.14 Commentary by type:

- Type G: Original, retain
- Type H: Replace with black painted steel as Type G
- Type I: Replace with black painted steel as Type G
- Type J: Original, ensure colours are according with Barbican Approved Colour Palette
- Type K: Retain and repaint black
- Type L: Retain and repaint black
- Type M: Retain and repaint black
- Type N: Original cast iron to retain
- Type O: Retain and repaint black
- Type P / Q / R: Retain and repaint black

2.2.15 Bollards

Bollards are used on the estate to separate pedestrian and vehicular space, to protect specific features, restrict pedestrian access and perform security functions. They can, however, cause clutter and create a hazard for the visually impaired if used for lack of a more considered design response. Those of the Type A variety are particularly unfortunate

2.2.16 Commentary by type

- Bollards should be functional and of consistent finish to the wider street furniture palette
- Type B of exposed aggregate with chain fits the architectural context, as does Type E
- Spacing should be no closer than 1.5m centres, bollards at St Giles (Type E) are significantly closer and over dominate the area as a result
- Drop bollards should be rationalized to one plain circular form that is robust and nylon coated black with a visibility band
- Where alternative vehicular management is possible, bollards should be removed

2.2.17 Bins

Whilst ideally users of the Barbican estate – whether residents or visitors - would have no need of litter bins and simply take their litter home, such an aspiration is probably unrealistic especially in the more public areas around the centre. Therefore some provision for disposal of litter is unavoidable. However, this need only require

a single type. Bins should be simple steel, nylon coated black, robust and easy to maintain, of a capacity that relates to cleansing routine and frequency. Bin location should relate to activity and pedestrian flow. There are a number of different styles over the estate, which should be rationalized in terms of location and specification.

2.2.18 Commentary by type

- Type D is preferable in colour and form, adapted if necessary to incorporate a recycling section
- Bins should be located against a wall rather than be free standing
- Salt/ grit bins should be located where their use will be convenient without obstructing or causing damage to property or to street trees and other vegetation by salt leakage. They should be weatherproof, fireproof, robust, durable and vandal resistant. Type H sits neatly below the parapet and is relatively inconspicuous. All other types should be replaced, especially Type G which is gratuitously egregious.

2.2.19 Water features

Water features on the estate provide white noise in the City as well as aeration and visual pleasure. Original fountains and water features in the lake Types E / F / G form a fundamental part of the spatial concept significantly enriching views across the central space. There have been alterations to these features related to a reduced volume of cascading water, narrowing of the weir and restricted operation of the grid of fountains.

2.2.20 The three fountains on the northwest podium were installed in the 1980s (Types A/B). Two are circular tiled bubblers, one located on the north side of Ben Jonson House and the other to the south of Bunyan Court. The third feature with dancing dolphins is located at the east end of Beech Gardens alongside Frobisher Crescent.

- Retain and maintain all water features in operation
- Ensure water volumes are maintained so as not to diminish effect (Type D)

- Consider adding reedbed planting to fill Type E and associated upper level lake so that efflorescence of brickwork is screened, while biodiversity and spatial quality are enhanced
- Consider re-painting the dolphin fountain pool basin in a darker colour (eg. green) in lieu of turquoise which is alien to the Barbican idiom.

2.2.21 Play areas

As noted already in Part I, there are designated children's play areas in both Thomas More and Speed Gardens for the benefit of residents and these appear to be well used. Their equipment design is however of a commonplace commercial kind. If and when the opportunity arises their replacement in a more sympathetic design idiom and to achieve a more imaginative play environment is recommended. More adventurous play opportunities should be integrated with the landscape and architecture of the estate, responding to the Barbican's dramatic structures, capacious undercrofts and trees, rather than be treated as a separate provision of unrelated generic design.

- All play should be upgraded according to the Mayor's Supplementary Planning Guidance on Play (Shaping Neighbourhoods: Play and Informal Recreation SPG).
- Positive attitudes grow out of children's regular contact and play in the natural world, and structures in the gardens should be articulated with play in mind.
- All permanent play equipment and surfacing should be materially sustainable and in keeping with the fabric of the registered garden and listed building.

2.2.22 Pergolas

Domed and linear pergolas within the Thomas More and Speed Gardens are characteristically lightweight and ornamental, domed to take climbing plants in the private gardens and sunken circular gardens in the lake. These structures should be maintained in good repair and retained in black colour.

2.2.23 Climber Supports

All timber batons and plastic mesh should be removed and replaced with a light weight second skin structure to a consistent 3m height that is free standing away from the parent structure and provides inconspicuous tensioned s/s support in mesh

or cables once climbers are established (Jacob or similar). Planted panels should be able to be folded down to enable periodic maintenance of structure behind.

2.2.24 Irrigation

Automatic irrigation infrastructure within structural decks should be decommissioned where no longer operational, and a network of standpipes be provided for irrigation by hand watering or by bowser, in adverse drought conditions.

2.2.25 Bicycle Stands

Bike parking should be located in and around the estate in accessible and secure locations, where there is a need. The increase in cycling in London is increasing demand, and it is recommended that a bike use survey be carried out with residents to establish whether the level of need for bike parking rather than, or in addition to car parking. Cycling should be encouraged and the lack of secure cycle parking and storage facility is often the reason why cycling is not taken up. Secure cages could be integrated close to lift lobbies within undercroft car parking areas, double stacked systems provide space efficiency.

2.2.26 At present there is a variety of types of bike parking on and around the estate, and three Boris Bike locations on Silk Street, Aldersgate Street at the Barbican Underground station and under the Museum of London on London Wall. Short stay provision should be located close to key destinations. In order that the bike stands fit with the street furniture palette they should be consistent as follows:

- Black nylon-coated steel finish to protect from damage
- One model, the Sheffield-type Hoop is a standard in London, spaced 1-1.2m apart to allow access
- Located where convenient and where the stands are overlooked and secure
- Fixed with a standard surface bolted detail

(See also Section 1.5 Car Parks.)

2.2.27 Public Art

The relocation of the ceramic panels by Dorothy Annan, originally commissioned for the Fleet Building, 70 Farringdon Street, is a fine addition to the Barbican. It turns an unremarkable and dimly lit corridor space into one that is memorable and uplifting. Taking this art installation as an example, there is an exciting wider opportunity to create an artistic framework that could forge strategic, international and local partnerships at the Barbican through a Public Art Framework for the estate landscape as a whole, while adding a layer of enhancement and being exploited on principal routes to enhance wayfinding.

2.2.28 Any public art initiatives should be referred to the appropriate agencies, which include the Barbican Art Gallery, The City Arts Initiative: (<http://www.cityoflondon.gov.uk/services/environment-and-planning/environmental-enhancement/public-art/Pages/default.aspx>) and the Sculpture in the City initiative (www.cityoflondon.gov.uk/sculptureinthecity)

2.2.29 Bird and bat boxes

Erection of bird boxes for nesting could be encouraged within the trees on the estate (Green Category). A single unit type could be used although various specifications provide for different bird nesting requirements. However, for any proposals involving bird box installations fixed to buildings, refer Section 1.7 of the Barbican Landscape Guidelines (Traffic Light system – Category Red.)

2.2.30 Rough Sleeper Deterrents

The small paving infills at U shaped column bases are regarded as an effective deterrent and acceptable in these specific locations. (See Street Furniture Schedule - Miscellaneous)

2.2.31 CCTV

The estate security strategy is not covered here. It should, however, be closely related to the spatial context and landscape structure and aim to enhance natural surveillance, in preference to physical devices. Any camera unit deemed necessary should be wall mounted, painted black, and take into account the growth and disposition of trees and seasonal screening that is part of the registered landscape.

2.2.32 Duck Ramps

A single unit type should be used across the estate. The unsightly in situ concrete mini ramp in the sunken gardens of the lake for instance (Type B) should be replaced. Marginal planting to the lake would aid wildlife in moving from water to lakeside, as well as acting to screen units (Type A), provide seclusion and enhance the wildlife potential of the lakes.

2.2.33 Additions including extensions/conservatories

As a general proposition additional attached or free-standing structures inserted into the public realm or open areas of soft landscape are not encouraged, and in all cases would require an application for Listed Building Consent. Temporary structures for specific events (eg. a marquee) may be permissible subject to specific authorisation from the Department of Built Environment. (See Traffic Light section, Red Category). Reference should also be made to Volume II of the Barbican Guidelines (Residential Buildings). Any such temporary use should be subject to conditions for effective restitution of affected areas after removal, secured by returnable deposit as appropriate.

2.2.34 Building infill

The interpenetration of spaces and intervisibility of adjacent landscape areas across the estate are fundamental aspects of its original character. Accordingly, any proposals for infilling of spaces under or between buildings will be assessed against the strictest criteria imposed by designation. (Refer Traffic Light section, Red and Black Categories.)

2.2.35 Surface water management, drainage and gullies

The City of London Corporation is a Lead Local Flood Authority and a partner of the GLA Drain London Project. Until a Sustainable Urban Drainage Strategy (SUDS) is adopted, surface water management is in line with London Councils' Policy note,

such as 10% storage in a 1:100 year event and removal of 90% contaminants before issue into the system.

2.2.36 Water management is a critical issue on the Barbican Estate due to an essentially impermeable artificial landscape, elevated with accommodation or infrastructure underneath. Water egress, water proofing, surface water runoff, water quality, fountains, waterfalls, weirs and automatic irrigation should form part of a coherent water management strategy.

2.2.37 As and when possible a SuDS approach to drainage of the hard landscape could be beneficially adopted. Traditional drainage systems are normally pipe based and their hydraulic design is based on conveyance of surface water off site as quickly as possible. They can increase flood risk and do not provide the additional water quality or amenity benefits that SuDs can offer. The capacity of traditional drainage systems and the public sewerage network as a whole is inadequate. Consideration could be given to assessing the estate for sustainable drainage opportunities, for example brown roofs and outlet design.

2.2.38 As and when feasible, the Barbican landscape could instigate a strategy of retrofitting SuDS to planted areas. Sustainable drainage techniques aim to replicate natural drainage by managing the water as close to its source as possible through infiltration and storage. These help to slow down the rate and amount of surface water runoff thereby reducing flood risk. There may be potential for this within the planting areas as they are cleared for re-waterproofing incrementally.

2.2.39 Planting trees can help to reduce and slow storm water runoff. Trees capture and store rainfall and pollutants in the canopy then releasing water into the atmosphere through evapotranspiration. Tree roots and leaf litter create soil conditions that promote the infiltration of rainwater into the soil and decreases flooding further down the system.

2.2.40 The podium construction being essentially impermeable, any opportunity to introduce or enhance permeability or create 'super sponges' that mimic nature by soaking up and storing water should be considered to help improve the resilience in storm surge conditions.

2.2.41 Initial storm surge situations may be abated by maximising the potential of planting areas to attenuate. This can be achieved through specific performance specification of engineered soils and maximum capacity drainage boards for storm water attenuation allowing plants to access stored rain water through capillary action. This will help to address the cause of mini deltas of soil between outlets and gullies over tiled podium surfaces.

2.2.42 Gulleys and drainage grids set in areas of paving should generally be in cast iron or steel coated black, and square or rectangular in plan to facilitate adjacent tile cutting.

2.3 Wayfinding

2.3.1 The issue of wayfinding in the Barbican is a major aspect of the estate's identity and reputation that is too large to be fully covered in this document. However as the matter is integral to the consideration of landscape some general notes are included here. Reference should also be made to the following drawings in Appendix 1: Routes & Access, Route Mapping, and Travel & Connections.

2.3.2 The Barbican's 'interruption' of the traditional surrounding street grain, its elevation of pedestrians above ground level, and the spatial complexity of the estate layout itself have long been cited as causes of inhibited pedestrian flow within the estate (relative to its surroundings), difficulty in finding the public venues at its centre and in navigating across the estate generally.

2.3.3 Increased footfall across the estate has been noted already in the context of expected pressures for change. There are various ways in which landscape strategies and treatment may assist wayfinding and navigation. Principal routes across the estate may be reinforced by the location of particular items of street furniture, the use of artwork (see Section 2.2 Public Art) and through the deployment of specific planting themes. It is also desirable to maintain wherever possible clear sightlines from principal points of entry (eg. the bridge over Aldersgate Street) to the Arts Centre so as to establish a sense of direction for first time visitors, and to reinforce these connections through visibility of the logo (eg. Barbican Centre A) and accent lighting. (The 'Yellow Shed' has already been noted as an obstruction to the legibility of the Upper Podium.)

2.3.4 Signs and signage

As a general proposition it may be suggested that both existing and new signage should be governed by an overall Barbican strategy that establishes a consistent set of policies across the estate. Such a strategy should aim to systematise the range and types of sign to provide a consistent and easily understood language – analogous to the culture in use in the London Underground network. To a degree this is already

achieved at the Barbican estate, but simplification and clarification is always desirable. The Rail Alphabet fonts already deployed are particularly suitable. The current variety of signs is indicated in the Street Furniture Schedule and would benefit from systematic review.

2.3.5 The single large wall-mounted name signs for each building are appropriate and authentic and should be preserved in their existing style. The City of London street name signs are also an established standard. The original '4 BBBBs' Barbican centre sign (Signage Barbican Centre Type A) would require Listed Building Consent for alteration or removal. If it is desired to adapt the external branding of the arts centre, this should have regard to the original aesthetic of the building.

2.3.6 The aggregated wall-mounted 'slatted' wayfinding signs (Types C & I) are also appropriate and readily comprehended, and any new signage in this tier should adopt the same design typology. Unduly large multiples can however become confusing. The single wall fixed wayfinding 'flags' are consistent with this graphic style. (Types B & H)

2.3.7 Wall fixed signage is generally preferable to free standing items of street furniture. However there is a range of various map styles, (eg. Map Types A, B and C) which adopt different graphic styles and are not readily intelligible even to those familiar with the estate. These would benefit from being simplified and standardised to a consistent format. Also less successful are the free-standing 'towers' which risk creating another form of street clutter.

2.3.8 More suitable would be the standardised monoliths (Wayfinding Type E) now widely adopted by the Legible London programme, which would have the added benefit of integrating the Barbican estate with an increasingly familiar element in the wider city environment.

2.3.9 As important as the design of the signs themselves is the placing and combination of signage items. Multiple different sign types and graphic styles located together tend towards confusion, and should be avoided.

2.3.10 The Yellow Line

Introduced in the late 1970s the Yellow Line network is intended to provide an estate-wide wayfinding system indicating routes to the Arts Centre and through the estate as a whole. Opinions differ as to the success of this concept, though it is now strictly speaking part of the listing designation. Some argue that new electronic mapping techniques available on hand-held devices have superseded the Yellow Line though it cannot be assumed that visitors will avail themselves of these systems. Equally there is some doubt as to whether its intended significance is understood by those unfamiliar with the estate. In the meantime the line itself has become degraded and its repair is patchy and inconsistent.

2.3.11 Unless it is decided to abandon it altogether, it is recommended that the Yellow Line is maintained in a proper state of repair and to a consistent approved colour reference. Repairs should be carried out to whole sections of the line, rather than piecemeal local patching, and it may be relevant to review its existing route/s with a view to any beneficial rationalisation. Consideration might also be given to improving its intelligibility by inserting a cast steel/ aluminium disc (analogous to the Silver Jubilee markers) bearing the Barbican Centre logo at cardinal points along the routes.

2.3.12 The larger question of improving wayfinding and legibility remains and may be expected to assume a greater importance with the arrival of Crossrail and an intensification of pedestrian traffic across the estate noted above. In the light of these anticipated changes a more systematic review of the wayfinding issue would clearly be desirable, subject always to taking full account of the significance of the designated status of the estate and the need to preserve its essential character.

Barbican Listed Building Management Guidelines

Volume IV – Landscape

PART THREE – GREEN INFRASTRUCTURE

PART THREE

3.1 Context and Good Practice Guidance

3.1.1 INTRODUCTION

The 14ha Barbican landscape is unique. It is the only 20th century Grade II* registered landscape in London, designated in 2003. The landscape, which constitutes 3.2ha of open space of various types, is an intrinsic part of the listed building. As a listed building, it is the largest on the schedule. The Barbican is designated as a Site of Importance for Nature Conservation (SINC) where 'nature conservation is a primary objective of land management'. The Roman and Medieval city wall, of which considerable remains survive, running through the site, is designated a Scheduled Ancient Monument and Site of Local Interest for Nature Conservation (SLINC) colonised by a diverse range of wild flowers and supports two spleenworts, generally scarce in London.

3.1.2 In the 1959 Design Report for the Barbican by the architects there is no mention of biodiversity or 'green infrastructure' (see Glossary). Times have changed. Today the City of London boasts a network of walks which specifically celebrate biodiversity in terms of fauna and flora, not purely from an ecological perspective but also in terms of enhanced quality of life and liveability. There is also strong evidence in support of the wider asset value and health and well being benefits associated with high quality green infrastructure and open space.

3.1.3 The guidelines now offer an opportunity to review current condition, promote best practice, and to look forward to a more resilient and biodiverse future Barbican landscape to underpin estate management and community wellbeing.

3.1.4 GUIDELINE BOUNDARY

The boundary of the guidelines includes the listed and registered asset including the podium re-landscaping by BDP of the 1980's. This planting predates the register entry, even though of quite a different extent, configuration and character to the original intent (See Volume IV Guidelines Part 1 Section 1.5 Character analysis).

Fann Street Wildlife Garden sits outside the registered landscape and listed building, but forms an important component of the Estate and these Guidelines. The Conservatory with its tropical trees and plants is not included in this volume of the Guidelines.

3.1.5 SPECIAL INTEREST OF THE HERITAGE ASSET

The special interest of the estate is significant, and can be summarised:

- Register of Historic Parks and Gardens Grade II* (reserved for ‘particularly important sites of more than special interest’) – individual gardens and squares
- London Wall, Scheduled Ancient monument and Site of Local interest for Nature Conservation
- St Giles Church and former churchyard
- City of London BAP – Site of Borough Interest for Nature Conservation
- Barbican contributes to:
 - Urban Greenspaces, Churchyards and Cemeteries and Built Structures Habitat Action Plans
 - Potential to contribute to: House sparrow; Black Redstart; Bats, Common Toad and Stag beetle Species Action Plans (not sure if there are any records for presence in the Barbican)
 - Lakes and waterbodies which are unique in terms of scale in London
 - Contribution of vertical greening of window boxes (14km extent) and terrace gardens on podiums and roofs

3.1.6 ORIGINAL INTENT

Chamberlin Powell & Bon’s vision was that the architecture and landscape be seen as an integrated composition, one as important as the other, offering a unique urban lifestyle (See Volume IV Guidelines Part 1 Section 1.3 for a full discussion on significance). In the specification of planting on the estate the 1959 design report articulates that ‘careful attention’ be given to the scale of planting so that the ‘soft’ landscape was not ‘overwhelmed by the building’. Supported by photographs of

mature plane trees in London Squares, the design report highlights three essential components: forest trees, water and formal gardens. The original species list is appended.

3.1.6 Discussion relating to the design intent and philosophy which informed planting is otherwise light. The description of the planting on English Heritage's register refers to the design and structural planting of the private gardens, roof gardens, and balconies following the 'lines and rhythms of the architecture'. However there is no evidence of planting plans or of the involvement of a landscape architect, although diagrams of transplanting semi mature trees were included, perhaps to emphasise the importance and feasibility of achieving some immediate sylvicultural impact on completion of the development. 'Forest' trees implies a design intent for large species trees, but there is no evidence that large trees were intended for anywhere other than Thomas More and Speed Gardens, which provided deeper soils at 'ground' level and natural drainage, and where the plans clearly indicate regularly planted groves on a grid.

3.1.7 CONTEXT CHANGE

There have been several significant indicators of change in the attitude to biodiversity and the urban landscape, since the UN Rio Earth Summit in 1992. The sustainability agenda and the concept of green infrastructure and resilient landscapes is now embedded in the planning system which should inspire a future vision for the Barbican's landscape. (For a definition of Resilience see Glossary.)

3.1.8 Special planning policy guidance related to The London Plan 2013 embeds the All London Green Grid (ALGG) into the Plan. The ALGG advocates the benefit of 'green infrastructure' and an integrated approach to connectivity of communities and ecosystems. It values the natural environment and the provision of ecosystem services to mitigate and adapt to climate change, and the policy promotes sustainable, multi-functional and heritage landscapes for economic and social uplift.

3.1.9 In turn the All London Green Grid sits within the context of the Government's first Natural Environment White Paper for over twenty years. The Natural Choice, published in 2011, sets out an ambitious vision for nature, aiming to 'mainstream the value of nature', rebuild natural wealth and genuinely embed the value of natural capital into the economic decision-making process. It is not intended to introduce unnecessary burdens or regulations, rather 'to be used as a driver for action' by partnership working to strive for natural networks, including urban elements such as parks, green walls and green roofs, to function and deliver their free eco-services: 'The elements of life – biodiversity, healthy soils, clean air and water, and diverse landscapes – need to be managed in ways which recognise the vital connections between them. Connections can be made over land; through water or by air; or through continuous green corridors or stepping stones, to create a dynamic and resilient landscape'¹.

3.1.10 DUTIES

There are now specific duties placed on local authorities in relation to green infrastructure, including:

- The Natural Environment and Rural Communities (NERC) Act 2006 section 40 places a duty on local authorities to have regard to the purpose of conserving and enhance their biodiversity assets. The UK Post-2012 Biodiversity Framework provides five internationally agreed goals in terms of biological diversity, underpinned by the National Planning Policy Framework (2012) and the requirement of the planning system to contribute to halting the overall decline in biodiversity by 'establishing coherent ecological networks that are more resilient to current and future pressures'. The City of London Biodiversity Action Plan specifically mentions the contribution made by the Barbican's existing habitats. (www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/ukactionplan.aspx)

¹ The Natural Choice, Securing the Value of Nature

- From October 2014 Lead Local Flood Authorities (LLFAs), including the City of London, have responsibility for managing flood risk from surface water groundwater and watercourses (in accordance with Schedule 3 of the Flood and Water Management Act 2010) through surface water management plans for new development and redevelopment. The fundamental requirement is the sustainable management of rainfall from hard surfacing by mimicking natural drainage patterns on the surface, rather than in pipes, by increasing green cover to provide attenuation, cooling, amenity and wildlife and economic benefit. The GLA's Drain London Project leads London's 33 boroughs in meeting their responsibilities under the Act. (www.london.gov.uk/priorities/environment/looking-after-londons-water/drain-london)
- Strategic Goal E of the UK Post-2012 Biodiversity Framework, to 'enhance implementation through participatory planning, knowledge management and capacity building'. This highlights the importance of community, and places a duty on local authorities to engage and be a partner in the process of delivery and management of landscapes.

GOOD PRACTICE GUIDANCE

3.1.11 SOIL

The existing soils throughout the Barbican Centre should be regarded as an important natural resource that should be carefully managed to maintain its function in supporting the Barbican's extensive and varied landscapes.

Soil fulfils many functions, which are central to social, economic and environmental sustainability. In the built environment, soils carry out, to a greater or lesser degree, a number of functions and services for society. These are:

- Support of the landscape: the plants growing in the soil

- Support of ecological habitats and biodiversity: soil fungi, bacteria, larger organisms (particularly earthworms) within the soil and the birds, insects etc, which rely on the plants for food and protection
- Environmental interaction: this includes the exchange of gases with the atmosphere, sequestration of carbon, regulating the through-flow of water and the degradation, storage and transformation of soil organic matter and nutrients, wastes and contaminants deposited by human activities.
- Water attenuation and filtration, as a natural reservoir for rainwater
- Fibre and biomass
- Protection of cultural heritage
- Food production through vegetable growing in allotments planting areas

Guidance relates to existing soft landscaping and for any new areas of planting, and to soil selection.

3.1.12 EXISTING SOILS

The soils in most established landscaped areas should generally be self-sustaining, and should not require a significant amount of input or treatment. Soil actually prefers to be left undisturbed once planting has established as this allows its natural soil-conditioning processes, such as nutrient synthesis and structural development, to operate effectively. This applies to both natural and man-made soils, for example, those used in podium areas and planters.

For planting areas the following considerations should be given to on-going management of the soils:

- Check soil pH, fertility and microbial activity every 3 years. Very often there is no need to apply fertilisers each and every year, and over feeding can cause soil chemistry imbalances that harm the soil
- If tests show an imbalance or deficiencies, appropriate soil ameliorants should be applied (eg. fertiliser, compost, lime, mycorrhizae). All fertilisers should be in a 'slow-release' form in order to sustain slow, steady growth.

- Any areas subjected to disturbance, such as 'desire line' foot-trafficking, should be assessed for their aeration and drainage capacities. Where necessary, remedial measures such as hand spiking or forking, or compressed air decompaction, should be implemented to allow soil structure to recover.

Surface soils in lawns areas tend to be 'disturbed' more often as a consequence of residents utilising the lawns for recreation or events. It is therefore advisable to implement a sequence of recognised lawn care treatments to counteract the problems associated with surface capping and compaction.

- The turf and soil conditions should be checked each year in March/April. This should include soil compaction, pH, fertility, microbial activity, thatch build-up, weed infestation, bare patches, worm casts
- Various treatments can be implemented to remediate any problems – these include aeration/decompaction, scarification, weed/moss herbicide, fertiliser application, over-seeding, top dressing.

3.1.13 IMPORTED SOILS

- New soils for podium planters, where loading is a primary constraint, should be designed in parallel with planting proposals to a specific performance in terms of composition and weight, as advised by a soil scientist.
- From time to time the soft landscape scheme maybe updated, replanted or extended. Such circumstances will disturb the soils to a greater or less extent, and damage to the soil's physical condition should be kept to a minimum.
- Soil Handling and Programming should be carried out when soil is reasonably dry and non-plastic (friable) in consistency in order to maintain the physical condition of the soil and minimise structural damage, soil handling operations
- Ensure soils are not unnecessarily compacted by trampling or trafficking by site machinery. Soil handling should be stopped during and after heavy rainfall and

not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of new landscape works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

- Soils with a heavy texture (high clay and silt content) are particularly vulnerable to physical degradation (compaction) during such works so programming for dryer, warmer, summer months is even more important.

3.1.14 SOIL SELECTION

- A soil strategy should be undertaken that provides an analysis and assessment of the existing on site resource, and provides recommendation for soil management
- Where existing planting areas are to be replanted, it is sensible to re-use the existing soils, and improve their composition if necessary. However, where new planting areas are to be created, there is likely to be a need to import new soils. All imported soils should be selected to meet the specific needs of the plant species selected and environmental conditions at the proposed location. This can be achieved through the preparation of a Soil Specification. The document should be used by prospective suppliers to demonstrate that their soil is fit for purpose. As a bare minimum, all topsoil should be compliant with the British Standard for Topsoil (BS3882:2007).
- When new areas are prepared, the works should allow for appropriate cultivation and amelioration of the soil profile to ensure that an appropriate 'tilth' is achieved in the soil. This ensures that adequate aeration and drainage will be provided for new plant roots to grow and function properly.
- It is good practice to ameliorate the topsoil with compost prior to new planting. Recycled garden compost (ref: Green Compost) is a superb soil ameliorant for preparing new planting beds, including podium and planter soils. It has several beneficial properties when incorporated into soil, including organic matter, slow-

release nutrients and trace elements, beneficial soil microbes, water-retention, nutrient retention, structural development.

3.1.15 PLANTING

Planting is a critical component of the green infrastructure of the estate. Good practice should consider the following:

- A Green Infrastructure Audit of the estate (see Glossary) to assess and value the benefit of each area including trees and planting in terms of economic, amenity, improved air quality, flood attenuation, habitat provision, cooling effect, reduced energy consumption. The benefits fall into many categories contributing to aesthetic, environmental, social and economic objectives. This would demonstrate intent with regard to London Plan policy to increase the amount of surface area that is 'green' by at least 5% by 2030, and a further 5% by 2050 through an evidence-based action plan. Increased 'green' can be achieved through additional green roofs, vertical greenery and urban tree canopy.
- A sustainable planting palette for the entire Barbican Estate should be adopted that is resilient to the challenging planting conditions throughout the estate: ground conditions; shade; wind; drainage; limited irrigation. Consideration should be given to pioneer species that are naturally resilient to the challenging conditions such as thin soils, exposure, heat island effect and wind turbulence. The palette should include a tree planting strategy and a container and window box planting strategy.
- An overall Estate Landscape Management Strategy (ELMS) for the Barbican should be adopted that covers all parts of the Estate and provides a vision for the future. The ELMS should include the good practice guidance contained in this volume.

- The ELMS could include an overall Arboricultural Strategy for the Barbican that suggests an incremental tree replacement planting strategy, as good practice ‘urban forestry’ (See Glossary), for both the larger landscaped garden areas where trees are planted directly soil at ground level, and for future appropriate tree planting of the podium levels. Resilient pioneer species (See Glossary) could be considered, within planters where soils are thinner and water attenuation, drainage, irrigation and exposure pose key challenges, particularly on podium levels. The original grid of trees in Thomas More Garden evidences an important original design intention mentioned in the citation. One horse chestnut tree from the grid has recently been removed. Any proposals for change should be subject to consultation and careful documentation as part of a replacement planting strategy in relation to the registered garden.
- A Soil Resource Assessment should be carried out to inform planting strategy, soil management, amelioration, replacement, specification and drainage requirements, as there are many variable soil conditions, some shallow with poor drainage, especially the lawn in Thomas More Garden.
- Planting to enhance habitat biodiversity should be favoured over ornamental planting. The SINC designation is a material consideration in terms of design and management that prioritises nature conservation.
- Productive growing should form an integral part of the estate landscape asset. There is a waiting list for growing places on the estate, demonstrating the interest, and inadequate provision of a limited number of containers. There is further potential for growing for the table on the roof of the Guildhall School of Music and Drama (GSMD) and on the open terrace roof of the City of London School for Girls (CLSG) who have started a growing project on the small apron overlooking the steps down from St Giles Terrace. Urban agriculture is an increasingly popular and pro-active way of engaging the community in the landscape, with all the related recognised health benefits.

- Ground cover should be planted to edge podium planting beds and cover over tiled edges to protect from damage and deter skateboarding rather than narrow grass strips. Ivy ground cover should be limited as it can overwhelm other plants, and restricted to use in particularly difficult locations, either dry or shaded and managed accordingly.
- Planting in plant containers should be appropriate in scale to the planter size. Large shrubs might be too big for their container and if allowed to will 'get away'. 'Siding up' to prevent overhang and loss of groundcover or under-planting through shading out may be necessary, but is undesirable practice.
- Ease and safety of maintenance access requires special consideration. There is a significant issue with working at height in several planting areas for example planting in the top of plant room turrets in Upper Frobisher Crescent; the linear bed alongside the all-weather pitch; and planting around the cascade at height and over water. There are also safety issues with regard to maintaining the planted features within the Lake.
- Window box planting is a characteristic of the estate, mentioned specifically in the London BAP due to the significant extent of planting. A standard container can be supplied by the City of London and a planting palette leaflet should be provided to encourage further take-up by residents.
- Seasonal bedding provides limited biodiversity and is management intense. Bulb planting for seasonal change and colour should be adopted instead.
- Green walls should be integrated with concrete ventilation turrets, and in specific locations on the external walls to the Estate, particularly on Moor Lane where ground level planting beds are located adjacent to perimeter estate wall. Quick fix timber battens drilled directly into concrete with plastic mesh should be

removed and replaced with a consistent detail of tensioned cables as a 'second skin' on independent structures to a consistent height and detail that allows for maintenance, at no higher than 3m. The system should be able to be unclipped and folded down if maintenance to the concrete or brick face is required.

- The City Wall is considered as one linear monument, and should continue to be managed for its heritage and biodiversity value, specifically ruderal vegetation
- Fann Street Wildlife Garden should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the City Gardeners. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the garden is not affected. It has been awarded a RHS Britain and London 'City in Bloom' Certificate of Excellence and provides an intimate host space for the City of London Festival and Islington Wildlife Gardens guided walks.

3.1.16 BIODIVERSITY

- Planting should be specified to conserve and enhance the ecological value of the estate, this being is a fundamental duty founded on legislation and guidance. New and existing planting should be designed and managed with maximum benefit for biodiversity in terms of species composition and structure. All planting should contribute to and reinforce the City of London's own Biodiversity Action Plan (BAP) as well as London BAP objectives.
- Planting design and management could be based on the principles of the 'island bio-geography' theory (See Glossary). This suggests consolidating the planting design treatment as a single eco-system for the estate, clumping planting together rather than allowing a fragmented approach to planting design, This can be more visually impressive and yields a greater richness of flora and fauna. In doing so, the special interest of the landscape is reinforced, and the planting would reflect the scale of the architecture.

- Nectar-rich native species could be incorporated in planting schemes to attract insects and provide a potential food source for birds. The use of native shrubs, perennials and grasses of wildlife value should be considered in any proposed landscape plans or enhancements. Where possible, larger shrubs/trees should be under-planted with smaller shrubs and herbaceous perennials to create greater structure within the planting scheme and to provide a dense cover for wildlife.
- Local fruit trees (numerous varieties originate from the Greater London area) should be planted with an emphasis on species, for instance those that collectively provide a long flowering season to benefit pollinators. Edible understorey planting could be integrated where the right conditions exist in terms of aspect, with species such as gooseberry, raspberry, redcurrants and loganberry would provide a foraging interest for local residents and also a food and nesting resource for common bird species of benefit to London BAP species including house sparrow.
- Window box planting is a priority habitat within the City of London BAP and should be encouraged and promoted as it contributes substantially to the greening of the estate and is of significant value to invertebrates.
- The ground flora should be extended to include species that are typical of woodland understorey, including early flowering species that thrive under tree canopies, such as bluebell *Hyacinthoides non-scripta*, wood anemone *Anemone nemorosa* and Primrose *Primula* sp. And other shade tolerant species such as campion, stitchwort, wild strawberry, wood avens, bugle and wild garlic.
- In the main water bodies, reedbeds with marginal aquatic planting, in large beds and in close proximity to other habitat (such as trees and amenity areas), would provide habitat continuity. Reedbeds should be allowed to remain unmanaged over winter in order to provide cover for invertebrate and bird species, with

parts of each bed cut every two to-three years to maintain vigour and create habitat diversity. Depending on the chemical composition of the water, and providing it does not block water movement in the Lakes or create difficult to aerate areas, other plants could be incorporated creating a serial transition between reed swamp and marsh on a significant scale for an urban setting. There is particular scope for reedbeds in the lake and around the fountain features of the Art Centre Terrace as a marginal feature to attract a variety of invertebrates including dragonflies and damselflies, and also amphibians potentially the common toad *Bufo bufo*, a species of principal importance.

- The potential exists to influence mowing regimes to create limited meadow areas.
- ‘Living walls’ or green walls could be integrated on concrete ventilation turrets and in specific locations on the estate perimeter. These should be planted with climbers to provide vertical habitats and a place for breeding birds and butterflies.
- Biodiverse green roofs or ‘living roofs’ should be installed when a feasible opportunity arises, to enhance habitat creation for invertebrates, Black Redstarts and bats. There is a small green roof in front of the main CLSG building overlooking St Giles Terrace.
- Pruning operations should be timed to maximise wildlife value of planted areas.
- Opportunity for erecting bird and bat nesting boxes could be considered. Woodcrete boxes should be fixed to trees rather than onto the listed building structure. Woodcrete is long lasting compared to wooden boxes, and insulate occupants from extremes of temperature. Different designs relate to the different requirements of bird species.

- Swifts (*Apus apus*) are a species of bird that is gradually being lost from urban areas. The feasibility of providing habitat for swifts should be investigated where they would be out of sight, away from public interference and requiring little maintenance. Ideal locations are out of direct sunlight with a five-metre drop (minimum) for the birds emerging from their boxes. See Red Category 4.
- A bat walk should be periodically taken to record activity.
- The use of interpretation leaflets to all residents can help disseminate good practice, and make less opaque the aims and objectives of an Estate Landscape

3.2 Management Framework

3.2.1 MANAGEMENT FRAMEWORK

The consultation and research undertaken in compiling this Landscape volume of the Listed Building Management Guidelines have revealed a fairly complex management structure in connection with the estate public realm and landscape. The current arrangement is outlined in the organogram and summarised below in order to clarify the disposition of processes, roles and responsibilities across the estate. (See also Appendix)

3.2.2 MANAGEMENT RESPONSIBILITIES

The Barbican Estate Office is responsible for administration of all City of London hard and soft landscape and structural maintenance, under service level agreements with the relevant City of London departments. Namely:

Soft Landscape and Waterbodies	CoL Open Spaces (OS) Dept in-house team
Hard landscape and podiums	CoL Dept of Built Environment (DBE) contractor
Ancient monument: City Wall	CoL Surveyor's Department
Cleansing	BEO cleaning team
Smaller fountains	CoL DBE contractor
Trees	CoL OS Manager

- Specifications and work plans are prepared by respective City of London departments. BEO helps set priorities and work schedules, even for works that are not directly under the budgetary control of the Estate Office.
- Trees are surveyed and recorded on the City of London Arbortrack database by the City of London OS Manager. Works are carried out on the basis of annual surveys and management recommendations. Other works e.g. crown reductions or limb removal where not a safety issue can be difficult to fund.
- Other:
 - Fann Street Wildlife Garden* Barbican Wildlife Group

Frobisher Sculpture Court Planters** BEO Open Space in house team as part
of Frobisher Residential Development
SLA

*allowance for 3 hrs per week by CoL Open Spaces Team

**Planting and planters are maintained by City of London Open Spaces on behalf
of BEO. This area is the roof of the concert hall. The current planting was
installed by the developers of the residential conversion of the top 3 floors of
Frobisher Crescent.

- The Barbican Arts Centre is responsible for the Lakeside Terrace and the four main lake fountains (pumps and operation).
- The remains of the City Wall are managed and cared for as one linear monument by the City Surveyor's Department.
- Allotment planters have been introduced to Defoe Place and Speed Highwalk which are maintained by individual residents. There is now a waiting list for allotment planters.
- The Barbican Gardens Advisory Group (GAG) is a Residents' Consultative Committee (RCC) Working Party. The BEO and other representatives from Open Spaces (including the Gardeners) and Built Environment attend and report to the Gardens Advisory Group meetings. GAG minutes are available on the City of London BEO website and reported to committee.
- Re-furbishment or re-design of beds is subject to budgetary constraints. Designs are largely prepared in house.
- Individual residents are responsible for planters and window boxes on their property. Leases require the cultivation of window boxes.

- There is scope for greater resident involvement in management and maintenance based on the success of allotment planter and Fann Street Garden.
- There is also scope to encourage engagement through action research. Local residents should be encouraged by acting as biological recorders, in collecting and recording data on flora and fauna.
- There is scope for planting enhancement on the southern boundary of the artificial sports pitch of the CLSG, and the rooftop of the terrace between the main school building and Mountjoy House.
- A dedicated Barbican Estate Landscape Management Strategy (ELMS) should take a wider sustainability view on water use, pesticides, herbicides, potential involvement of the local residents and outline a vision for the future.

3.2.3 FUNDING MANAGEMENT AND MAINTENANCE

- Funding for public realm maintenance comes from City of London.
- Funding for private gardens is predominantly from Service Charge (85%) plus 15% from City of London (due to it being a visual amenity).
- Lakes are charged 100% to Barbican Arts Centre engineering, based on a pre-existing lake SLA agreement
- City of London budget allocation is made on an annual basis. Like all local authority budgets there are pressures to reduce spend.

3.2.4 THE ESTATE LANDSCAPE

GARDENS

- There are no restrictions on opening hours in the private gardens (open to residents 24 hours a day).
- All residents have access to all gardens and are keyholders.
- There has been an increase in the numbers of children in recent years and this places more demands on the gardens and play areas, which are well used.
- There are constraints on timing of noisy or disruptive maintenance operations due to close proximity of residents and use of the gardens.

- BEO does not have a defined 'policing' role for the gardens and rely largely on goodwill and the Residents Good Neighbour guide.

3.2.5 TREES

- All trees are inspected regularly.: large and mature trees annually, and small trees quarterly. Out of these inspections come recommendations for works if necessary.
- Certain tree groups in particular the grid of horse chestnuts in Thomas More Garden are an original design feature. An ELMS could help identify a clear strategy for crown management, retention and/or replacement in accordance with Guidelines under 1.5.
- Tree diseases such as Massaria (*Splanchnonema platani*), which affected Plane trees, is dealt with proactively by City of London Open Spaces Department.
- City of London holds good records for trees locations and works on Arbortack.
- Ground conditions and site conditions constrain species choice and growth.
- Pests and diseases for instance canker of horse chestnuts is now widespread in London and would have a significant impact on tree resource for example in Thomas More Garden.
- Proximity of some trees to buildings such as the Gleditsia in Thomas More Garden and Eucalyptus by Brandon Mews should be monitored.
- Trees in small planters are not sustainable. For instance, some elements of the new planting in Frobisher Crescent as trees will soon outgrow planters.

3.2.6 WATERBODIES

- Water supply from the mains.
- Water depth is relatively shallow (knee depth) and reedbeds are on islands rather than floating.
- Water quality: In past years there has been evidence of enrichment and poorer water quality especially in summer months evidenced by algal bloom and pond weed, which is raked off. This has improved over the last two years with an altered management regime.

- Limited problems of unauthorised access.
- Main lake was drained down in 2004 and there are limited problems of silt build up.
- Potential for an increased use of natural systems to maintain water quality with macrophytes, aquatics and reed beds.
- Ideally need to identify source of enrichment to mitigate the on-going control of algae and other invasive species.
- Reduce artificial colouring of water.
- Continue to educate residents and visitors on the impact of duck feeding on water quality.
- The Technical issues involved in managing a shallow, concrete based, urban water body need to be considered in conjunction with the design issues to provide a healthy Lakes system.

3.2.7 PRIVATE GARDENS AT 'GROUND' LEVEL

- Variable soil conditions are evident. The soils are generally shallow with poor drainage, especially beneath the Thomas More Garden lawn.
- Planting of beds on north side of the lawn in Thomas More Garden is being reviewed with a view for major overhaul. There has been some bulb planting by residents, otherwise there is limited direct involvement by residents except through Gardens Advisory Group.
- Horse chestnuts, especially in south east corner, are showing signs of stress but currently there is no significant evidence of disease (canker, leaf miner).
- There are some larger trees for example Eucalyptus and Gleditsia, planted close to buildings.
- Large Plane trees in Fann Street Wildlife Garden are being monitored for Massaria disease.
- Heavier wear and tear of grassed areas is evident beneath larger trees with moss growth indicating compaction.
- Planting is predominantly ornamental in character but some habitat enhancements have been carried out, for instance the log piles in planting beds.

- There is a high level of use by residents so most lawn areas are maintained as close mown grass.
- There is an old automatic irrigation system in operation in Thomas More Garden.
- Some bat and bird boxes exist.

3.2.8 PUBLIC REALM PLANTERS

- Most planters are 300mm to 800mm depth.
- There is some soil management when beds are refurbished.
- BEO is trying to move away from use of species such as ivy which, whilst providing effective cover, can swamp other planting.
- Planting palettes are being reviewed with regard to sustainability.
- Allotment planters prove popular and are oversubscribed.
- Large Plane trees on the boundary of the estate, particularly on Aldersgate Street and Fore Street are being monitored for Massaria (Splanchnonema platani).

3.2.9 HIGH LEVEL PLANTING AREAS

- There are several areas of high level planting: CLSG (City of London School for Girls) , Aldersgate Street, Frobisher Buttresses, the Postern, St Andrewes beds upper and lower, Fore Street planter, Thomas More Highwalk.
- Beds are being reviewed with regard to provision of adequate fall arrest systems and or other methods of safe maintenance, for instance by abseiling.
- Planting palette should be highly resilient to minimise maintenance requirements.

3.2.10 BIODIVERSITY AND SOILS

For Good Practice Management Guidance, see section 3.1

3.2.11 PLAY

- Two play areas with equipment for younger children in the Speed Garden and older children in Thomas More Garden are well maintained and well used as

there is an increase in numbers of residents with young families in recent years.
No need or demand for additional equipment is evident.

3.2.12 HARD SURFACES

- Use of jet washing for cleansing causes damage to jointing and run off into beds.
- Tiling can be slippery during periods of leaf fall, and there is the need for frequent sweeping.

3.2.13 SURFACE WATER DRAINAGE

- Consideration should be given as to whether the use of jet washing affects water quality in the lakes through run-off. Duck feeding plus poor water circulation is likely to be main reason for algal bloom in lake, although this has improved in recent years.
- Sustainable Urban Drainage and rain gardens should be retrofitted incrementally as and when the opportunity arises, in particular incorporating drainage boards for storm water attenuation within podium planters. See Good Practice Guidance 2.2.

3.2.14 IRRIGATION

- The now redundant automatic irrigation system of the podium gardens could constrain plant selection and will affect planting specifications. A planting palette that is resilient to periods of drought and shallow soil conditions could be identified and agreed as part of an ELMS.
- A reduced reliance on seasonal bedding will also reduce need for irrigation.

3.2.15 GREEN WASTE

- Estate green waste is re-cycled through City of London composting facilities.
- Re-cycle options have been considered with regard to residents green waste on site, but waste is frequently contaminated so most goes to general waste.

3.2.16 LANDSCAPE RESILIENCE

- A soil assessment would inform the planting strategy and soils management.

- A planting strategy should be adapted to site conditions, individual locations and provision of irrigation.
- Management and maintenance skills and resourcing should inform the planting palette.
- The regular programmes of inspections and surveys should be continued.
- Skills base and 'ownership' should be maintained to sustain longevity and succession, together with skills training within BEO, OS and BE teams.
- The strong management structure currently in place should be maintained with BEO having overall control of budgets and resourcing.

3.2.17 ESTATE MANAGEMENT AND MAINTENANCE SUMMARY

- There is no overall Management Plan or Landscape Strategy for the Barbican Estate.
- There is no Arboricultural Strategy to forecast tree replacement particularly in the private gardens.
- All works are instructed by the BEO (with the exception of areas maintained by the Barbican Arts Centre, the City Wall and Fann Street).
- Works are carried out in accordance with CoL Maintenance Specifications.
- Regular checks and inspections by BEO RSM and House Officers and DBE and OS Managers (most items 6 weeks to quarterly).
- There are volunteer maintenance/operation schedules for Fann Street Wildlife Garden, and a 5 year management plan is being evolved in collaboration with the CoL and The Woodland Trust.
- Even though access is controlled to Fann Street Wildlife Garden, the garden recorded 1400 visitors in 2013.
- Gardens Advisory Group provides an effective and representative steering group for residents.
- There are challenging planting conditions throughout the estate in particular the ground conditions, shade, rain shadows, wind, drainage, and removal of automatic irrigation systems.
- There a significant number of locations where working at height is required.

- Ground conditions such as poor drainage and compaction in south east corner of Thomas More lawns should be addressed by decompacting and refurbishing.
- A review of management responsibilities undertaken within the last five years identified that some areas of the estate were not being addressed such as the land around St Giles Church.
- Areas of annual bedding have been reduced significantly in recent years.
- There is no planting palette as such for the Barbican Estate.
- There are funding constraints for refurbishment or enhancement works.
- Irrigation to the upper podium / Beech Gardens is currently disconnected.
- The only operating automatic irrigation system is in Thomas More Garden.
- Other high maintenance features could be incrementally replaced such as narrow lawns in planters.
- Some larger shrubs too big for planters and now require 'siding up' to prevent overhang and loss of any groundcover or underplanting.
- High visitor and/or resident usage causes some wear and tear.
- Health and safety:
 - Accessibility and safety of maintaining high level planters and water features
 - Algal bloom and water quality of lakes
 - Public open space noise management in relation to the timing of operations and potentially use of chemicals
 - Loss of irrigation and the potential high cost and resource associated with manual watering which is critical in early years of plant establishment

3.2.18 RESPONSIBLE AUTHORITIES

- Current system whereby majority of works are co-ordinated by BEO seems to work well. BEO (RSM) controls budget allocations and instructs works.
- Roles and responsibilities seem to be clearly defined both in internal documentation and residents guides.
- Surveys and inspections undertaken by a combination of BEO (RSM and House Officers) and CoL Open Spaces and Built Environment Managers.

- All above attend and report to Gardens Advisory Group providing direct route for engagement and involvement of residents.
- Barbican Arts Centre responsible for the Lakeside terrace and also 100% of the pump operation and maintenance of all fountains in the lake.
- Opportunities for increased residential/volunteer involvement (currently Fann Street, some planting e.g. bulbs in Thomas More and allotment planters). There is the potential for gardening.
- Policing Gardens is not the direct responsibility of BEO, but residents complaining about noise or other issues tend to contact BEO rather than City of London Police. Currently there are no major security issues associated with gardens other than noise. Residents are required to comply with Good Neighbour Guide.

3.2.19 KEY MANAGEMENT ISSUES

- Some form of Estate Landscape Management Plan or Strategy to guide both management and investment in refurbishment and replacement planting should be instigated.
- Current management structure seems to work well. The key is the role of BEO in providing a central point for contract and budget management and coordination.
- Resourcing is adequate (though there is always scope to enhance) and CoL does have potential to bring in additional resources and skills as and when required.
- Ideally BEO would have more information on soil/ground conditions.
- Planting palettes need to be adapted to soil conditions, individual locations, changing circumstances such as the removal of automatic irrigation, accompanied by a clear understanding of consequential maintenance requirements.
- Planting palettes should be adapted where the planting beds are at height, and where either fall arrest systems are required to be installed or where, if this is not acceptable or feasible, maintenance by other means is considered, for instance by abseiling which is costly due to limited available abseilers with horticultural skills.

- There are still some higher maintenance items such as grass strips in planters, trees in small planters, high level planting, which should be addressed.
- Mass ground cover plantings such as ivy should be avoided except in difficult locations.
- There is scope to gauge opportunities for greater resident involvement in management and maintenance, consider gardening clubs, based on success of allotment planters.
- There is the potential to roll out the core objectives of the Barbican Wildlife Group over the entire estate landscape:
 - to preserve, protect and enhance the biodiversity of the landscape
 - to encourage the Barbican's 4000 residents to enjoy their landscape and to participate in improving the wildlife diversity in the Barbican Estate's gardens and in the Barbican's c14 km of window boxes
 - to work with and support the two other City residential estates
 - to review the Fann Street Constitution and Service Level Agreement (SLA) with the Barbican Estate Office (BEO) in terms of the wider landscape
- Some wildlife, such as squirrels, should be managed appropriately. For instance the use of bird feeders that are squirrel proof.
- Work in partnership, as at Fann Street Wildlife Garden, to enhance funding opportunities. The Woodland Trust is helping to guide a 5-year management plan for Fann Street Wildlife Garden, considering the continual improvement of habitats and introduction of weekend work sessions for residents.
- Garner wider community involvement. Of concern to residents is the landscape's specific vulnerability to increased intensity of use, for example the expected redevelopment of the adjacent former YMCA building.

3.2.20 THE ESTATE LANDSCAPE - LOOKING FORWARD

The Barbican Estate landscape holds significant potential to embrace biodiversity more fully which is the cornerstone of sustainability. Equally, to respond pro-actively to the green infrastructure agenda with an integrated approach to land management, and careful strategic spatial planning, makes sense in terms of maintaining nature's capacity and mitigating the negative effects of climate change. This might be realised in a number of ways, the most effective in terms of the specific environmental conditions on the Estate being through the concept of the urban forest (a grouping of trees in the urban environment, see glossary) a movement pioneered in the UK in 1990, advocating the critical value and role of trees, plants and associated fauna in the urban environment for biodiversity, heat island mitigation, air quality, storm water management and community wellbeing and cohesion.

3.2.21 The combined technical constraints of an elevated landscape, and residents' desire for microclimate mitigation on the estate, also points to the establishment of a wider extent of tree canopy of a specification that is both adaptable and resilient in terms of thin soils and wind exposure, that offers enclosure and a spatial quality that acts as a foil to the heroic scale of the buildings, mediating between that which is 'wholly natural and wholly man-made'.

3.2.22 This provides the opportunity to create a landscape that is attractive, provides all round interest, seasonal change, and opportunities for residents to become more closely involved in activities in the Estate gardens.

3.2.23 The Guidelines provide the opportunity to recognise current community involvement in the management of the Barbican Estate and promote this as an integral part of the vision, and identify where the resource is not fully realised. Currently, for instance, there are two key groups. The Barbican Wildlife Group established in 2007, a group of volunteers working to promote biodiversity in collaboration with the Col's City Gardens team, and the Barbican Gardens Advisory

Group whose remit is to comment on proposed planting and maintenance, and provide a steer for new projects and trials such as the introduction of allotment planters.

3.2.24 These discussions should inform and be informed by an overarching Estate Landscape Management Strategy (ELMS) to provide clear direction for the ongoing management, renovation and enhancement of the Barbican Estate landscape. The document would provide the CoL Barbican Estate team with a prioritised ten-year strategy based on an understanding of the significance, context, current condition and potential of the Estate landscape. The key components of the document would be:

- To describe the history, development and changing context of the Barbican Estate landscape. Much of the baseline information relating to the history of the Estate, context, Statement of Significance and an assessment of the Estate landscape by location/character area has been prepared as part of the preparation of the Listed Building Management Guidelines (Vol IV Landscape).
- To provide a Statement of Significance for the Barbican Estate landscape.
- To identify the key issues and opportunities facing the Estate landscape (recommend that Green Flag criteria are used as a basis for this assessment).
- To set out the Future Vision for the Barbican Estate landscape.
- To set out a prioritised ten year action plan for the planning, enhancement, renovation and management of the Estate landscape.

3.2.25 The ELMS, in particular the ten year action plan, should be linked to an overall Estate Landscape Masterplan. The ELMS could provide the basis for an application for Green Flag status for the publicly accessible areas of the Estate. A full Management Plan would be required in support of a Green Flag application.

3.2.26 As concluded in the 1959 CPB Design Report: “It only rarely happens in the centre of an old city that large and clear intentions coincide with a large and clear site”.

The landscape guidelines are the first opportunity since development inception to consider the landscape character and special significance of an extraordinary heritage asset of monumental scale, extent and modernity in the heart of London, and through its plantings to advocate that nature is not something optional, but absolutely essential to living a happy, healthy and meaningful life in the city.

Appendix B

Statement of Consultation Informal consultation stage July 2014

Supplementary Planning Document:
Barbican Listed Building Management Guidelines Volume IV – Landscape SPD, Part
two – Good Practice, Part three – Green Infrastructure



Introduction

- 1.1 This document supports the following City of London Supplementary Planning Document (SPD):
 - Barbican Listed Building Management Guidelines Volume IV - Landscape
- 1.2 This document satisfies the requirements of Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012 (hereafter referred to as “the Regulations”). It should be read in conjunction with the other supporting documents, namely:
 - Equalities Impact Assessment

Purpose:

This document seeks to demonstrate how the City Corporation has complied with the minimum consultation requirements of the Regulations and its Statement of Community Involvement (2012).

This document sets out the following:

- The methods in which the draft SPDs were publicised in advance of formal public consultation.
- Which bodies and persons were invited to make representations under the Regulations
- How those bodies and persons were invited to make such representations
- A summary of the main issues raised by those representations
- How those main issues have been addressed in the SPDSPD.

This Consultation Statement is provided as a supporting document for the formal consultation period (2014).

Stages of Consultation:

This Consultation Statement relates to the informal stage of consultation undertaken by the City of London Corporation on the above Supplementary Planning Document between January and July 2014.

Methods of consultation:

Prior to the informal consultation period the planned preparation of SPDs was publicised through the Local Development Scheme (LDS), Local Plan Bulletin, and a report to the City’s Planning and Transportation Committee.

Local Development Scheme

The LDS is the programme for preparing planning policy documents and is updated approximately annually. The current LDS was brought into effect by resolution of the Planning & Transportation Committee on 8th April 2014. The LDS is made available on the web site. The LDS lists adopted SPDs and those that were in preparation at April 2014 and includes the present Barbican Guidelines SPD. However, the timetable for preparing SPDs is frequently reviewed and updated, so to avoid the need repeatedly to review the LDS the programme for future SPDs is given separately in the Local Plan Bulletin and on the City's web site.

Local Plan Bulletin

This is a two-page summary of the LDS. It is made available on the web site and printed copies are circulated to consultees at meetings, such as the Conservation Area Advisory Committee (CAAC). The Bulletin is updated as and when necessary, usually monthly. It gives current details of all SPDs that are adopted, in preparation, open for consultation and proposed in future. The Barbican Guidelines SPD has been included since 2013.

Website

The Planning pages of the City's website give detailed information on SPDs. Those adopted and undergoing consultation, together with other supporting documents, are available as PDFs to download. The website states that comments from the public on proposed SPDs are welcome.

Planning and Transportation Committee

A report was submitted to the City of London Planning and Transportation Committee on 17th July 2014 requesting authority to publish the draft Barbican Listed Building Management Guidelines Volume IV – Landscape SPD for public consultation. The cover report, draft SPD and supporting documents were circulated to Members and placed on the City of London website as public documents.

Working Party

A working party was convened made up of representatives of stakeholders on the Barbican Estate, including 3 resident representatives. In turn the resident representative consulted with a further advisory group of residents and fed comments back to the working party. The purpose of the working party was to develop the draft SPD. Five meetings of the working party were held between January and June 2014, with three drafts of the text being issued during this time for comment. The final draft has been agreed by the Working Party.

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Department of the Built Environment

‘You will not get far if you perceive the duty to be over burdensome or take a mechanistic approach....there will be progress if the duty is seen as a way of fundamentally changing the core values and culture of the organisation.....we need an outcome-oriented approach’

– CRE Chair 2001

Please initially complete pages 2-3; if you answer YES to any of the statements you must continue with the document.

This assessment should be completed at the start of a project, the beginning of a change to service or policies.

Equality Impact Assessment: Stage 1 Initial Assessment

Service Area:		Development Management			
Main Contact		Petra Sprowson			
Policy/Project/Service:		Barbican Listed Building Management Guidelines Volume IV – Landscape Draft SPD, and Part 2 – Good Practice and Part 3 – Green Infrastructure			
Related Policies (Please list)					
Is the function or policy carried out by a third party?	Y ☐	N ☒			
To which of the following equalities issues could the Policy/Project/Service contribute? (Please tick as relevant)					
1. Eliminating unlawful discrimination, harassment & victimisation & other unlawful conduct prohibited by the Act? ¹ (Explain why in box below)	Y	☐	N	☒	
2. Advancing equality of opportunity between people who share a protected characteristic & those who don't? (explain how in box below)	Y	☒	N	☐	
3. Fostering good relations between people who share a protected characteristic & those who don't? (if possible identify the different groups and how relations could be improved in box below)	Y	☐	N	☒	
4. Is there any <i>potential</i> that this Policy/Project/Service could operate in a discriminatory manner?	Y	☐	N	☒	
5. Is there any evidence (including expressions of public concern or levels of complaints) of unequal impact or detriment to people sharing a protected characteristic or the undermining of good relations between people who share a protected characteristic & those	Y	☐	N	☒	

who don't?				
6. Based on the assessment just considered, what is the overall assessment of relevance (or risk) in terms of equalities?	Low ☒	Medium ☐	High ☐	
Please provide brief details as above: The document recognises that there is potential to improve access to the Barbican Estate for all residents and members of the public, and provides guidance as to where improvements might be made. Opportunities to improve play spaces and equipment for children is also identified.				

Completed by / date:	Petra Sprowson / 3 July 2014
Manager Sign Off / date:	Kathryn Stubbs 3 July 2014
DBE Equalities Champion / date:	Elisabeth Hannah / 3 rd July / DBE049

1 The Act explains that having ' **due regard for advancing equality** ' involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Policy/Project/Service where discretion may apply will also need to be considered when determining priority.

Please note that all new policies, projects or functions **must be** impact assessed as part of their development if any relevance to the duty is identified. The assessment should then be included as part of any decision or approval process e.g. included in Management or Committee reports.

Any requirement for new policies or restructuring of services and therefore the need to undertake an impact assessment, should be flagged-up well in advance as part of the annual service planning process to ensure it is part of the overall process and meaningful.

Equality Impact Assessment: Stage 2:

Only complete if you have answered yes to any question in stage 1.

A: Summary Details

Directorate:

Section:

Person responsible for the assessment:

Contact details:

Names of other people participating in review:

Name of Policy to be assessed:

Is this a new or revised policy:

Date policy scheduled for Committee (if relevant):

B: Preparation

*It is important to consider all available information that could help determine whether the policy/project/service could have any actual or **potential** adverse equality impact. Please attach examples of monitoring information, research and consultation reports.*

1. Do you have monitoring data available on the number of people (with protected characteristics*) who are using or are potentially impacted upon by your policy/project/service? *Please specify what information you have available.*
2. If monitoring has NOT been undertaken, will it be done in the future or do you have access to relevant monitoring data for this area? If not please give a reason for your decision.
3. Please list local/national consultations, research or practical guidance that will assist you in completing this EqIA.

C: Policy/Project/Service

1. What is the main purpose of the policy/project/service?
2. Are there any other objectives of the policy/project/service, if so what are they?
3. Do any written procedures exist to enable delivery of this policy/project/service?
4. Are there elements of relevant common practice that are **not** defined within the written procedures?
5. Who are the main stakeholders of the policy/project/service?
6. Is this associated with any other Corporation policies?
7. Are there any areas of the policy/project/service that are governed by statutory or discretionary powers? If so, is there clear guidance as to how to exercise these?
8. Is the responsibility for the proposed policy/project/service shared with another department, authority or organisation? If so, please state.

D: The Impact

Assess the potential impact that the policy/project/service could have on people who share protected characteristics. If you have assessed negative potential impact for any people who share one or more of the protected characteristics, you will need to also assess whether that negative potential impact is high, medium or low.

(N.B. Impact will not be equally negative or positive or neutral for all groups. There will be differing degrees of impact, the purpose of this section is to highlight whether it is disproportionately different)

Identify the potential impact of the policy/service/proposal on men and women

Gender	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Women		H	M	L		
Men		H	M	L		
Transgender/ transsexual		H	M	L		

Identify the potential impact of the policy/service/proposal on the basis of the following:

	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Pregnancy & Maternity		H	M	L		
Marriage & Civil Partnership		H	M	L		

Identify the potential impact of the policy/service/proposal on different race groups

Race	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason

		Medium or Low)				
Asian (including Bangladeshi, Pakistani, Indian, Chinese, Vietnamese, Other Asian Background – please specify _____)		H	M	L		
Black (including Caribbean, Somali, Other African, Other black background – please specify _____)		H	M	L		
White (including English, Scottish, Welsh, Irish, Other white background – please specify _____)		H	M	L		
Mixed/ Dual heritage (White and Black Caribbean, White and Black African, White and Asian, Other mixed background - please specify _____)		H	M	L		
Gypsies/Travellers		H	M	L		
Other (please specify)		H	M	L		
<i>Identify the potential impact of the policy/service/proposal on disabled people</i>						
Disability	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Physical Disability		H	M	L		
Sensory Impairment		H	M	L		
Learning Difficulties		H	M	L		
Mental Health Issues		H	M	L		

e) Identify the potential impact of the policy/service/proposal on different age groups:

Age Group (specify, for example younger, older etc)	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Older People		H	M	L		
Young People/children		H	M	L		
<i>Identify the potential impact of the policy/service/proposal on lesbians, gay men, bisexual or heterosexual people</i>						
Sexual Orientation	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Lesbian		H	M	L		
Gay Men		H	M	L		
Bisexual		H	M	L		
Heterosexual		H	M	L		
<i>Identify the potential impact of the policy/service/proposal on different religious/faith groups</i>						
Religious/Faith groups (specify)	Positive	Negative (please specify if High, Medium or Low)			Neutral	Reason
Buddhist		H	M	L		
Christian		H	M	L		
Hindu		H	M	L		
Jewish		H	M	L		
Muslim		H	M	L		
Sikh		H	M	L		
Other (please specify)		H	M	L		

E: Review

1. As a result of completing the above what, in your judgement is the potential impact of your policy?

High 5**Medium 5****Low 5**

2. What actions could be taken to minimise or remove any negative potential impact? If so please complete the action plan and include in any relevant documentation.

3. What is the evidence that the policy promotes equality of opportunity or prevents unlawful discrimination?

Signatures

Person completing this assessment	
Service Head	
DBE Equalities Champion	

Action Plan

Recommendation	Key activity	Progress milestones	Officer Responsible	Progress

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Committee(s):	Date(s):
Planning & Transportation	17 July 2014
Subject: City of London responses to consultations on the proposed Garden Bridge between Temple Station and The Queen's Walk.	Public
Report of: Chief Planning Officer and Development Director	For Decision
Summary Members are asked to: Agree the draft response to consultations received in respect of the proposed Garden Bridge included in Appendices A and B. Recommendations Members are recommended to: Agree that the detailed comments set out below should be forwarded to the London Borough of Westminster and the London Borough of Lambeth	

Main Report

Background

1. The City of London Corporation has been formally consulted by Westminster City Council and the London Borough of Lambeth on planning applications to erect a Garden Bridge across the Thames between Temple Station Buildings and The Queen's Walk on Southbank.

Current Position

2. Westminster City Council and the London Borough of Lambeth have formally consulted the City Corporation on planning applications by the Garden Bridge Trust to erect a new pedestrian bridge across the Thames.
3. The proposed 'Garden Bridge' designed by Thomas Heatherwick would link Temple Station Buildings in Westminster and land adjacent to The Queen's Walk in Lambeth. It would take the form of a suspended park with dense landscaping including trees.
4. The bridge, whilst visible from a number of City locations, would be situated outside the City boundary but it has the potential to impact on protected views of St Paul's Cathedral, the City, St Paul's Heights views, and protected views from the Monument.

5. The bridge would create new views of the City and St Paul's Cathedral which have not yet been assessed.

City Response

6. It is proposed to issue the attached letters to Westminster City Council (Appendix A) and the London Borough of Lambeth (Appendix B) in response to the consultations received from each planning authority.
7. The proposed response, which is identical to each consultation, identifies a number of which may be impacted by the Garden Bridge.

Conclusion

8. It is proposed to issue the attached letters to Westminster City Council and the London Borough of Lambeth in response to consultations received in respect of the proposed Garden Bridge. The response identifies the protected views of St Paul's Cathedral, views of the City, St Paul's Heights views, and protected views from the Monument which are likely to be affected by the bridge. New views of the City and St Paul's Cathedral would be created. It is requested further assessment of these views is undertaken, and that a maintenance regime is put in place to ensure that trees are managed to minimise the impact on protected views. In relation to the impact of the proposed bridge on the setting of designated and undesignated heritage assets within the City it is concluded that the proposed bridge does not detrimentally impact on their significance.

Appendices

- Appendix A – letter responding to Westminster City Council planning application, reference 14/05095/FULL
- Appendix B – letter responding to Lambeth City Council planning application, reference 14/02792/FUL

Department of the Built Environment
Philip Everett, BSc, CEng, MICE
Director of the Built Environment

Mr David Smith
Lambeth Planning
Phoenix House,
10 Wandsworth Road
London
SW8 2LL

Telephone 020 7332 1978
Fax 020 7332 1806
Email rob.chipperfield
@cityoflondon.gov.uk

Your ref 14/02792/FUL
Our ref LA0035

Case Officer
Rob Chipperfield

Date 17 July 2014

Dear Mr Smith,

Town and Country Planning Act 1990

Land to the Front of the London Television Centre, Queen's Walk and Potential Construction Access Routes From Upper Ground SE1

Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queens Walk on South Bank (in the London Borough of Lambeth) to land above and in the vicinity of Temple London Underground Station on the north bank, the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of 2 new piers in the River Thames; erection of a single-storey landing building (incorporating maintenance, management and welfare facilities and up to 410m² A1 and/or D1 floorspace with additional ancillary service and plant) on land adjacent to The Queens Walk, opposite the ITV building; associated public realm works; works to trees (including the removal of trees); associated construction work (including laying out of a construction access from Upper Ground) and works sites; and works within the River Thames (including temporary and permanent scour protection, relocation of moorings and erection of temporary structures). The application is an Environmental Impact Assessment (EIA) development and is accompanied by an Environmental Statement (ES), which may be viewed with the planning application documents.

I write with regard to your letter dated 9 June 2014 concerning the above application. Please find comments from the City of London Corporation below.

The proposed Garden Bridge would provide a new suspended open space and a pedestrian link across the River Thames which is currently open and free of built structures between Waterloo Bridge and Blackfriars Bridge. It would also create new vantage points affording views of the river, riverside and the central London skyline. However, it would also significantly alter or obstruct many existing views of the City skyline from bridges and the riverside. These views are protected by a range of local and regional policies. Many

of these policies are of long standing and have successfully maintained and improved the views over many years.

St. Paul's Heights

St Paul's Heights building height limitations seek to protect views of St. Paul's Cathedral from the Thames bridges and the south bank. The policy for the protection of the views is contained in the City's Core Strategy, and has operated since 1937, achieving long-term maintenance and enhancement of the views. The application has not included an assessment of the proposals' impact on St Paul's Heights.

The proposed bridge lies in the foreground of important views protected by St Paul's Heights. The views affected fall into two areas: the entire length of Waterloo Bridge and the entire length of the south bank between Waterloo Bridge and the proposed bridge.

There are also views of the Cathedral from Hungerford Bridge which are on the same alignment as those from Waterloo Bridge.

The structure of the Garden Bridge has a maximum height of 18.2m AOD (Bridge Deck), 19.6m AOD (Northern Lift) and 17.4 m AOD (Southern Lift) with handrails adding 1.1m and planting up to 15m when mature. These bridge structures would not directly obstruct the views from Waterloo Bridge but would be prominent in the foreground. In addition the height of the trees and planting, once fully matured, is likely to intrude on protected views of the Cathedral.

Views of the Cathedral from the riverside walk along the south bank would be severely affected by the Garden Bridge, as the view points are at a lower elevation. Views would be significantly reduced or completely obstructed by the structure of the Garden Bridge and the trees upon it.

The Garden Bridge would create new views of the Cathedral from most of its length. From the northern part of the Garden Bridge, views of the Cathedral would be on a similar alignment to the protected view from Waterloo Bridge; because the Garden Bridge is closer to the Cathedral, it is likely that the lower parts of the Cathedral (e.g. of the entablature and west pediment) would not be visible. Unilever House, which significantly infringes the view, would also present a greater obstruction. From the southern part of the Garden Bridge, views would be on a similar alignment to those protected views from the south bank that the bridge would probably obstruct. Further information on this point is required to undertake a detailed assessment.

Monument Views

Views from Wren's Monument to the fire of London are protected by City of London planning policies and detailed in the City of London Protected Views SPD (2012). The site is within Monument View Four: west to Waterloo Bridge and Victoria Embankment. The Protected Views SPD highlights the key features in this view as the River Thames and Waterloo Bridge. The river between Blackfriars Bridge and Waterloo Bridge, as it curves away to the south beside the Victoria Embankment, is the main feature of the view. The view of this upstream stretch of river is considered particularly important because it is the most distant view of the Thames and contributes therefore to the continuity of the whole panorama from the Monument.

The proposed Garden Bridge would be prominent in this view and would result in the view of the river being significantly altered. A further assessment should be made of Monument View Four to show the impact.

London View Management Framework

The London View Management Framework forms the Mayor of London's Supplementary Planning Guidance on the strategic views designated in the London Plan. Designated views 15, 16 and 17 are affected by the Garden Bridge proposals.

15B.1 Waterloo Bridge: downstream: close to the Westminster bank (crossing bank)

This view is not assessed in the Environmental Statement or Design & Access Statement. The impact of the proposed Garden Bridge on this view and how the view evolves as the viewer walks along Waterloo Bridge (the dynamic / kinetic view identified in the LVMF) should be assessed.

15B.2 Waterloo Bridge: downstream – at the centre of the bridge (approximate centreline of bridge)

This view is an iconic view of the City, where many historic landmarks and modern buildings can be seen set against a foreground of the curving open River Thames. The proposed development appears to make little impact on the view of St. Paul's Cathedral, but views of the City skyline as a whole, including important historic features such as City churches, and the Eastern Cluster of tall buildings would be partially obscured by trees when they have matured. The Garden Bridge would dramatically alter the foreground setting of this view by removing the existing sense of openness between the viewer and the City. These changes would be mitigated in part by the creation of new views from the Garden Bridge itself but such views would be different and would not be available at night.

16A.1 The South Bank: outside Royal National Theatre

The proposed development would significantly impact on the view of St. Paul's Cathedral from this location. The Cathedral is at the very edge of the view, on the right. The southern Garden Bridge structure would obscure the drum and peristyle of the Cathedral, with tree planting at the southern section gradually intruding into views of the Cathedral before totally obscuring it by projected year 25. Views of the Cathedral will be lost as the viewer moves east along the South Bank.

17B.1 Golden Jubilee / Hungerford Footbridges: downstream – crossing the Westminster bank and 17B.2 Golden Jubilee / Hungerford Footbridges: downstream – close to the Westminster bank

See comments relating to 15B.2, above.

The maximum height of the proposed Garden Bridge is stated as 18.2m AOD (bridge deck). However, the maximum height of the trees once they are fully mature is not clear and therefore it is difficult to judge their impact on protected views. It is likely that trees could further intrude into views of the Cathedral, important landmarks and the City skyline as a whole. Unless a regime of long-term maintenance is agreed in respect of the height of the trees these protected views will be obscured.

Planning Statement, Design & Access Statement and Environmental Statement

The Planning Statement and Environmental Statement highlight key views in addition to the LVMF Protected Vista Linear Views and River Prospects. . We believe key Viewpoint 17 would be negatively impacted as the Cathedral is likely to be almost completely obscured by the proposed bridge, with fully matured trees obscuring it in the view altogether (along with the remainder of the City). There is a similar impact to that of River Prospect 16A.1 from the South Bank referred to above.

New views from the Garden Bridge

The Garden Bridge would create new views of the Cathedral and the City from most of its length at times when it is open. Existing night time views that are adversely affected or lost due to the Garden Bridge would not be mitigated by new views from the Garden Bridge as it is not intended to be open to the public at night. The new views would be closer than the existing protected views from Waterloo Bridge with slightly different geometry leading to parts of the existing view no longer being visible and Unilever House becoming a more prominent foreground obstruction.

It is likely that the emerging cluster at Broadgate / Principal Place in Hackney / Bishopsgate Goods Yard would become much more prominent in the view from the Garden Bridge and could have a detrimental impact on the view of St. Paul's Cathedral from this location.

Photomontages should be provided by the applicant in order to properly consider the above issues.

Impact on City Heritage Assets

In relation to the impact of the proposed bridge on the setting of designated and undesignated heritage assets within the City it is concluded that the proposed bridge does not detrimentally impact on their significance.

Conclusion

The Garden Bridge would have a major impact on views of St Paul's Cathedral and the City from the south bank and Waterloo Bridge, and is expected to significantly alter Monument View Four. From a large section of the riverside walk between Waterloo Bridge and the proposed Garden Bridge views would be severely obstructed, and St. Paul's Cathedral would cease to be a significant landmark in much of this part of the south bank. The view from the southern section of Waterloo Bridge would be impacted upon due to the St. Paul's Heights infringements detailed above. In respect of the strategic views designated in the London Plan and detailed in the LVMF, Waterloo Bridge view (15B.2) is one of the iconic views of the City that would be dramatically altered by the proposed Garden Bridge although the view of the Cathedral itself would remain with appropriate garden maintenance. We request that a maintenance plan is put in place to ensure that tree growth and planting does not obscure the views of St. Paul's Cathedral protected under St. Paul's Heights, Monument Views or LVMF Mayoral strategic views.

The provision of a new public pedestrian crossing across the river which potentially enhances the attractiveness and accessibility of central London could be seen as a public benefit to be weighed against the loss of significant views of St. Paul's Cathedral and the City skyline.

Yours sincerely

Mrs W. A. B. Hampson
Chief Planning Officer and Development Director

Department of the Built Environment

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Telephone 020 7332 1978
Fax 020 7332 1806
Email rob.chipperfield
@cityoflondon.gov.uk

Your ref 14/05095/FULL
Our ref WT0055

Case Officer
Rob Chipperfield

Date 17 July 2014

Dear Mr Mason,

Town and Country Planning Act 1990

Temple Station Buildings Victoria Embankment London WC2R 2PN

Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the north bank (in the City of Westminster) the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of two new piers in the River Thames; works to the highway in Temple Place, erection of stairs and ramp connecting Temple Place and the roof of Temple London Underground Station; works to trees (including the removal of trees); relocation of the Cabmen's shelter from Temple Place to Surrey Street; demolition and reconstruction works to Temple Station building including the replacement of its roof; associated construction works (including highway works at the Strand) and work sites; and works within the River Thames (including temporary and permanent scour protection, works to moorings and erection of temporary structures).

Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queens Walk on South Bank (in the London Borough of Lambeth) to land above and in the vicinity of Temple London Underground Station on the north bank, the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of 2 new piers in the River Thames; erection of a single-storey landing building (incorporating maintenance, management and welfare facilities and up to 410m² A1 and/or D1 floorspace with additional ancillary service and plant) on land adjacent to The Queens Walk, opposite the ITV building; associated public realm works; works to trees (including the removal of trees); associated construction work (including laying out of a construction access from Upper Ground) and work sites; and works within the River Thames (including temporary and permanent scour protection, relocation of moorings and erection of temporary structures). The application is an Environmental Impact Assessment (EIA) development and is accompanied by an Environmental Statement (ES), which may be viewed with the planning application documents.

I write with regard to your letter dated 9 June 2014 concerning the above application. Please find comments from the City of London Corporation below.

The proposed Garden Bridge would provide a new suspended open space and a pedestrian link across the River Thames which is currently open and free of built structures between Waterloo Bridge and Blackfriars Bridge. It would also create new vantage points affording views of the river, riverside and the central London skyline. However, it would also significantly alter or obstruct many existing views of the City skyline from bridges and the riverside. These views are protected by a range of local and regional policies. Many of these policies are of long standing and have successfully maintained and improved the views over many years.

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Yours sincerely

Mrs W. A. B. Hampson
Chief Planning Officer and Development Director

Committee:	Date:
Planning and Transportation	17 July 2014
Subject: Paternoster Square city walkway/public access	Public
Report of: Director of the Built Environment	For Decision

Summary

This report discusses options for public access through the Paternoster Square development, including Paternoster Square and the surrounding lanes and alleys.

Recommendations

Members are asked:—

- (1) To resolve to declare to be a city walkway all that way or place including Paternoster Square, Paternoster Lane, Paternoster Row, Canon Alley, Queen's Head Passage, Rose Street and White Hart Street shown hatched black on city walkway declaration plan CWDP - 01 - 08 at Appendix 2 to this report in accordance with the resolution annexed at Appendix 1 to this report subject to the limitations contained in the agreement described in recommendation (3) below.
- (2) To authorise the Town Clerk to insert an appropriate date for the coming into force of this resolution.
- (3) To authorise the Comptroller and City Solicitor to enter into an agreement with the owner of the land to be declared to be a city walkway to provide for the city walkway to be subject to limitations enabling the public right of way and of access to be temporarily suspended to the extent and for the minimum period that is required for any or all of the *following* purposes:—
 - (a) In the interests of public safety or security, where the need is first confirmed by a chief officer of the City of London Corporation or by an officer of the City of London Police holding at least the rank of superintendent; other than in cases of imminent threat, where such confirmation must be obtained within six hours of the suspension coming into force (or the suspension must cease).
 - (b) To permit works of maintenance, repair or renewal of the city walkway subject to prior approval from the City of London Corporation, which must be requested not less than 28 days prior to the proposed date of suspension; save in the case of emergency or de minimis works requiring less than 4 hours' suspension of access, which works must be notified to the City within 48 hours of such suspension coming into force.
 - (c) Force majeure.

Main Report

Background

1. A network of public highways existed to the north of Saint Paul's Cathedral from the Saxon resettlement of the City until the early 1960s, when the area was comprehensively redeveloped. In replacement for these ancient streets and footpaths, which were built upon, the Paternoster Row development that was completed in 1967 had a network of ground-level and high-level city walkways declared through it.
2. The Paternoster Row development was demolished in the early 2000s and a replacement redevelopment incorporating a pedestrian square and ground-level pedestrian passages was completed in 2003. This estate is known as Paternoster Square. It consists of Paternoster Square, Paternoster Lane, Paternoster Row, Canon Alley, Queen's Head Passage, Rose Street and White Hart Street and the adjoining buildings, viz Christchurch Court, Juxon House, Paternoster House, Paternoster Lodge, 1 Paternoster Square (Transcript House), 10 Paternoster Square, Saint Martin's Court and Warwick Court.
3. Conditions 9 and 10 of the planning permission for the Paternoster Square development require that replacement city walkways be constructed within the redevelopment.
4. On 22 July 2008 your Committee resolved that the square and lanes and alleys through the area, as shown on the plan **appended** to this report, be declared to be a city walkway.
5. Your Committee delegated to the Town Clerk authority to insert an appropriate date for the resolution to come into force but the replacement city walkway has not yet been declared. This is firstly because it took some years for it to be established that the square and passages had in all respects been constructed to a standard suitable for a city walkway. There was concern as to whether the square and passages would offer suitable safe passage for fully laden fire engines to access all parts of the estate particularly in the event of an intense high-temperature fire occurring in the redevelopment's extensive underground servicing areas. Secondly, the Paternoster Square development was a particularly sensitive site during the Occupy London protest, which took place from October 2011 to June 2012. The Occupy London encampment was on Saint Paul's Churchyard, but the original site for the encampment that had been planned by the protests' organisers was Paternoster Square.

Current Position

6. The company that owns and manages the Paternoster Square estate is Paternoster Square Management Ltd (PSML). A majority share in PSML was recently purchased by Oxford Properties Group, a major City landowner. After discussions with the Paternoster Square tenants (including the London Stock Exchange) Oxford Properties Group has concluded that a city walkway declaration may cause difficulties for how PSML manages the estate. Oxford

Properties Group has therefore approached the City with proposals for modifying public access arrangements and reserving a wider management rôle for PSML. Oxford Properties Group's requests are as *follows*.

- (i) The ability for PSML to restrict access to the estate in the case of a demonstration or terrorist threat.
 - (ii) The ability for PSML to restrict activities that [may] cause a nuisance to occupiers and other users [of the estate] such as street fundraising, filming and distribution of flyers and other solicitations.
 - (iii) The ability for PSML to enforce breaches of City byelaws [or other offences], such as ball games, busking, begging and rough sleeping, as they happen rather than relying on the police to respond.
 - (iv) The ability for PSML to withhold consent for events that, acting reasonably, it does not view as appropriate at Paternoster Square.
 - (v) The ability for PSML to deviate from the City's standard pedestrian wayfinding system, including a retail tenant directory.
7. These requests have been discussed between the Comptroller and City Solicitor and PSML's solicitors and both parties are agreed that most of these requests could not be provided for with a city walkway declaration. The City could, however, in practice accede to request (iv) on a case-by-case basis (although it could not prejudge individual applications for events, exhibitions, entertainments, street trading etc. on the city walkway); and could accede to request (v) if it chose to, although this would represent a departure from standard City practice and would likely set a precedent.

Options

8. The initial two options are therefore declaring a city walkway as previously resolved by your Committee; or to accept that, in order to facilitate key City stakeholders' aspirations, the square and lanes and alleys should continue to be privately managed. The city walkway declaration would ensure public access through the area as of right whereas a privately managed estate would better meet the aspirations of the owners of and the leaseholders of the premises in Paternoster Square.
9. A third, "middle course", option could be for a city walkway to be declared but for it to be subject to limitations and conditions in accordance with section 6(1A) of the City of London (Various Powers) Act 1967, as inserted by section 33 of the City of London (Various Powers) Act 1987. This provides that a resolution declaring a city walkway may specify such limitations and conditions as may be required to give effect to any such reservations, limitations or conditions specified in an agreement with the owner or occupier of the land, in pursuance of which the city walkway is laid out.
10. The *following* limitations have recently been agreed for the proposed replacement city walkway at London Wall Place (i.e., the redevelopment of

Saint Alphage House including Saint Alphage Highwalk and part of Bassishaw Highwalk):—

The public right of access may be temporarily suspended to the extent that and for the minimum period that is required for the following purposes:

- (a) to permit works of maintenance, repair or renewal of the New City Walkways subject to prior approval from the City of London Corporation which must be requested not less than 28 days prior to the proposed date of restriction or closure, save in case of genuine emergency or of de-minimis works requiring less than 4 hours suspension of access but which must be notified to the City of London Corporation within 48 hours of such suspension; or*
- (b) in the interests of public safety or security where the need is first confirmed [by] the City of London Corporation or by a City of London Police Officer holding at least the rank of Superintendent other than in cases of imminent threat where such confirmation must be obtained within 6 hours of the closure, or the suspension of the right of way must cease; or*
- (c) Force Majeure.*

This agreement could form a model for a similar agreement and for similar limitations to the city walkway declaration at Paternoster Square. Were this course of action to be agreed it would be intended to complete the agreement and bring the resolution into force as soon as possible. In the event of a delay in completing the agreement with PSML the matter would be brought back before your committee to determine whether to make the resolution to declare the city walkway without the limitations proposed.

11. In terms of the wider management rôle that Oxford Properties Group seeks for PSML, this limited city walkway declaration would facilitate request (i) (cf. paragraph 6 above). As noted at paragraph 7 above, the City can, in practice, facilitate requests (iv) and (v) if it chose to, with both a limited and a standard (unlimited) city walkway declaration. This leaves requests (ii) and (iii) that could only be provided for by either retaining the existing private estate or by a city walkway declaration that was more limited than that agreed for the replacement city walkway at London Wall Place (as outlined at paragraph 10 above).
12. A city walkway declaration that is more limited than that agreed for the proposed replacement city walkway at London Wall Place is not considered appropriate as it would remove virtually all of the essential characteristics of a city walkway, leaving it as a city walkway in name only. This lack of transparency about the actual nature of public access to Paternoster Square in these circumstances is not considered to be desirable or in the public interest and such a more limited city walkway declaration is therefore not recommended.
13. **The main practicable options are therefore retaining the existing private estate as sought by the landowner and tenants of the estate; declaring a**

city walkway as previously resolved by your Committee; or declaring a city walkway that is subject to limitations such as those recently agreed at London Wall Place.

14. A further alternative has, however, been proposed by Oxford Properties Group, namely to declare certain spatially limited routes through Paternoster Square to be a city walkway and to retain the rest of the square in its current private status. This arrangement had been recommended to your Committee in 2006, but it is now considered by your officers that having the area held under two different regimes, with different parts having different legal statuses, would be confusing for all parties, and particularly for the public, as it would not in any way reflect the situation on the ground, with a purposeful unity to the design of the whole of the square and the surrounding lanes and alleys. Oxford Properties Group remain, however, of the opinion that this would be a desirable option to pursue.
15. On 30 June 2008 PSML entered into a maintenance agreement for the city walkway with the City. The agreement provides for PSML to be responsible for, in respect of the city walkway, maintenance, repairs, paving, re-paving, re-grouting, cleansing, lighting, drainage, provision of street furniture and the monitoring of compliance with any relevant byelaws and conditions of tables and chairs licences (“the city walkway services”). The agreement would come into effect with either a limited or a standard (unlimited) city walkway declaration. It contains a clause allowing either PSML or the City to terminate the agreement upon giving three months’ notice, in which case maintenance responsibility would revert to the City. It also provides step-in rights for the City in the event of failure by PSML to carry out any of the city walkway services to the minimum standard required by the City from time to time.

Proposal

16. The recommended option is declaring a city walkway that is subject to limitations such as those recently agreed at London Wall Place (cf. paragraph 10 above). The alternative options for your Committee to consider are summarised in paragraphs 13–14 above.

Corporate and Strategic Implications

17. Improving the City’s pedestrian environment is a medium-term priority in the Community Strategy theme of “the Heart of a World Class City which protects, promotes and enhances our environment”. Ensuring public access through key locations is a critical part of improving the City’s pedestrian environment for all.

Implications

18. Declaration of a city walkway would have a small financial cost as the declaration must be publicly advertised, including through publication in a local newspaper (the City uses the *London Evening Standard*). This cost would be less than £1 000 and can be met from the Director of the Built Environment’s local risk. There is no requirement for public consultation and no opportunity

for objections to be made; the public advertisement is to give notice of the declaration having been made by your Committee.

Conclusion

19. It is now appropriate to determine the future of public access through the Paternoster Square development by deciding between retaining the existing private estate; declaring a city walkway as previously resolved; or declaring a city walkway that is subject to limitations such as those recently agreed at London Wall Place. The first option is sought by the key City stakeholders who are the owners of and the leaseholders of the premises in Paternoster Square; the final option is recommended to your Committee by your officers as an appropriate balance between the landowner's and the public's interests, as established by the precedent of the replacement city walkway at London Wall Place.

Appendix 1:

resolution to declare the city walkway

Appendix 2:

City Walkway Declaration Plan (CWDP - 01 - 08)

Background Papers:

- report of the City Planning Officer of 25 April 2006:
"A strategy for the enhancement and use of public space in and around the square"
- report of the City Planning Officer of 3 June 2008:
"Discontinuation of city walkways at Paternoster Square"
- report of the City Planning Officer of 22 July 2008:
"Declaration of City Walkway—Paternoster Square"

Appendix 1:

RESOLUTION OF THE PLANNING AND TRANSPORTATION COMMITTEE

(under powers delegated to it by the Court of Common Council on 19 July 2001)

DATED [date to be inserted by the Town Clerk]

WHEREAS the Mayor and Commonalty and Citizens of the City of London acting by the Planning and Transportation Committee pursuant to the delegation to that Committee specified above (hereinafter called “the City”) are authorised by section 6 of the City of London (Various Powers) Act 1967 (hereinafter called “the Act”) **BY RESOLUTION TO DECLARE** any way or place in the City of London appearing to the City:—

- (i) to be laid out or otherwise suitable for a city walkway within the meaning of section 5 of the Act;
- (ii) to which access is available directly from a street or another way or place which is a city walkway; and
- (iii) which is laid out or rendered suitable for a city walkway in accordance with one of the provisions specified in subsection (1) of the said section 6

TO BE A CITY WALKWAY as from such date as may be specified in such resolution

AND WHEREAS it appears to the City that:—

- (i) the way or place specified in the Schedule hereto is laid out or otherwise suitable for a city walkway within the meaning of section 5 of the Act; and
- (ii) access to such way or place is available directly from a street or another way or place which is a city walkway

AND WHEREAS the City has entered into an agreement pursuant to subsection (1A) of the said section 6 containing limitations to which this resolution gives effect

NOW THEREFORE the City in pursuance of subsection 1 of the said section 6 by resolution **HEREBY DECLARES** the way or place described in the Schedule on and after [date to be inserted by the Town Clerk] to be a city walkway

SUBJECT TO THE FOLLOWING LIMITATIONS enabling the public right of way and of access to be temporarily suspended to the extent and for the minimum period that is required for any or all of the following purposes:—

- (a) In the interests of public safety or security, where the need is first confirmed by a chief officer of the City of London Corporation or by an officer of the City of London Police holding at least the rank of superintendent; other than in cases of imminent threat, where such confirmation must be obtained within six hours of the suspension coming into force (or the suspension must cease).

- (b) To permit works of maintenance, repair or renewal of the city walkway subject to prior approval from the City of London Corporation, which must be requested not less than 28 days prior to the proposed date of suspension; save in the case of emergency or de minimis works requiring less than 4 hours' suspension of access, which works must be notified to the City within 48 hours of such suspension coming into force.
- (c) Force majeure.

THE COMMON SEAL OF THE MAYOR AND
COMMONALITY AND CITIZENS OF THE CITY
OF LONDON was hereunto affixed in the
presence of:—

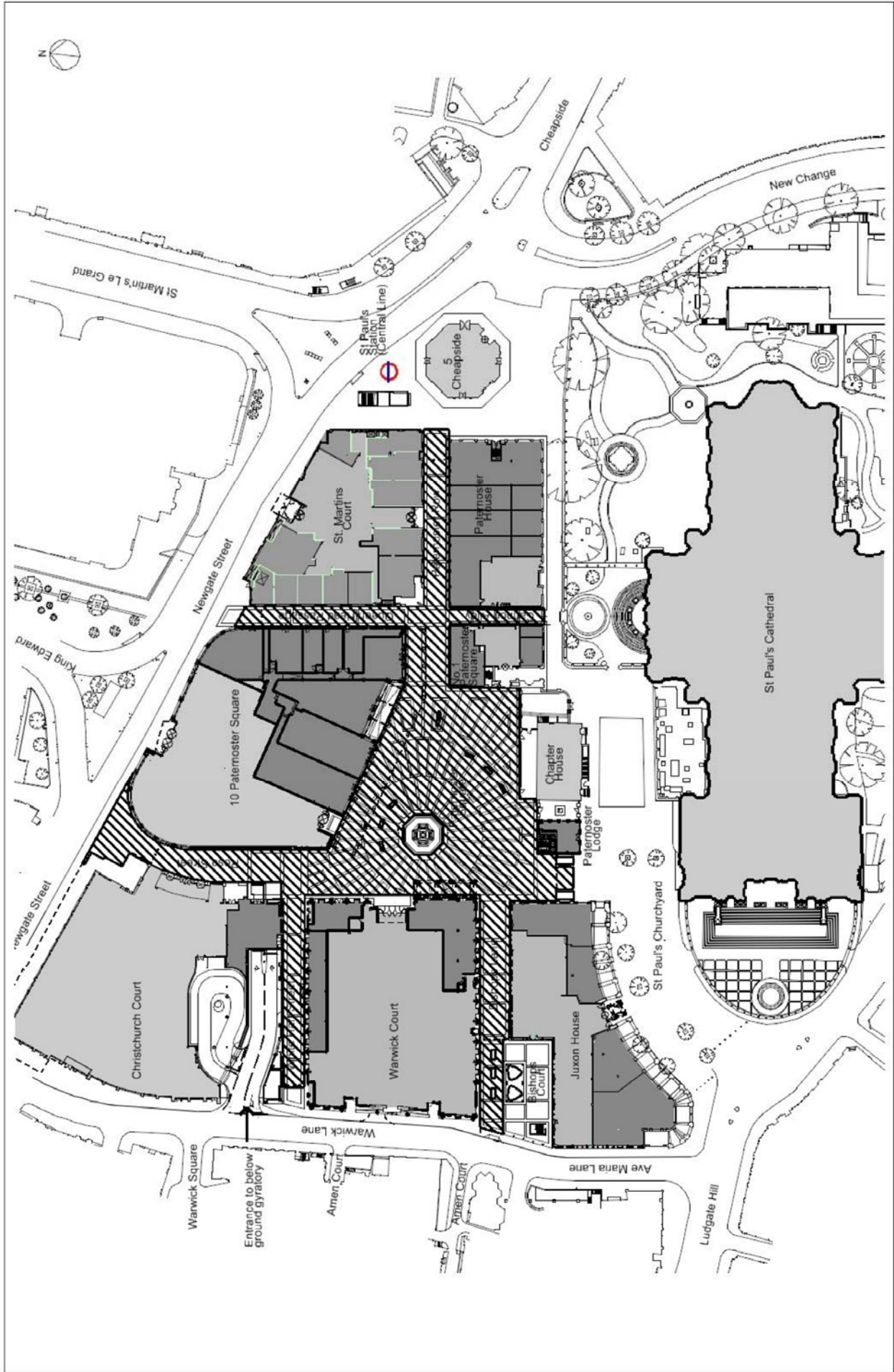
Authorised Officer
Guildhall
London
EC2P 2EJ

Dated [date to be inserted by the Town Clerk]

THE SCHEDULE

ALL THAT way or place more particularly shown hatched black on city walkway declaration plan CWDP - 01 - 08 as “City walkway to be declared” being all that way or place including Paternoster Square, Paternoster Lane, Paternoster Row, Canon Alley, Queen’s Head Passage, Rose Street and White Hart Street.

City Walkway Declaration Plan



Address: Paternoster Square
Drawing No.: CWDP - 01 - 08
Date: 11/06/2008

City walkway to be declared

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Committee(s):	Date:
Planning and Transportation	17 July 2014
Subject: Sugar Quay, Lower Thames Street, London EC3R 6EA Affordable housing contribution from proposed residential redevelopment.	Public
Report of: Director of the Built Environment	For Decision
Summary A Section 106 Agreement with planning permission for residential development at Sugar Quay requires the developer to make an affordable housing payment of £15,006,816 in lieu of affordable housing on-site or to submit an updated viability assessment demonstrating why they are unable to make this payment. The developer has submitted an updated viability assessment which concludes that the scheme cannot afford to make any additional affordable housing payment over and above a 50% payment they previously agreed. Consultants appointed by the City have reviewed the revised viability assessment and are of the view the scheme can afford a full payment in lieu of affordable housing on-site. In view of the City's consultants' advice it is considered that the full amount should be sought and, in accordance with the Section 106 agreement, if the developer does not agree, an independent expert should be asked to consider and advise on whether the scheme can afford the full policy compliant payment in lieu of affordable housing on-site. Advice from the independent expert would be brought back to your Committee for consideration. The final determination of the affordable housing payment would be a matter for your Committee taking account of the updated viability assessment, the City's consultants review findings and the advice of the independent expert. Recommendation Members are asked to: (a) Agree that the value of the second instalment of the affordable housing payment should £7,503,408; and (b) If the developer does not agree to this amount that the matter may be referred to an independent expert for advice on the value of the second instalment.	

Main Report

Background

1. On 22nd March 2013 your Committee resolved to grant planning permission for redevelopment of Sugar Quay with a new building containing 165 residential units with associated residential facilities and 658sq.m of retail / cafe and restaurant (A1-A4) use at ground floor (Application number 12/01104/FULMAJ).
2. The planning permission was issued on 16th September 2013 following receipt of no objection from the Mayor and completion of the Section 106 Agreement.
3. Under the policies of the Core Strategy the development would result in an off-site affordable housing contribution of £15,006,816. The applicants considered that the development would not support a payment of that amount, whereas the consultants appointed by the City to appraise the financial viability of the scheme considered the scheme could pay the full amount. You agreed that officers continue to negotiate with a view to obtaining either the full policy compliant payment or an initial cash-in-lieu payment of at least 50% of the policy compliant payment and to an upwards only review of the viability prior to implementation of the scheme.
4. In making the decision your Committee instructed that any S.106 affordable housing contribution resulting in a final total contribution (following a viability review) of less than the £15,006,816 policy compliant sum be referred back to the Committee for approval.
5. The applicant and City did not agree on the amount to be paid and consequently the Section 106 Agreement included the requirement for an initial payment of £7,503,408 and an upward only review for the second payment. The Section 106 Agreement requires:
 - a. The developer to submit an updated viability assessment and for this to be reviewed by the City's consultants if the proposed second payment remained less than £7,503,408;
 - b. Your Committee to decide what you are minded to accept as the second payment, having regard to the updated viability assessment and City's consultant's review.
6. The Section 106 Agreement includes provision for you to agree that the matter to be referred to an independent expert if the developer does not agree with your decision. The expert's conclusions are not binding on either party and the expert's views would be reported to your Committee for a decision.

Current Position

7. The developer has submitted an updated viability assessment. They have reviewed the development economics of the redevelopment, having updated a number of key inputs and relevant information. They advise that there have been increases in the site value, residential values and build costs which have been factored into their revised appraisal.

8. Their conclusion is that the residual profit for the scheme is below the developer's target rate of return and as such the scheme cannot afford to make any additional affordable housing payment.
9. The City's consultants' have been reappointed and they remain of the view the scheme can afford the entirety of the second instalment as defined in the S106 agreement. They have assessed the updated financial information for the scheme and have varied a number of inputs in light of their research, knowledge and experience in appraising the viability of London Residential schemes. They do not agree with all of the inputs used by the developers and consequently get different viability results. Of particular note is the City's consultant's view that there is significant potential for the flats fronting the river to sell at prices in excess of the pricing put forward by the developer and that the commercial rent and yield is considerably lower than they would anticipate.
10. In view of the difference in the findings I am of the view that your Committee should not accept the applicant's conclusion that the scheme cannot afford to make any additional affordable housing payment and that you should ask for the full £7,503,408, providing a full policy compliant contribution of £15,006,816
11. If you determine that the full £7,503,408 should be paid and the developer does not agree with your decision I recommend you agree the matter be referred to an independent expert. The choice of expert is to be agreed between the developer and City Corporation, or in the event of failure to agree, by the president of the RICS.
12. The expert's recommendations will be reported to your Committee for you to decide on the amount of the second payment. The recommendations are not binding on your Committee.

Corporate & Strategic Implications

13. The affordable housing funds would be used by the City to provide affordable housing units and would meet the targets set out in the Core Strategy and the London Plan.
14. The costs of an independent review would be borne by the developer.

Conclusion

15. The consultants appointed by the City advise that the development is capable of paying a second instalment of £7,503,408, providing a full policy compliant contribution of £15,006,816. As such there is no reason to recommend that your Committee accepts a lesser amount.
16. A copy of the City's consultants' review has been provided to the developer who is considering the findings. It is believed that the developer will not agree with the findings of the review.
17. If your Committee agrees that the full amount should be paid and the developer does not agree, it may be referred to an independent expert, as provided for in the Section 106 Agreement.

Appendices

- Appendix 1 - Confidential updated Financial Viability Assessment by DS2, dated 20th February 2014. (See Non – Public Agenda)
- Appendix 2 – Confidential report reviewing the Financial Viability Assessment by DS2. (See Non – Public Agenda)

Background Papers

Public

Report to P&TC and Minutes 22 March 2013

Non-Public [Exempt information by virtue of paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972]

Letter dated 20th February 2014 DS2

Financial Viability Assessment dated November 2012

DS2

Assessment for Financial Viability dated June 2014

Gerald Eve

Annie Hampson

Chief Planning Officer & Development Director

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Committee(s):	Date(s):
Planning & Transportation	17 July 2014
Subject: Adoption of draft Office Use Supplementary Planning Document as Interim Planning Guidance	Public
Report of: Director of the Built Environment	For Decision
Summary The draft City of London Local Plan has been formally submitted to the Secretary of State for public examination. Draft alterations to Policy CS1 and draft Policy DM1.1 seek to resist the loss of existing office accommodation in the City. A draft Office Use Supplementary Planning Document has been prepared to provide further guidance on the evidence that developers will need to submit to the City Corporation in support of proposals for the change of use of office accommodation. The draft SPD has been subject to public consultation alongside the draft Local Plan and amendments are proposed to reflect comments received. As the draft SPD provides supplementary guidance to the draft Local Plan it will not be formally adopted as a SPD until the draft Local Plan has been considered through public examination and adopted. Adoption is currently expected to take place in spring 2015. In the interim period, it is proposed that the draft Office Use SPD be adopted by the City Corporation as Interim Planning Guidance. This will ensure that the guidance contained in the draft SPD can be a material consideration alongside the draft Local Plan in the determination of planning applications. Recommendation(s) Members are recommended to adopt Appendix 1, the revised draft Office Use Supplementary Planning Document, as Interim Planning Guidance, from today's date, pending adoption of the Local Plan.	

Main Report

Background

1. The draft City of London Local Plan was formally submitted to the Secretary of State on 23rd May 2014 for public examination. Draft alterations to Policy CS1: Offices and new draft policy DM1.1: Protection of office accommodation, seek to resist the loss of existing office accommodation in the City. Protection for

offices is necessary to maintain the City's strategically important office cluster and to enable further office development in order to meet floorspace targets in the draft Local Plan. Draft Local Plan policies also respond to the local exemption given to the City of London from national permitted development rights which allow the change of use of offices to housing without the need for planning permission. The supporting text in the draft Local Plan indicates that a Supplementary Planning Document (SPD) will be prepared to provide further guidance on the evidence that developers will need to submit to the City Corporation to support proposals for a change of use from office to other uses.

2. The Planning and Transportation Committee approved a draft Office Use SPD for public consultation at its meeting on 14th January 2014. The SPD was subsequently issued for public consultation for 6 weeks between 17th January and 28th February 2014, alongside the pre-submission consultation on the draft Local Plan.

Current Position

3. Ten representations were received on the draft SPD. Key issues raised in these representations were:
 - a. objection to the principle of protecting office accommodation and need for further SPD guidance,
 - b. the need for greater flexibility in determining applications for change of use from offices to other uses, particularly to address uncertainty over future economic circumstances and growing market demand for new residential and hotel development,
 - c. the need for greater clarity over timeframes for required information, including marketing information,
 - d. the need to review the SPD in light of the public examination into the Local Plan.
4. There were also a number of comments in support of the draft SPD, including from the Mayor of London, who commented that the draft SPD was comprehensive and in line with both existing London Plan policy and emerging policy in the Further Alterations to the London Plan.
5. Details of these comments and how these have been taken into account in preparing revised draft guidance are set out in the Consultation Statement, which is attached at Appendix 2.

Proposals

6. The National Planning Policy Framework (NPPF) indicates that weight may be given to an emerging local plan in the determination of planning applications, according to the stage of preparation of the plan, with greater weight given the further the plan has progressed. The draft Local Plan has been submitted to the Planning Inspectorate for public examination and, although it does not carry the full weight of an adopted plan, it should carry significant weight for the following reasons:

- a. the draft Local Plan has been subject to several stages of consultation and has now been submitted for examination. The draft Plan has been considered by the Court of Common Council and approved as sound planning policy for submission to the Secretary of State.
 - b. The overall strategy of promoting and protecting office floorspace is in accordance with the policies and strategic objectives of the adopted City of London Core Strategy which, in turn, is in conformity with the adopted London Plan and the reasoning behind the Government's exemption for the City of London from national permitted development rights for the change of use of offices to residential.
 - c. The Mayor of London has indicated that the draft Local Plan is in general conformity with the London Plan.
7. The draft Local Plan is therefore a material consideration in the determination of planning applications carrying significant weight.
8. The draft SPD provides further guidance to the development industry on the evidence required to support proposals which involve the loss of existing offices. The intention is that the draft SPD will be formally adopted once the Local Plan itself has been considered through public examination and adopted by the City Corporation. The current expectation is that the Local Plan will not be adopted until spring 2015. To provide greater certainty to the development industry as to how the City Corporation will interpret and apply draft Local Plan policies CS1 and DM1.1, it is proposed that the draft Office Use SPD be adopted as Interim Planning Guidance to assist in the determination of planning applications. In line with the guidance in the NPPF as to the weight to be afforded to the emerging Local Plan, adopting the draft SPD as Interim Planning Guidance at this time will ensure that it carries weight (albeit less than an adopted SPD) in the determination of planning applications, particularly as it has been informed by up to date evidence, has been subject to public consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and amendments in the light of consultation responses will have been approved by your Committee. A copy of the revised draft Office Use SPD which is proposed to be adopted as Interim Planning Guidance is attached at Appendix 1. Amendments from the previous draft SPD are shown in bold underline for new text and strikethrough for deleted text.
9. Assuming that the Inspector approves the draft City of London Local Plan without making substantial recommendations for modifications, the intention is that the draft Office Use SPD would be formally adopted by the City Corporation alongside the Local Plan. The proposal to formally adopt the SPD will be brought to a future meeting of your Committee.

Corporate & Strategic Implications

10. The proposed Office Use Interim Planning Guidance will complement and provide further guidance to the City Corporation's draft Local Plan, pending examination and adoption of the Local Plan and formal adoption of the Office Use SPD in spring 2015.

11. The Interim Planning Guidance will contribute towards meeting Divisional Objective PP2 in the Department of the Built Environment's Business Plan 2014-17, and aligns to the Vision, Strategic Aims and Key Policy Priority 1 in the City Corporation's Corporate Plan 2013-17 'Supporting and promoting the international and domestic financial and business sector'.

Implications

12. There are no financial implications arising from this report and the legal implications are dealt with in the body of the report.

Conclusion

13. The draft Local Plan proposes new policy guidance strengthening the protection for existing offices in the City. A draft Office Use SPD has been prepared to provide further guidance on the evidence required to support applications for the change of use of existing offices. The draft SPD has been the subject of public consultation but, since it is based upon policies in the draft Local Plan, will not be formally adopted until the draft Local Plan itself has been adopted in spring 2015. In the interim period, to ensure that the guidance in the draft Office Use SPD is a material consideration in the determination of planning applications, it is proposed that it be adopted as Interim Planning Guidance, pending adoption of the draft Local Plan.
14. Upon adoption, the Interim Planning Guidance and the Consultation Statement will be placed on the City Corporation's website. Notification of adoption will be sent to all those individuals and organisations that commented on the draft Office Use SPD and those who commented on the draft Local Plan. The Interim Planning Guidance will also be included in the evidence base for the City of London Local Plan public examination and a copy sent to the Inspector undertaking the examination.

Appendices

- Appendix 1 – Office Use Interim Planning Guidance
- Appendix 2 – Draft Office Use Supplementary Planning Document Consultation Statement

Background Papers:

Report to Planning & Transportation Committee 14th January 2014: Consultation on draft Office Use Supplementary Planning Document

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City of London

Draft Office Use Supplementary Planning Document Interim Planning Guidance

17th July 2014



BACKGROUND NOTE

The City of London Corporation consulted on a draft of the Office Use Supplementary Planning Document (SPD) between 17 January 2014 and 28 February 2014, alongside pre-submission consultation on the City of London Local Plan.

The draft Office Use SPD provides further guidance in support of draft Local Plan policies CS1: Offices and DM1.1: Protection of office accommodation. It sets out the evidence that developers will need to submit to the City Corporation in support of proposals for the change of use of office accommodation.

As the draft Office Use SPD provides further guidance to the draft Local Plan, it will not be formally adopted by the City Corporation as a SPD until the Local Plan itself has been adopted. The draft Local Plan was submitted to the Secretary of State on 23rd May 2014 for public examination. Public hearings into the draft Local Plan are programmed to take place in early October 2014 and it is not expected that the draft Local Plan will be formally adopted until spring 2015.

In accordance with the provisions of the National Planning Policy Framework, the draft Local Plan will carry significant weight and be a material consideration in the determination of planning applications. To provide certainty to the development industry as to how the City Corporation will interpret and apply draft Local Plan policies CS1 and DM1.1, and the evidence required to support proposals involving the loss of existing office accommodation, the City Corporation formally adopted the draft Office Use SPD as Interim Planning Guidance on 17th July 2014.

The City Corporation will have regard to the requirements set out in this Interim Planning Guidance in providing pre-application advice to developers and in determining planning applications.

Subject to the recommendations of the Local Plan Inspector, it is envisaged that this Interim Planning Guidance will be adopted by the City Corporation as a Supplementary Planning Document alongside the Local Plan in early 2015.

City of London Office Use Supplementary Planning Document

Interim Planning Guidance

Objectives

1. The emerging City of London Local Plan protects existing **B1** office accommodation where there are strong economic reasons why the loss of this accommodation would be inappropriate. This approach accords with:
 - guidance in the National Planning Policy Framework (NPPF);
 - the national importance of the City's office market, reflected in the City of London's local exemption from national permitted development rights for the change of use from office to residential;
 - evidence which demonstrates that a range of office types and sizes are needed to maintain a robust office environment and ensure the City remains an attractive location for business investment.
2. The draft Local Plan requires that offices should be protected unless applicants can demonstrate that offices are no longer a suitable and viable use in the longer term. The key priority in the City is to maximise opportunities that promote sustainable economic growth and create jobs, serving both the immediate area and the wider economy of London.
3. This ~~Supplementary Planning Document~~ **Interim Planning Guidance** provides further guidance on the evidence required by the City of London Corporation (the City Corporation) to support proposals resulting in the loss of existing office accommodation.

Structure

4. This ~~Supplementary Planning Document~~ **Interim Planning Guidance**:
 - summarises the planning policy approach to proposals involving the loss of office use
 - summarises the office market and its importance within the City of London; and
 - sets out the evidence required by the City Corporation from developers in support of proposals for the change of use or redevelopment of offices to other uses.

National Planning Policy

5. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. **The NPPF establishes a presumption in favour of sustainable development, which is reflected within the draft City of London Local Plan and underpins the guidance in this Interim Planning Guidance.** The following paragraphs are particularly relevant to City of London office development policies **and the achievement of sustainable economic growth and job creation.**

NPPF Paragraph 21:

"Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit."

NPPF Paragraph 51:

"They (local planning authorities) should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate."

London-wide Planning Policy

6. The London Plan forms part of the Development Plan for the City of London. Development proposals are considered in the context of the policies in the London Plan and the City Corporation's Core Strategy and

emerging Local Plan. The following policies are particularly relevant to proposals affecting office uses.

London Plan Policy 2.10 Central Activities Zone – Strategic Priorities

“Strategic

A The Mayor will, and boroughs and other relevant strategic partners should:

c sustain and enhance the City of London and, although formally outside the CAZ, the Isle of Dogs as strategically important, globally-orientated financial and business services centres.”

London Plan Policy 4.2 Offices

“Strategic

A The Mayor will and boroughs and other stakeholders should:

- a support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of the London Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises.
- b recognise and address strategic as well as local differences in implementing this policy to:
 - meet the distinct needs of the central London office market, including the north of the Isle of Dogs, by sustaining and developing its unique and dynamic clusters of 'world city' and other specialist functions and business environments, and
 - consolidate and extend the strengths of the diverse office markets....
- c encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility.
- d seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities...”

London Plan Policy 4.3 Mixed Use Development and Offices

“Strategic

A

a Within the Central Activities Zone and the north of the Isle of Dogs Opportunity Area, increases in office floorspace should provide for a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in this plan...

B LDFs should

b develop local approaches to mixed use development and office provision taking into account the contribution that 'land use swaps', 'housing credits' and off-site contributions can make, especially to sustain strategically important clusters of commercial activities such as those in the City of London ...”

7. Paragraph 4.17 of the London Plan indicates: “As a general principle, housing and other uses should be required on-site or nearby to create mixed use neighbourhoods. Exceptions to this should only be permitted where mixed use might compromise broader objectives, such as sustaining important clusters of business activity, for example in much of the City...”

City of London Policy – Core Strategy and emerging Local Plan

8. The City of London Core Strategy 2011 and emerging Local Plan reflect the approach in the London Plan and seek to sustain the City's strategically important business clusters by encouraging office development and resisting the loss of suitable offices that are viable in the longer term. **The draft Local Plan seeks to meet and exceed London Plan housing targets. Evidence from the London-wide Strategic Housing Land Availability Assessment demonstrates that there is sufficient capacity within the City of London to meet London Plan housing targets up to 2026 alongside the policy approach of protecting existing office accommodation.**
9. Key policies are draft Local Plan policies CS1: Offices, DM1.1: Protection of office accommodation and DM1.5: Mixed uses in commercial areas.

Core Strategic Policy CS1: Offices

“5) Protecting existing office accommodation where there are strong economic reasons why the loss of offices would be inappropriate, including losses that would prejudice the primary business function of the City, and the variety of accommodation required by the business City.”

Draft Local Plan Policy DM 1.1 Protection of office accommodation

“To refuse the loss of existing (B1) office accommodation to other uses where the building or its site is considered to be suitable for long-term viable office use and there are strong economic reasons why the loss would be inappropriate. Losses would be inappropriate for any of the following reasons:

- prejudicing the primary business function of the City;
- jeopardising the future assembly and delivery of large office development sites;
- removing existing stock for which there is demand in the office market or long term viable need;
- introducing uses that adversely affect the existing beneficial mix of commercial uses.”

10. Paragraph 3.1.8 of the emerging Local Plan further states: “Proposals for change from offices will normally be refused if the building or site is considered to be suitable for long-term viable office use. Applicants seeking an exception will need to show robust evidence relating to the

current and long term unsuitability of the site for office use and that the proposed change would not adversely affect the existing beneficial mix of commercial uses in the area nor prejudice the primary business function of the City. Exceptionally, the loss of individual office developments to other commercial or infrastructure uses may be acceptable, where the proposed alternative use meets the wider objectives of the Local Plan."

Draft Local Plan Policy DM 1.5 Mixed uses in commercial areas

"To encourage a mix of commercial uses within office developments which contribute to the City's economy and character and provide support services for its businesses, workers and residents."

11. Paragraph 3.1.19 recognises the importance of complementary commercial activities in supporting the City's office base. Complementary uses include retail, leisure, education and health facilities. Paragraph 3.1.20 recognises that such complementary uses can be particularly beneficial at street level. In considering proposals for complementary uses at street level, the nature of the proposed development, the existing characteristics of the surrounding buildings and area, the impact on tranquil open spaces and the impact on heritage assets will be considered.

Office Stock and Market Trends in the City

12. Annual monitoring by the City Corporation shows that, in 2013, the total office floorspace stock was 8,850,000m². There has been a progressive loss of smaller office units in recent decades, with the result that the majority of current office stock is in modern, larger buildings. Large single occupiers are a critical feature of the City property market and it is therefore essential that the City's existing and future building stock is capable of accommodating them and provides a reasonable choice for large single occupiers.
13. There is also a strong demand for smaller units and to meet this around half of the larger modern buildings are subdivided into smaller units to provide prestigious accommodation of various sizes. In addition the City's older office stock generally offers smaller unit sizes and a lower specification of accommodation in a prestigious location at a lower cost.
14. **Research undertaken by the City Corporation¹ and** evidence from property transactions shows that the size and type of new occupiers coming to the Square Mile appears to be changing. Requirements are significantly smaller, with a particular increase in small lettings of 50 – 300 square metres, with strong demand from the Technology, Media & Telecommunications (TMT) sector. The range of sectors moving into the City is also changing, with interest not only from the TMT sector, but also,

for example, from recruitment firms and consulates of foreign governments that have until recently preferred a West End location. Small and Medium Sized (SME) businesses play a significant role in the City's success, providing a range of professional, business and other essential services to the City and wider business community. 98.5% of businesses in the City are SMEs (defined as those with not more than 50 and 250 employees respectively).

15. Not all the occupiers of smaller offices in the City are SMEs. Many are subdivisions of larger businesses such as representative offices of overseas banks, ensuring a presence in the City to attract investment. The fact that so many occupiers are in small units underlines the importance of the City providing a wide range of office building types, specification and cost.
16. Alongside a diversification of business activities in the City, the use of serviced offices is increasing, with around ~~1,600~~ **2,400** businesses using them in the City in ~~2013~~ **2012**, compared to ~~365~~ **700** in 2003. **Over 22,000 people are now employed within serviced offices, with an economic output estimated at £2.1bn.**
17. Office demand can vary significantly through the economic cycle **as can the relative value of office development when compared with other uses, particularly residential.** ~~And~~ It is important to ensure that the office stock is maintained during periods of downturn to enable the City of London to accommodate growth and new jobs during upturns. Appropriate protection of office accommodation by the City Corporation's planning policies provides a means of responding to current and future changing economic circumstances and ensuring that future opportunities for growth can be realised.

City of London Exemption from Permitted Development Rights for Change of Use from Office to Residential

18. In May 2013, the Government introduced new permitted development rights, allowing the change of use of B1 (a) offices to C3 residential without the need for planning permission, for a period of 3 years. In recognition that there were parts of the country where such permitted development rights might have an adverse impact on the retention and delivery of office space, the Government allowed local planning authorities to bid for exemption from these new rights. The City of London, along with the adjacent 'Tech City' area and the rest of the Central Activities Zone in London, has been granted a local exemption on the grounds that it is a nationally significant area of economic activity. This exemption supports the policy approach outlined in the emerging City Local Plan of seeking to resist the loss of suitable and viable office accommodation. **Within the City, therefore, planning permission is required for a change of use from**

office to residential and applications will be determined within the context of the development plan, the draft Local Plan and other material considerations.

Evidence Required to Support Change of Use or Loss of Offices

19. Paragraphs 5 to 11 outline the national, London and City Corporation policy approach to the provision of office floorspace and its protection from inappropriate loss. This section outlines the additional information that the City Corporation will require from developers in support of a planning application ~~that~~ where a loss of existing offices or office floorspace is proposed, proposes the loss of existing offices. Where a development would result in a smaller quantum, but a higher quality, of office floorspace, this will need to be justified through a planning statement, and the need for detailed viability and marketing evidence will be considered by the City Corporation on a case by case basis.
20. In accordance with Policies DM1.1 and 1.5, where an applicant proposes a change of use of part or all of a building to a use which provides activities which are complementary to the City's business function, the City Corporation may not require the provision of the additional supporting information set out below. Paragraph 3.1.19 of the Local Plan defines such complementary uses as including retailing, leisure, education and health facilities.
21. Submission of the viability and marketing information required by this Interim Planning Guidance will not on its own be sufficient to justify a proposed loss of offices. Where an applicant provides the ~~necessary~~ required viability and marketing information and the City Corporation concludes that a valid technical case has been made in support of the loss of office accommodation on that site, the proposed development will be considered in the context of the other policies in the development plan and the draft Local Plan, the City Corporation will consider alternative land uses. Consideration of these alternatives will be made in line with the policies in the London Plan, the City of London Core Strategy and emerging Local Plan.
22. The Local Plan identifies 10 residential areas which provide an appropriate environment for housing development. New residential development will be guided to locations within or near these areas. Where a loss of an office within or near one of these residential areas has been justified within the terms of the draft Local Plan and this Interim Planning Guidance and accepted by the City Corporation, the City Corporation will consider the potential for change of use to a residential use.

23. Applicants should discuss their proposals and required evidence with City Corporation officers prior to the submission of a planning application. Evidence should be submitted with the planning application to enable the City Corporation to assess the suitability of the evidence **and determine the application** within ~~the~~ statutory time ~~periods for the determination of planning applications limits~~.
24. To meet the requirements of Core Strategic Policy CS1 and draft Policy DM 1.1, applicants proposing the loss of office accommodation will need to provide robust evidence to demonstrate that **the building has depreciated such that** office use is not viable or suitable in the long-term. **Evidence will need to address the physical state of the building and its functional and locational obsolescence and should include a forward looking viability assessment in support of this evidence.**
25. Evidence provided in support of planning applications should take into account the potential for the building to meet a variety of office needs including, **where appropriate**, the potential for sub-division to provide smaller office suites, the potential to provide accommodation suitable for start-ups or move-on accommodation and, ~~where appropriate~~, the potential for comprehensive redevelopment to re-provide office floorspace. The potential for redevelopment should be a matter for discussion with City Corporation officers **at an early stage** prior to formal submission of a planning application.
26. **The City contains a large number of heritage assets, including over 600 listed buildings, 26 conservation areas and 48 scheduled ancient monuments. These heritage assets can impose additional constraints on development, particularly in terms of additional costs and limitations on the potential to deliver modern office requirements, whilst at the same time conserving or enhancing the significance of the heritage asset. The City Corporation will take these additional constraints into consideration when assessing proposals for the loss of office accommodation within such assets.**
27. Applicants proposing a change of use are advised to contact the City Corporation's City Property Advisory Team (CPAT) prior to submission of the planning application. CPAT can provide advice on options for continued office use and help to match current vacant space with prospective tenants looking for suitable accommodation in the City.
28. ~~For the purposes of this SPD and the emerging Local Plan:~~
 - ~~a. long term means a period of 10 years or more from the date of the planning application;~~
 - ~~b. offices and office use are defined as falling within Use Class B1a of the Use Classes Order.~~

Marketing Evidence

~~28. Applicants will be required to provide evidence that the building and/or site has been actively marketed for continued office use over a reasonable period of time. No minimum period is specified for this marketing activity, but applicants will be expected to demonstrate that marketing has been undertaken over a reasonable period, having regard to the level of response received and the nature of that response. Marketing activity must include:~~

- ~~• evidence that the site/property has been registered with at least 2 suitably qualified commercial property agents;~~
- ~~• evidence that the site/property has been marketed at a reasonable price having regard to the use, condition, quality and location;~~
- ~~• information on advertising undertaken, providing evidence of the use of advertising boards, websites, dissemination of property/site details, newspaper/professional press adverts;~~
- ~~• information on the length of time the property/site has been marketed;~~
- ~~• the number and details of enquiries received, the number of viewings, the proposed uses and comments from prospective purchasers or tenants (including as to the suitability of continued office use).~~

Viability and Market Evidence

~~29. Viability evidence submitted with an application should include a report including general and specific market information related to the existing use of the building and the proposed alternative use. Applicants will be required to provide evidence that the property/site is not a viable office location in the longer term. Evidence will be required to demonstrate should include:~~

- ~~• Site specific information about the building;~~
- ~~• The total costs of maintaining the building both now and in the future;~~
- ~~• The costs and practicalities of refurbishing or redeveloping the building for office use;~~
- ~~• Information on rents and capital values;~~
- ~~• Information on current and recent levels of occupation;~~
- ~~• Target rates of return (internal rate of return or other appropriate measure);~~
- ~~• Evidence of the marketing of the building for continued office use having regard to the use, condition, quality and location of the building. Information should be provided setting out:~~
 - ~~○ the length of time the property/site has been marketed;~~
 - ~~○ the number and details of enquiries received, such as the number of viewings, the proposed uses and comments from prospective purchasers or tenants (including as to the suitability of continued office use).~~

- A valuation of the building in its existing use, ignoring the hope value of an alternative use;
- Sensitivity testing to support the robustness of the report conclusions.
- ~~that the existing building cannot be viably let for continued office use, providing supporting information setting out the level of rents required for the building to be viable and evidence of suitable alternative buildings within the vicinity.~~
- ~~that partial or full refurbishment of the building cannot be undertaken viably, providing supporting information on refurbishment costs, rental levels necessary to meet these costs and evidence of suitable alternative buildings within the vicinity; and~~
- ~~where appropriate, that redevelopment to provide modern office accommodation is not viable, again providing supporting information on redevelopment costs, rental levels necessary to meet these costs and evidence of suitable alternative buildings within the vicinity.~~

~~The presence of existing occupiers will be taken as an indication that the building is suitable for office use unless evidence is presented to the contrary.~~

30. Where an applicant submits viability and market evidence, the City Corporation will normally appoint an independent and suitably qualified individual or company to review the evidence and provide independent advice to the City Corporation. The City Corporation will expect the applicant to meet the cost of this independent assessment. The City Corporation will have regard to the recommendations of this independent assessment when determining the planning application.

¹ Taking Stock, the relationship between businesses and office premises in the City of London 2013
Impact of Firm Migration on the City of London 2014

City of London

**Office Use Supplementary Planning
Document**

Interim Planning Guidance

Consultation Statement

July 2014



INTRODUCTION

The draft City of London Local Plan, policies CS1: Offices and DM1.1: Protection of office accommodation set out a policy presumption against the loss of office accommodation. The supporting text to these policies indicates that a Supplementary Planning Document (SPD) will be prepared to provide further guidance on the evidence required to support proposals for the change of use of offices to other uses.

A draft Office Use SPD has been prepared to provide the further information required to support the draft Local Plan. The intention is that the draft SPD will be adopted as Interim Planning Guidance pending adoption of the Local Plan and will become a material consideration in the determination of planning applications. Subject to the recommendations of the Local Plan Inspector it will not be formally adopted as an SPD until the Local Plan is adopted in spring 2015.

CONSULTATION REQUIREMENTS

Consultation on the draft Office Use SPD has been undertaken in accordance with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 and the City Corporation's Statement of Community Involvement 2012. Consultation documentation was sent to:

- adjoining local planning authorities,
- the Mayor of London,
- specific consultation bodies identified in the 2012 Local Planning Regulations,
- bodies which whom the City Corporation has a duty to co-operate as prescribed in the 2012 Local Planning Regulations, and
- other groups, bodies, businesses and residents on the City Corporation's Local Plan database.

CONSULTATION ON DRAFT OFFICE USE SUPPLEMENTARY PLANNING DOCUMENT

Consultation on the draft Office Use Supplementary Planning Document began on Friday 17th January 2014 and closed on Friday 28th February 2014.

Consultation was undertaken alongside pre-submission consultation on the draft City of London Local Plan, which ran from 8th December 2013 until 28th February 2014. Consultation measures included:

a) Consultation Notification Emails and Letters

Over 1,500 emails and letters were sent to specific consultation bodies, bodies with whom the City Corporation has a duty to co-operate and Local Plan consultees.

Ten representations were received on the draft SPD. Summaries of these representations and the City Corporation's response are attached at Annex 1 and the issues raised have been addressed in the Interim Planning Guidance.

b) Website

The draft Office Use SPD was published on the City of London's website.

c) City Libraries

Printed copies of the draft Office Use SPD were made available at the Department of the Built Environment Enquiries Desk at the Guildhall and the City's five libraries, during their normal opening hours:

- Guildhall Library, Aldermanbury
- City Business Library, Aldermanbury
- Artizan Street Library & Community Centre, Artizan Street
- Shoe Lane Library, Little Hill House, Little New Street
- Barbican Library, Silk Street

d) Internal City Corporation Consultation

Information about the consultation was made available to City Corporation Members and staff.

e) Consultation meetings

Information about the draft Office Use SPD was provided to the Built Environment Users Panel meeting on 15 January 2014.

Annex 1:

Summary of Consultation Comments and City Corporation Response

Name	Organisation	Comment	City Corporation Response
Piotr Behnke	Natural England	The SPD will not pose any likely or significant threat to features of the natural environment, so does not make any specific comment.	Noted
Sarah Whiting	Highways Agency	No comment at this time.	Noted
Lucy Bird	Berkeley Homes	1) SPD is generally well considered. However, it needs to recognise the benefits of mixed use development where wholly office is not viable, particularly in the City Fringe or non-core employment area. SPD should allow for mixed use development containing an element of office or other appropriate job generating uses, subject to viability and other evidence. Guidance should be included within the SPD. 2) Para 22 should be more prescriptive and state: "...should take into account the potential for the building to meet a variety of office needs <u>identified</u>" 3) Para 24(a): definition of long term should be reduced to 5 years. 4) Para 24(b): definition of office as B1a only could undermine the potential for B1 or B2 use suitable for Tech City and other employment generating uses in the City Fringe and CAZ. 5) Para 25: SPD should provide more detail on what is meant by 'reasonable' in relation to the amount of time marketing is required.	1) SPD sets out evidence required to support policy CS1 and draft policy DM1.1. The potential for mixed use development is addressed in draft policy DM1.5 and elsewhere in the plan. No amendment required. 2) Text is already considered to be prescriptive, no change required. 3) Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building. 4) Agreed. Draft policy DM1.1 refers to the wider B1 definition and this should be reflected in the SPD. 5) Disagree. Marketing period should be flexible reflecting the state of deterioration and obsolescence of a building.
Stewart Murray	Mayor of London	SPD is comprehensive and in line with existing London Plan policies 2.10Ac, 4.2 and 4.3, as well as the emerging Further Alterations to the London Plan.	Noted
Jane Barnett	Savills UK on behalf of London Diocesan Fund	1) SPD should also refer to NPPF paragraphs 14, 17 and 173 and specifically the presumption in favour of sustainable development. 2) SPD should also refer to London Plan Policy 3.3, specifically the need to exceed London Plan housing targets and encourage mixed use development and para 4.13 encouraging the conversion of surplus offices to other uses. 3) SPD refers to the draft Local Plan, which has not been tested through examination. SPD needs to be revised once the Local Plan has been adopted. 4) Para 12: SPD fails to recognise that there are significant sub-market	1) Proposals will need to accord with all relevant policies in the NPPF, London Plan and City of London Local Plan. The draft Local Plan already outlines the NPPF presumption in favour of sustainable development, but agree that reference to this presumption should be included within paragraph 5. 2) City's development plan identifies sufficient capacity to meet and exceed the London Plan housing requirements, so no need to add

Name	Organisation	Comment	City Corporation Response
		variations in the City and a blanket city-wide approach is not appropriate. Strong demand for small offices does not exist across the City, e.g. EC3 the demand for offices under 5000 sq ft and for smaller, lower spec offices is increasingly shifting to the City Fringe and beyond. There is potential for 270,000 sq ft of smaller office floorspace in EC3, which combined with falling demand is likely to be able to meet future demand for small accommodation in this area. Failure to take account of locally specific circumstances is contrary to para 17 of the NPPF. 5) Para 13: Research by Cluttons shows office take up by the TMT sector over the past 2 years has been focussed on the City Fringe rather than the Core EC3 area. SPD conclusions are unjustified and cannot support office protection policies. 6) para 16: Protection against loss of offices does not provide flexibility to adapt to rapid change as required by NPPF para 14. This will sterilise new, alternative and viable uses of land coming forward. 7) Exemption from pd rights does not support policy for the prevention of loss of offices, but requires proposals to be considered through the planning system, including consideration of the NPPF and other viable uses, including residential. 8) Paras 18-26: the evidence required to support loss of offices is overly restrictive and unsound in terms of the NPPF and evidence of need. 9) Para 24: definition of long term as 10 years is unsound. NPPF indicates that plans must respond to market signals and positively seek opportunities to meet development needs unless the adverse impacts would significantly and demonstrably outweigh the benefits. 10) Marketing evidence requirements are unsound and do not accord with the presumption in favour of sustainable development. There are adequate controls within local policy to allow consideration of proposals without a need for marketing restrictions. 11) There are adequate controls in national and local policy to assess the suitability of existing and proposed uses without a specific requirement for viability evidence. The presence of existing occupiers does not indicate that an office is either suitable or viable for office use. The requirement for viability evidence should be deleted.	reference to policy 3.3 or the requirement for mixed use. 3) SPD will be adopted alongside the Local Plan. Any changes to the Local Plan will be reflected in the SPD. 4) SPD applies city-wide. Evidence requirements provide the flexibility to consider variations in demand, need and viability of offices in different parts of the City when determining applications. 5) Evidence requirements allow flexibility to reflect the specific demand, need and viability requirements of different office users. 6) As above, evidence requirements allow flexibility to consider each proposal on its merits. 7) Exemption is evidence that the City has a nationally significant office cluster and there is a need to retain planning control. The draft Local Plan sets out approach to maintain this cluster, whilst evidence allows for each scheme to be considered on its merits. 8) Disagree, evidence requirements are proportionate and necessary to be able to properly assess individual proposals. 9) Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building. 10) Disagree. Marketing evidence will demonstrate potential ongoing demand for office floorspace and enable schemes to be considered on their merits. 11) Disagree. Viability evidence is necessary to demonstrate whether it is reasonable to require the continuation of office use in the context of much higher market demand and value for residential use. Although presence of occupiers does not indicate viability, it does provide evidence of continued office demand in the vicinity.
	GVA	1) Para 16: to accord with the NPPF, the SPD should ensure there is	1) Disagree, it is appropriate for the draft Local

Name	Organisation	Comment	City Corporation Response
		sufficient flexibility to respond to economic changes rather than adopting a strict policy of protection. 2) Para 24: 10 year period is too long a period over which to make judgements about viability or suitability. 5 years would be more appropriate, be closer to the time frame for review of the Local Plan and accord with timeframes adopted for other policy issues e.g. housing and infrastructure. 3) There needs to be a more flexible approach to allow for rapid changes in economic circumstances. The test for loss of offices should include a consideration of wider planning outcomes for the City and London, such as employment density, townscape improvements, energy efficiency, site optimisation and provision of housing. 4) Welcome the fact that no minimum period is specified for marketing. 5) The scope of marketing evidence should be subject to judgement in each case. Para 25 should be amended to: "marketing activity ~~must~~ <u>should normally</u> include ..." 6) Para 26: the extent of viability evidence should be determined on a case by case basis, para 26 should be amended to "Evidence will <u>normally</u> be required to demonstrate ..." 7) SPD should acknowledge that there should not be a requirement for marketing and viability evidence if the planning benefits of the proposal clearly outweigh the adverse impacts of office loss. 8) SPD should recognise that there may be cases where it is not necessary to submit both marketing and viability evidence, e.g. if viability demonstrates that the building cannot be viably let there should be no requirement for marketing. 9) Support para 20 statement that change of use to uses complementary to City's business function may not require the submission of additional information. 10) SPD should clarify that supporting information is not required where office is part of the mix of uses proposed or where it results in improved quality of office accommodation even if there is a loss in actual floorspace.	Plan to provide guidance on future land use requirements. Evidence requirements in SPD allow flexibility to consider proposals on their merits. 2) Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building. 3) Evidence requirements allow for each scheme to be considered on its merits, taking into account wider planning, site and viability requirements. 4) Noted 5) Marketing requirements will be amended to concentrate on the provision of evidence of the marketability of the building for continued office use, having regard to the use, condition, quality and location of the building. 6) Requirement for viability evidence will be amended to relate more closely to site specific circumstances. 7) Disagree. Marketing and viability evidence are important considerations in determining the application of policies CS1 and DM1.1 and in determining the merits of individual schemes. Para 20 does recognise that some uses which are complementary to office use may be permitted without the need to submit further marketing and viability evidence. 8) Disagree. Requirement sets a baseline which enables consistent assessment of evidence across schemes. It is up to individual applicants to justify departures from the required evidence list. 9) Noted 10) Partially agree. Where a mixed use scheme involves the loss of suitable office accommodation, this will need to be justified as set out in the SPD. Paragraph 19 clarifies that a reduced quantum of higher quality office accommodation may not require additional

Name	Organisation	Comment	City Corporation Response
			supporting information but will be considered on its merits.
Paul Burley	Montagu Evans on behalf of Aviva	1) SPD is not needed, provisions should be included within the Local Plan. 2) Paras 18-23 should be deleted. They do not provide information on the evidence required when submitting an application, and the paras relate to a corporate policy position which runs counter to the duty of LPAs to determine applications in accordance with statutory provisions 3) Para 19: The LPA should determine applications having regard to the development plan and grant permission where it accords with the plan, unless material considerations indicate otherwise. The reference to the City considering alternative land uses should be deleted. 4) SPD and the Local Plan should define complementary uses. Plan cannot require evidence and then SPD remove that requirement in undefined circumstances. 5) Para 21: requirement for discussion of proposals with the City Corporation is consistent with the NPPF and does not need to be re-stated here. 6) Para 21 refs to statutory time periods and validation are onerous and misguided. There is no statutory time period for the determination of planning applications and, if a valid permission is submitted, it is for the LPA to manage its determination and ensure it has sufficient resources. 7) Para 22: requirement on applicants to consider redevelopment may go beyond the resources or ability to discuss with officers. The resources required to discuss redevelopment prior to submission for a proposed change of use may be disproportionate. This section affords the Corporation a great degree of discretion without there being a policy basis to give the applicants certainty. 8) Para 23: requires liaison with CPAT. This is not evidence and providing the evidence in paras 25 and 26 should be sufficient. 9) Paras 24-26 should be incorporated into the Local Plan as they provide definitions and evidence that should be considered by an Inspector. 10) Para 24: definition of long term is contrary to para 22 of the NPPF. It is impossible to determine over a 10 year period and cannot take account of potential change. 11) Para 25: Marketing period should be clearly stated in the Local	1) Disagree. SPD provides additional guidance on the implementation of the draft Local Plan. Level of detail on evidence requirements is inappropriate for the draft Local Plan. 2) Disagree. Paras 18-23 provide guidance to applicants on how the City Corporation will consider evidence when making decisions. 3) This seems to be a misunderstanding of the intentions of this paragraph. It is intended to indicate that the City Corporation will only consider proposals for change of use from offices once the loss of office use has been justified. The proposed alternative use will then be considered against other relevant policies in the plan. 4) Complementary uses are set out in paragraphs 3.1.9 and 3.1.10 of the draft Local Plan, but the SPD will be amended to provide clarity over what is intended. 5) Disagree. Para 21 encourages developers to engage in pre-application discussions to enable discussion and refinement of proposals before consideration through the formal planning application process. 6) The aim of para 21 is to ensure that all the evidence required to assess an application is submitted with the application to enable the City Corporation to process the application within the time periods set out in regulation. 7) No change. The paragraph requires developers to consider alternative office uses as well as current patterns of use, in order to determine whether continued office use is suitable and viable. The potential for redevelopment to provide a new office building should be part of this process, where appropriate. The mechanism of early pre-application discussions provides a framework for

Name	Organisation	Comment	City Corporation Response
		Plan. It is open to the LPAs to apply policies flexibly and a fixed term for marketing is reasonable and provides certainty.	discussion around what form of development might be appropriate. 8) No change. Liaison with CPAT is recommended to identify potential other office users. This is advised and not required. 9) Disagree. Level of detail is inappropriate for the Local Plan. 10) Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building. 11) Disagree. Marketing period should be flexible reflecting the state of deterioration and obsolescence of a building.
	DTZ on behalf of the Haberdashers' Company	Broadly supportive of the thrust of the SPD. Guidance appears sufficient for the operation of Policy CS1.	Noted
Laura Elias	CBRE	1) City Corporation's objective to safeguard existing high quality office floorspace is supported. However the requirement for the submission of viability evidence is overly restrictive and without sufficient justification. The requirement for evidence over a 10 year period will result in the retention of unsuitable office buildings and will stifle the ability to bring forward other uses. The approach is contrary to NPPF which requires plans to be flexible and responsive. 2) It is impossible to predict development requirements over a 10 year period and therefore the requirement is not based on objectively assessed development requirements as required by the NPPF. 3) There is no assessment of reasonable alternative policy approaches in the SPD or the Local Plan. A more appropriate strategy would require the retention of suitable office floorspace and allow for the release of unsuitable and dated floorspace, based on an assessment of current demand and quality of floorspace. 4) Approach would restrict the change of use of offices and the potential to deliver other land uses sought in the Local Plan. Non-office uses can provide essential support for businesses and complement the City's role. 5) Approach does not reflect overarching policy in the NPPF to provide new housing. Change of use of under utilised and out of date office stock is necessary to deliver windfall housing development in	1) Approach requires each proposal to be considered on its merits in light of submitted evidence and does not establish a blanket approach. Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building. 2) See above. 3) Aim of policy and SPD is to assess whether existing floorspace is suitable and viable for long term office use. Subject to the assessment, the draft Local Plan allows for change of use to appropriate uses. The draft Local Plan has been subject to SA which considered alternative policy approaches. 4) No change. The draft Local Plan and SPD allow for a mix of office and complementary uses, including the loss of some existing office floorspace to such uses, where they provide essential business support and complement the City's role. 5) Draft Local Plan demonstrates there is sufficient capacity to meet and exceed the

Name	Organisation	Comment	City Corporation Response
		the City, including meeting the revised targets in the Further Alterations to the London Plan. 6) Protection of office floorspace is contrary to the NPPF objective of increasing the delivery of new housing. The requirement for the submission of long term viability evidence to support the loss of office floorspace does not allow flexibility to respond to changing economic circumstances, has not been objectively assessed or address NPPF objectives.	London Plan housing targets. Policy approach would allow for some change of use to residential, subject to the provision of supporting evidence and other policies in the Plan. 6) Approach allows for the consideration of schemes on their merits, having regard to building deterioration and obsolescence which provides flexibility for change of use where justified.
	Gerald Eve LLP on behalf of the City Property Association	1) CPA supports the objectives set out in paras 1-3. 2) Suggests paragraphs 25 and 26 are replaced as follows: "25 Applicants will be required to provide evidence that the building has depreciated so as to not be a viable office use in the longer term. Depreciation results from the functional, locational and physical obsolescence of the building concerned and evidence to demonstrate this should normally be presented in the form of a forward looking viability assessment. There are a number of considerations to be factored into a viability assessment. These may include the following: • General and specific market reports; • Site specific matters to do with the consideration of the building; • The total costs of maintaining a building both now and in the future; • The cost and practicalities of refurbishing or redeveloping the building for the existing use; • Rental and capital market evidence; • Target rates of return (internal rate of return or other return measures as appropriate); • A valuation of the building in its existing use ignoring the hope value of alternative uses. (Valuation in this instance is a proxy for the most probable price that would be obtained in the market for that use without the need to formally market the building); • Sensitivity testing will be required to support the robustness of the conclusions drawn; and • A report encompassing the above as appropriate, given the particular circumstances of each case. 26 This list of not exhaustive and there may be other site specific considerations which need to be taken into account. For example, in addition to the above, the applicant may provide further information concerning marketing periods, and reasonableness of approach to	1) Noted 2) Recommended changes partially accepted 3) Additional paragraph added highlighting the potential for residential use in or near residential areas. 4) Complementary uses are set out in paragraphs 3.1.9 and 3.1.10 of the draft Local Plan, but the SPD will be amended to provide clarity over what is intended. 5) Proposed amendment agreed 6) Agree that SPD should highlight the potential constraints imposed by heritage assets and non-designated heritage assets and that flexibility may be required. 7) Time period will be deleted and replaced with a requirement to assess the deterioration and obsolescence of the building.

Name	Organisation	Comment	City Corporation Response
		pricing the accommodation given the use, condition, quality and location of the building. This may refer to the length of time the property has been on the market and number of enquiries received from prospective purchasers or tenants (including as to the suitability of continued office use)." 3) Para 19, SPD should acknowledge the City's residential areas and that they provide an appropriate environment for residential development. SPD should confirm that the City may, in appropriate circumstances, provide a more flexible approach to the assessment of buildings or sites in or near the residential areas. 4) Para 20, should provide more information of what comprises complementary activities. 5) Para 22, Evidence sought is overly onerous and in most cases not possible to provide. If this is retained, the text should be amended as follows: "... should take into account the potential for the building to meet a variety of office needs, including, <u>where appropriate</u>, the potential for ... move-on accommodation and, ~~where appropriate~~, ..." 6) Para 23. SPD should acknowledge the constraints presented by designated and non-designated heritage assets, particularly in terms of the additional costs. SPD should acknowledge some flexibility may be considered for these buildings. 7) Para 24. Definition of long term as 10 years is not helpful and should be deleted. Long term will be different depending upon the building and the point it has reached in its economic life.	

Committee(s):	Date(s):	
Planning & Transportation Committee	17 July 2014	
Subject: On-Street Parking: Pay & Display		Public
Report of: Director of the Built Environment		For Decision
<u>Summary</u> There are over 100 on-street parking Pay & Display (P&D) machines in the City offering customers the option to pay for parking by cash or credit and debit card. The majority of these machines are now ten years old and approaching the end of their useful life. In addition, they are not chip and pin enabled therefore the facility to pay by credit and debit card at the machine is not supported by the clearing banks. This means that the authorisation of credit and debit card payments at the machine may be withdrawn at any time by the banks. The P&D maintenance contract and Credit Call agreement (for authorisation of card payments) are due to expire in September 2014 and December 2014 respectively. With the success of mobile phone payment technology (PaybyPhone) the reliance on the P&D machines for on-street payments has significantly reduced. Taking all these factors into account, it appears timely to consider alternative solutions for providing payment for parking using on-street P&D machines. Various options have been considered, which are detailed in the attached appendix but in summary include: continue with the existing arrangements; replace all P&D machines with a modern alternative; offer customers the option of paying by PaybyPhone only; remove the facility to pay by credit and debit card at the machine but continue payment by cash; significantly reduce the number of machines. The advantages and disadvantages of each option are detailed in the appendix. PaybyPhone (Verrus UK Ltd) was introduced in November 2011 and provides a convenient way for customers to pay for parking by credit and debit card using their mobile phone. It is an alternative to paying for parking using coin, or credit and debit card payments at the Pay & Display (P&D) machine. The take up of the service is high (currently 68% of all transactions) and ways of increasing it further are also considered in this report. The PaybyPhone contract is due to expire on 27 November 2014 and extending this further by 2 years will allow the impact of the proposed changes to this service to be fully determined. It is not be proposed to extend the Credit Call agreement if it is agreed that the facility to pay by credit and debit card at the P&D machines is removed as this would no longer be required.		

Recommendations

Members are recommended to approve, that:

1. Officers review the usage and location of P&D machines with a view to reducing and optimising the overall number.
2. The credit and debit card payment at the P&D machines be removed encouraging customers to use PaybyPhone, but retaining the option to pay by cash at the machine.
3. The Pay & Display maintenance contract with FAAC (UK) Ltd (trading as ZEAG Parking Ltd) be extended by 2 years from 29 September 2014 ending 28 September 2016.
4. Verrus UK Ltd (trading as PaybyPhone) contract is extended by 2 years from 27 November 2014 ending on 28 November 2016.
5. The Comptroller and City Solicitor be instructed to prepare the appropriate documentation for the contract extensions in respect of ZEAG UK Ltd and PaybyPhone.
6. A programme for replacing machines with a modern alternative is considered with full cost proposals presented to Members later in the year.

Main Report

Background

1. There are currently 109 Hectronic PA2 and 5 Citea Solar Powered Pay and Display (P&D) machines in use within the City. All machines accept payment by cash, credit and debit card (for which there is an authorisation fee payable to our contractor Credit Call). Payment for parking can also be made using PaybyPhone for which there is no cost to the City currently.
2. The P&D machines were installed in 2004 and when installed were state of the art, being solar powered and taking credit card payments using mobile phone connections. However, they are now approaching the end of their life. Those machines that have been replaced recently are Chip & Pin enabled (these are the five Citea machines), however, the majority of machines (103) do not have this facility and rely on old technology (mag-stripe) for card transaction authorisation. Whilst debit and credit payments continue to be accepted at all machines, at some point in the near future this is likely to be

withdrawn by the clearing banks. The existing machines cannot be upgraded to allow Chip & Pin facilities.

P&D Machine Replacement & Reduction

3. With the success of PaybyPhone the reliance on the on-street pay and display machines has significantly reduced (see below). However, not everyone has a mobile phone and to ensure services are accessible to all, it is not proposed to limit customers' use of a mobile phone as the only method of paying for parking in the City. Instead it is suggested that the service be offered as an additional customer benefit. Offering the facility to pay using a Pay Point outlet i.e. shops/post offices where payment for parking is accepted, was also considered, but this is not a viable option as there are too few outlets in the City (only four in total).
4. It is also important to maximise efficiency by reducing the number of machines on-site to the optimum number for each location. A number of P&D machines have already been removed to reflect the fall in payment at the machines, for example, at locations where there was more than one machine such as Basinghall Street, Chancery Lane. This was agreed by Members at Committee in June 2013. There were no customer complaints received as a result of this reduction in provision.
5. It is now proposed that a further reduction of around 50% in machine numbers is made following an assessment of usage e.g. where more than one machine is located at a site or other machines are available nearby. In doing so, there will be savings achieved in maintenance and cash collection costs (through negotiation with the respective contractors), as well as savings achieved through the reduction in the card authorisation fees.
6. For those remaining machines, it is proposed that a business case be prepared to consider replacing them with a modern alternative with full cost proposals presented to Members at a future meeting of the Committee later this year.
7. It is further proposed that all remaining machines be adapted to accept cash only payments thereby encouraging customers to use PaybyPhone for credit and debit card payments. This will negate the need to renew the Credit Call agreement for authorisation of credit and debit card payments at the machines achieving a saving of around £55,000 per annum. Currently this agreement is renewed annually in December each year.

Machine Maintenance

8. All machines are maintained by FAAC (UK) Ltd (trading as ZEAG Parking Ltd). There is currently a maintenance contract in place with ZEAG Parking UK Ltd, which is due to expire on 28 September 2014. The value of the contract is £54,000 per annum. Whilst the machines are generally reliable, it should be noted that with the increasing age of the equipment higher maintenance costs are expected with replacement parts becoming increasingly difficult to source.

9. To ensure the existing machines continue to operate effectively, it is proposed to extend the existing maintenance contract with ZEAG Parking UK Ltd by 2 years, during which time it is anticipated that a replacement programme for the P&D machines will be agreed by Members.

PaybyPhone (Verrus UK Ltd)

10. PaybyPhone was introduced in the City on 28 November 2011 and has proved to be a very popular method of payment for parking. Customers pay an additional fee of 20p on top of their paid for parking amount, which covers the cost of providing the service. But despite this additional fee, PaybyPhone now accounts for the highest number of payment transactions. The number of PaybyPhone transactions is approximately 500,000 per annum compared to 200,000 transactions by cash, debit and credit card payments at the machine combined. The high take up of this service is attributed to the convenience of paying by mobile phone, and ability to pay for extended parking without the customer having to return to the P&D machine.
11. Members agreed at their Committee in June 2013 to the introduction of a trial to encourage greater use of PaybyPhone. The trial, which offered new users one hour free parking, was introduced in the City in November 2013 and ended on 31 March 2014. The trial was successful in increasing the number of PaybyPhone transactions from 57% in 2013 to 68% as at March 2014. In contrast, card payments at the machine fell from 27% to 18% and cash payments from 16% to 14% in the same period.
12. The current contract with PaybyPhone expires on 27 November 2014. To allow for the impact of the changes in P&D provision and removal of credit and debit card payments at the machine to be fully assessed, Members are asked to agree to a further extension of 2 years to the current PaybyPhone contract. The contract extension will continue to operate at nil cost and is supported by CLPS and the Comptroller & City Solicitor for the commercial reasons identified in this report.

Financial and Risk Implications

13. The annual parking income from PaybyPhone from the City machines is currently in the region of £2.7m compared with £806,000 from debit/credit card payments at the machine and £550,000 cash.
14. Cash collection from the P&D machines is undertaken by Vinci Park Services at an annual cost of £30,000. The cash collection is undertaken as part of the Combined Civil Parking & Traffic Enforcement including Cash Collection Contract, which is in place for 5 years having recently been tendered. In addition, the City has an agreement with Credit Call for the authorisation of card payments at the machine, which expires in December 2014. The card transaction costs through Credit Call are approximately £55,000 per annum. There are no card authorisation fees charged to the City for PaybyPhone transactions (as these are covered by the 20p convenience charge paid by the customer).
15. A summary of current costs associated with P&D machines, including maintenance are summarised in the table below:-

	Maintenance	Cash Collection	Card Authorisation (at machine)	Card Authorisation (PaybyPhone)
Value per annum	£54,000	£30,000	£55,000	Nil

16. To adapt the machines to accept coin only to encourage credit and debit card payment using PaybyPhone would be £285 per machine. Assuming a reduction in the number of operating machines i.e. removing those which have a low usage or where there are multiple machines at one location, the total cost of making this change would be in the region of £15,000 (based on removing 50 machines). There will also be costs in removing the machines, which is estimated to be in the region of £10,000. It is anticipated that these one-off costs will be covered by the savings achieved in the machine card authorisation fees, which are currently £55,000 per annum. There would also be the opportunity to negotiate with Vinci Park Services and ZEAG Parking UK Ltd on-going savings in cash collection, and maintenance and consumables as there would be fewer P&D machines.

Options Appraisal

17. Various options for providing payment for parking have been considered and these are summarised in the attached appendix together with the benefits and dis-benefits of each option. In summary options include:
1. Do nothing
 2. Replace machines with a modern alternative
 3. Removal all machines and replace with a PaybyPhone option only
 4. Remove the facility for credit and debit card payments at the machine (with all card payments made by PaybyPhone but retain the cash payment option).
 5. Significantly reduce the number of machines e.g. by 50%, taking into account usage and machine location

Other Considerations

18. PaybyPhone was introduced in the Barbican and Hampstead Heath car parks. No changes to the provision of parking such as the number of P&D machines at these locations are proposed as part of this report.

Legal Implications

19. It is proposed to extend the contracts for Verrus UK Ltd (Pay by Phone) and FAAC UK Ltd (ZEAG Parking UK Ltd) beyond their original terms by 2 years, which are due to expire on 27 November 2014 and 28 September 2014 respectively. As indicated in the report, extending these contracts will allow the impact of the changes to the provision of Pay & Display, replacement of

machines and changes to PaybyPhone to be fully assessed prior to a full procurement process being undertaken.

20. Regulation 4 of the City's Procurement Regulations provides that, the City of London Procurement Service (the CLPS) must be consulted on all opportunities for letting and extending contracts. The CLPS has been consulted in the preparation of this report and supports the extensions.
21. The proposed extension for FAAC UK Ltd (ZEAG Parking UK Ltd) will have to be implemented by way of a separate Deed of Variation. There is provision under Standing Orders 49(8) and 50(3) to enable Members to approve this. The proposed extension for Verrus UK Ltd (PaybyPhone) will be by way of an exchange of correspondence as the original contract was signed under hand and not by deed.

Corporate & Strategic Implications

22. The provision of high quality, cost effective and responsive parking service is consistent with the City's Community Strategy vision for both a safer City and good transport for a thriving City.

Consultees

23. The Town Clerk, the Chamberlain, CLPS, the Comptroller & City have been consulted in the preparation of this report and their comments are included.

Conclusion

24. Given the City's changing needs in payment of on-street parking provision, the approach outlined in this report seeks to deliver a more efficient, responsive and effective service
25. It is anticipated that savings to the City will be achieved by significantly reducing the number of machines in operation reducing maintenance and cash collection costs. There will also be savings achieved by encouraging greater use of PaybyPhone and termination of the Credit Call agreement. Extending the contracts with PaybyPhone will provide the opportunity to assess the impact of these changes and extending the maintenance contract with ZEAG UK will ensure machines continue to operate until a replacement programme is agreed.

Appendices

- Options Appraisal

Contact:

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APPENDIX: OPTIONS APPRAISAL

	Option 1	Option 2	Option 3	Option 4	Option 5
Description	Do Nothing	Replace machines with a modern alternative.	Remove all machines & Replace with PaybyPhone Option only.	Retain current machines pending a review of impact of these changes. Remove the facility for Credit & Debit Card Payments at machine (with all payments to be made by PaybyPhone), but retain cash payment.	Significantly reduce the number of machines e.g. 50% (taking into account usage, location)
Key Benefits	None.	New machines will be reliable and almost maintenance free for a period of 5 years+. Machines will be Chip & Pin enabled. Improved management reporting.	Improved management reporting for credit and debit card payments through PaybyPhone reporting. Card authorisation & cash collection cost savings.	Payment by coin can still be made. Card authorisation cost savings.	Redundant machines can be used for spare parts.
Key Dis-benefits	Mag-stripe debit & credit payment not supported and can be withdrawn at any time.		14% of payments are still made by cash. Possible high number of customer	Possibility of customer complaints and possible negative media. Cash collection costs remain.	Possible customer complaints and negative media.

	Increased repairs and difficulty in sourcing spare parts. Inadequate management reporting.		complaints. Risk to parking income should there be a failure of the PaybyPhone system 20p convenience fee could not be applied as customers will in effect be “forced” to use this method of payment.		
Financial Implications	Cost of existing maintenance contract would be £54,000+ Credit & debit card authorisation payments - £55,000	Capital investment of approximately £250,000 based on £5K per machine. No maintenance costs within the first couple of years of installation as machines will be under guarantee. However there	Savings in machine maintenance, cash collection and card authorisation approximately £95,000 per annum. Costs associated with PaybyPhone card transactions if 20p is dis-applied. Estimated to be £100,000 pa No capital investment	Savings in maintenance costs could be in the region of £3,000 pa. However a maintenance agreement for the aged equipment will be required. Savings achieved through reduction in card transaction costs – estimated to be in the region of £55,000 There are costs associated with removing	Some savings achieved in maintenance, cash collection and card authorisation costs. However a maintenance agreement for the aged equipment will still be required. Costs associated with machine removal – estimated to be £285 per machine.

		will be card authorisation fees (although more favourable rates can be negotiated as machines will be Chip & Pin enabled),	required.	card facilities at the machine of £285 per machine	
Other Implications	Servers are non-compliant	Procurement lead in time is likely to be 12 - 18 months.	Stakeholder engagement and publicity needed. Increase in PCNs, challenges and Representations. Increase in tariff is likely to reduce the percentage of cash payments made at the machine. Equalities Impact Assessment will be required.	An increase in tariff is likely to reduce cash payments.	Extensive stakeholder engagement and publicity required. Possible increase in the number of PCNs issued, challenges and Representations. A possible review in parking enforcement policy will be required (allowing more time for customers to locate a P&D machine).

Recommendation	This option is not recommended.	It is recommended that a medium-term strategy is considered to replace machines (but not all) with a modern alternative. This will subject to a separate report later this year.	This option is not recommended.	It is recommended that this be agreed as the short-term strategy pending thereby enabling a review of the impact of removing the credit card payment option before new machines are procured.	It is recommended that the number of machines is reduced to the optimum number taking into account location and usage.
Reasons	On-going costs are high and in respect of maintenance will increase as replacement parts will become more difficult to source as a result of the aged equipment.	There is still a desire for customers to pay for parking by cash. Minimises the risk to parking income should card authorisation systems fail.	This is likely to generate complaints and negative media. Possible risk to parking income in the event of card authorisation systems failure through PaybyPhone. A high number of customers continue to use cash to pay for parking so removing this facility altogether would be disadvantaging those who prefer to	This option is likely to generate fewer complaints as there will be an option to pay by coin on street and credit/debit card via PaybyPhone. Savings will be achieved on machine maintenance and card transaction costs.	There will be cost and efficiency savings. PaybyPhone now accounts for a high percentage of payment transactions

			pay using this method.		
Other Information		A detailed analysis of machine usage will be required to determine the number of replacement machines.	Offering payment using Pay Point was considered but is not a viable option as there are too few outlets in the City (only four in total).	Time-scale November/December 2014.	A detailed analysis of machine usage will be required to determine the best locations for machine removal.

Committee(s):	Date(s):
Planning & Transportation Committee	17 July 2014
Subject: On-Street Parking: Pay & Display	Public
Report of: Director of the Built Environment	For Decision
<u>Summary</u> There are over 100 on-street parking Pay & Display (P&D) machines in the City offering customers the option to pay for parking by cash or credit and debit card. The majority of these machines are now ten years old and approaching the end of their useful life. In addition, they are not chip and pin enabled therefore the facility to pay by credit and debit card at the machine is not supported by the clearing banks. This means that the authorisation of credit and debit card payments at the machine may be withdrawn at any time by the banks. The P&D maintenance contract and Credit Call agreement (for authorisation of card payments) are due to expire in September 2014 and December 2014 respectively. With the success of mobile phone payment technology (PaybyPhone) the reliance on the P&D machines for on-street payments has significantly reduced. Taking all these factors into account, it appears timely to consider alternative solutions for providing payment for parking using on-street P&D machines. Various options have been considered, which are detailed in the attached appendix but in summary include: continue with the existing arrangements; replace all P&D machines with a modern alternative; offer customers the option of paying by PaybyPhone only; remove the facility to pay by credit and debit card at the machine but continue payment by cash; significantly reduce the number of machines. The advantages and disadvantages of each option are detailed in the appendix. PaybyPhone (Verrus UK Ltd) was introduced in November 2011 and provides a convenient way for customers to pay for parking by credit and debit card using their mobile phone. It is an alternative to paying for parking using coin, or credit and debit card payments at the Pay & Display (P&D) machine. The take up of the service is high (currently 68% of all transactions) and ways of increasing it further are also considered in this report. The PaybyPhone contract is due to expire on 27 November 2014 and extending this further by 2 years will allow the impact of the proposed changes to this service to be fully determined. It is not be proposed to extend the Credit Call agreement if it is agreed that the facility to pay by credit and debit card at the P&D machines is removed as this would no longer be required.	

Recommendations

Members are recommended to approve, that:

1. Officers review the usage and location of P&D machines with a view to reducing and optimising the overall number.
2. The credit and debit card payment at the P&D machines be removed encouraging customers to use PaybyPhone, but retaining the option to pay by cash at the machine.
3. The Pay & Display maintenance contract with FAAC (UK) Ltd (trading as ZEAG Parking Ltd) be extended by 2 years from 29 September 2014 ending 28 September 2016.
4. Verrus UK Ltd (trading as PaybyPhone) contract is extended by 2 years from 27 November 2014 ending on 28 November 2016.
5. The Comptroller and City Solicitor be instructed to prepare the appropriate documentation for the contract extensions in respect of ZEAG UK Ltd and PaybyPhone.
6. A programme for replacing machines with a modern alternative is considered with full cost proposals presented to Members later in the year.

Main Report

Background

1. There are currently 109 Hectronic PA2 and 5 Citea Solar Powered Pay and Display (P&D) machines in use within the City. All machines accept payment by cash, credit and debit card (for which there is an authorisation fee payable to our contractor Credit Call). Payment for parking can also be made using PaybyPhone for which there is no cost to the City currently.
2. The P&D machines were installed in 2004 and when installed were state of the art, being solar powered and taking credit card payments using mobile phone connections. However, they are now approaching the end of their life. Those machines that have been replaced recently are Chip & Pin enabled (these are the five Citea machines), however, the majority of machines (103) do not have this facility and rely on old technology (mag-stripe) for card transaction authorisation. Whilst debit and credit payments continue to be accepted at all machines, at some point in the near future this is likely to be withdrawn by the clearing banks. The existing machines cannot be upgraded to allow Chip & Pin facilities.

P&D Machine Replacement & Reduction

3. With the success of PaybyPhone the reliance on the on-street pay and display machines has significantly reduced (see below). However, not everyone has a mobile phone and to ensure services are accessible to all, it is not proposed to limit customers' use of a mobile phone as the only method of paying for parking in the City. Instead it is suggested that the service be offered as an additional customer benefit. Offering the facility to pay using a Pay Point outlet i.e. shops/post offices where payment for parking is accepted, was also considered, but this is not a viable option as there are too few outlets in the City (only four in total).
4. It is also important to maximise efficiency by reducing the number of machines on-site to the optimum number for each location. A number of P&D machines have already been removed to reflect the fall in payment at the machines, for example, at locations where there was more than one machine such as Basinghall Street, Chancery Lane. This was agreed by Members at Committee in June 2013. There were no customer complaints received as a result of this reduction in provision.
5. It is now proposed that a further reduction of around 50% in machine numbers is made following an assessment of usage e.g. where more than one machine is located at a site or other machines are available nearby. In doing so, there will be savings achieved in maintenance and cash collection costs (through negotiation with the respective contractors), as well as savings achieved through the reduction in the card authorisation fees.
6. For those remaining machines, it is proposed that a business case be prepared to consider replacing them with a modern alternative with full cost proposals presented to Members at a future meeting of the Committee later this year.
7. It is further proposed that all remaining machines be adapted to accept cash only payments thereby encouraging customers to use PaybyPhone for credit and debit card payments. This will negate the need to renew the Credit Call agreement for authorisation of credit and debit card payments at the machines achieving a saving of around £55,000 per annum. Currently this agreement is renewed annually in December each year.

Machine Maintenance

8. All machines are maintained by FAAC (UK) Ltd (trading as ZEAG Parking Ltd). There is currently a maintenance contract in place with ZEAG Parking UK Ltd, which is due to expire on 28 September 2014. The value of the contract is £54,000 per annum. Whilst the machines are generally reliable, it should be noted that with the increasing age of the equipment higher maintenance costs are expected with replacement parts becoming increasingly difficult to source.
9. To ensure the existing machines continue to operate effectively, it is proposed to extend the existing maintenance contract with ZEAG Parking UK Ltd by 2

years, during which time it is anticipated that a replacement programme for the P&D machines will be agreed by Members.

PaybyPhone (Verrus UK Ltd)

10. PaybyPhone was introduced in the City on 28 November 2011 and has proved to be a very popular method of payment for parking. Customers pay an additional fee of 20p on top of their paid for parking amount, which covers the cost of providing the service. But despite this additional fee, PaybyPhone now accounts for the highest number of payment transactions. The number of PaybyPhone transactions is approximately 500,000 per annum compared to 200,000 transactions by cash, debit and credit card payments at the machine combined. The high take up of this service is attributed to the convenience of paying by mobile phone, and ability to pay for extended parking without the customer having to return to the P&D machine.
11. Members agreed at their Committee in June 2013 to the introduction of a trial to encourage greater use of PaybyPhone. The trial, which offered new users one hour free parking, was introduced in the City in November 2013 and ended on 31 March 2014. The trial was successful in increasing the number of PaybyPhone transactions from 57% in 2013 to 68% as at March 2014. In contrast, card payments at the machine fell from 27% to 18% and cash payments from 16% to 14% in the same period.
12. The current contract with PaybyPhone expires on 27 November 2014. To allow for the impact of the changes in P&D provision and removal of credit and debit card payments at the machine to be fully assessed, Members are asked to agree to a further extension of 2 years to the current PaybyPhone contract. The contract extension will continue to operate at nil cost and is supported by CLPS and the Comptroller & City Solicitor for the commercial reasons identified in this report.

Financial and Risk Implications

13. The annual parking income from PaybyPhone from the City machines is currently in the region of £2.7m compared with £806,000 from debit/credit card payments at the machine and £550,000 cash.
14. Cash collection from the P&D machines is undertaken by Vinci Park Services at an annual cost of £30,000. The cash collection is undertaken as part of the Combined Civil Parking & Traffic Enforcement including Cash Collection Contract, which is in place for 5 years having recently been tendered. In addition, the City has an agreement with Credit Call for the authorisation of card payments at the machine, which expires in December 2014. The card transaction costs through Credit Call are approximately £55,000 per annum. There are no card authorisation fees charged to the City for PaybyPhone transactions (as these are covered by the 20p convenience charge paid by the customer).

15. A summary of current costs associated with P&D machines, including maintenance are summarised in the table below:-

	Maintenance	Cash Collection	Card Authorisation (at machine)	Card Authorisation (PaybyPhone)
Value per annum	£54,000	£30,000	£55,000	Nil

16. To adapt the machines to accept coin only to encourage credit and debit card payment using PaybyPhone would be £285 per machine. Assuming a reduction in the number of operating machines i.e. removing those which have a low usage or where there are multiple machines at one location, the total cost of making this change would be in the region of £15,000 (based on removing 50 machines). There will also be costs in removing the machines, which is estimated to be in the region of £10,000. It is anticipated that these one-off costs will be covered by the savings achieved in the machine card authorisation fees, which are currently £55,000 per annum. There would also be the opportunity to negotiate with Vinci Park Services and ZEAG Parking UK Ltd on-going savings in cash collection, and maintenance and consumables as there would be fewer P&D machines.

Options Appraisal

17. Various options for providing payment for parking have been considered and these are summarised in the attached appendix together with the benefits and dis-benefits of each option. In summary options include:
1. Do nothing
 2. Replace machines with a modern alternative
 3. Removal all machines and replace with a PaybyPhone option only
 4. Remove the facility for credit and debit card payments at the machine (with all card payments made by PaybyPhone but retain the cash payment option).
 5. Significantly reduce the number of machines e.g. by 50%, taking into account usage and machine location

Other Considerations

18. PaybyPhone was introduced in the Barbican and Hampstead Heath car parks. No changes to the provision of parking such as the number of P&D machines at these locations are proposed as part of this report.

Legal Implications

19. It is proposed to extend the contracts for Verrus UK Ltd (Pay by Phone) and FAAC UK Ltd (ZEAG Parking UK Ltd) beyond their original terms by 2 years, which are due to expire on 27 November 2014 and 28 September 2014 respectively. As indicated in the report, extending these contracts will allow

the impact of the changes to the provision of Pay & Display, replacement of machines and changes to PaybyPhone to be fully assessed prior to a full procurement process being undertaken.

20. Regulation 4 of the City's Procurement Regulations provides that, the City of London Procurement Service (the CLPS) must be consulted on all opportunities for letting and extending contracts. The CLPS has been consulted in the preparation of this report and supports the extensions.
21. The proposed extension for FAAC UK Ltd (ZEAG Parking UK Ltd) will have to be implemented by way of a separate Deed of Variation. There is provision under Standing Orders 49(8) and 50(3) to enable Members to approve this. The proposed extension for Verrus UK Ltd (PaybyPhone) will be by way of an exchange of correspondence as the original contract was signed under hand and not by deed.

Corporate & Strategic Implications

22. The provision of high quality, cost effective and responsive parking service is consistent with the City's Community Strategy vision for both a safer City and good transport for a thriving City.

Consultees

23. The Town Clerk, the Chamberlain, CLPS, the Comptroller & City have been consulted in the preparation of this report and their comments are included.

Conclusion

24. Given the City's changing needs in payment of on-street parking provision, the approach outlined in this report seeks to deliver a more efficient, responsive and effective service
25. It is anticipated that savings to the City will be achieved by significantly reducing the number of machines in operation reducing maintenance and cash collection costs. There will also be savings achieved by encouraging greater use of PaybyPhone and termination of the Credit Call agreement. Extending the contracts with PaybyPhone will provide the opportunity to assess the impact of these changes and extending the maintenance contract with ZEAG UK will ensure machines continue to operate until a replacement programme is agreed.

Appendices

- Options Appraisal

Contact:

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APPENDIX: OPTIONS APPRAISAL

	Option 1	Option 2	Option 3	Option 4	Option 5
Description	Do Nothing	Replace machines with a modern alternative.	Remove all machines & Replace with PaybyPhone Option only.	Retain current machines pending a review of impact of these changes. Remove the facility for Credit & Debit Card Payments at machine (with all payments to be made by PaybyPhone), but retain cash payment.	Significantly reduce the number of machines e.g. 50% (taking into account usage, location)
Key Benefits	None.	New machines will be reliable and almost maintenance free for a period of 5 years+. Machines will be Chip & Pin enabled. Improved management reporting.	Improved management reporting for credit and debit card payments through PaybyPhone reporting. Card authorisation & cash collection cost savings.	Payment by coin can still be made. Card authorisation cost savings.	Redundant machines can be used for spare parts.
Key Dis-benefits	Mag-stripe debit & credit payment not supported and can be withdrawn at any time.		14% of payments are still made by cash. Possible high number of customer	Possibility of customer complaints and possible negative media. Cash collection costs remain.	Possible customer complaints and negative media.

	Increased repairs and difficulty in sourcing spare parts. Inadequate management reporting.		complaints. Risk to parking income should there be a failure of the PaybyPhone system 20p convenience fee could not be applied as customers will in effect be “forced” to use this method of payment.		
Financial Implications	Cost of existing maintenance contract would be £54,000+ Credit & debit card authorisation payments - £55,000	Capital investment of approximately £250,000 based on £5K per machine. No maintenance costs within the first couple of years of installation as machines will be under guarantee. However there	Savings in machine maintenance, cash collection and card authorisation approximately £95,000 per annum. Costs associated with PaybyPhone card transactions if 20p is dis-applied. Estimated to be £100,000 pa No capital investment	Savings in maintenance costs could be in the region of £3,000 pa. However a maintenance agreement for the aged equipment will be required. Savings achieved through reduction in card transaction costs – estimated to be in the region of £55,000 There are costs associated with removing	Some savings achieved in maintenance, cash collection and card authorisation costs. However a maintenance agreement for the aged equipment will still be required. Costs associated with machine removal – estimated to be £285 per machine.

		will be card authorisation fees (although more favourable rates can be negotiated as machines will be Chip & Pin enabled),	required.	card facilities at the machine of £285 per machine	
Other Implications	Servers are non-compliant	Procurement lead in time is likely to be 12 - 18 months.	Stakeholder engagement and publicity needed. Increase in PCNs, challenges and Representations. Increase in tariff is likely to reduce the percentage of cash payments made at the machine. Equalities Impact Assessment will be required.	An increase in tariff is likely to reduce cash payments.	Extensive stakeholder engagement and publicity required. Possible increase in the number of PCNs issued, challenges and Representations. A possible review in parking enforcement policy will be required (allowing more time for customers to locate a P&D machine).

Recommendation	This option is not recommended.	It is recommended that a medium-term strategy is considered to replace machines (but not all) with a modern alternative. This will subject to a separate report later this year.	This option is not recommended.	It is recommended that this be agreed as the short-term strategy pending thereby enabling a review of the impact of removing the credit card payment option before new machines are procured.	It is recommended that the number of machines is reduced to the optimum number taking into account location and usage.
Reasons	On-going costs are high and in respect of maintenance will increase as replacement parts will become more difficult to source as a result of the aged equipment.	There is still a desire for customers to pay for parking by cash. Minimises the risk to parking income should card authorisation systems fail.	This is likely to generate complaints and negative media. Possible risk to parking income in the event of card authorisation systems failure through PaybyPhone. A high number of customers continue to use cash to pay for parking so removing this facility altogether would be disadvantaging those who prefer to	This option is likely to generate fewer complaints as there will be an option to pay by coin on street and credit/debit card via PaybyPhone. Savings will be achieved on machine maintenance and card transaction costs.	There will be cost and efficiency savings. PaybyPhone now accounts for a high percentage of payment transactions

			pay using this method.		
Other Information		A detailed analysis of machine usage will be required to determine the number of replacement machines.	Offering payment using Pay Point was considered but is not a viable option as there are too few outlets in the City (only four in total).	Time-scale November/December 2014.	A detailed analysis of machine usage will be required to determine the best locations for machine removal.

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Committee(s):	Date(s):
Planning and Transportation	17 th July 2014
Subject: Building Re-Naming Authorisation: Heron Tower to Salesforce Tower, 110 Bishopsgate EC2	Public
Report of: Director of the Built Environment	For Decision
<u>Summary</u> An application has been received from the owner of Heron Tower to re-name the building as Salesforce Tower, 110 Bishopsgate EC2. The normal procedure is for such applications to be dealt with by officers under delegated authority but there is provision for high profile or contentious cases to be reported for decision by Planning & Transportation Committee. Heron Tower is a high profile tall tower that is multi-let to commercial occupiers. The proposed new building name reflects the name of the major new occupier within the building, Salesforce.com, and the intention to re-name the building was a consideration in the letting negotiations. Salesforce.com is an international cloud computing and customer relations management company headquartered in San Francisco that is choosing a City location for its London office. It is a welcome addition to the broadening base of City businesses. The applicant has informed all occupiers of the proposed change of name. Several existing occupiers have expressed concern at the proposed change to a building name that relates to a business rival. Such differences are normally resolved by landlord and tenants outside the formal naming process. The City Corporation normally approves proposed new building names provided that they conform to the naming guidelines published on the website and thereby provide reasonable clarity for way finding and mail delivery. The proposed name Salesforce Tower would not be contrary to our naming guidelines. There is scope for a compromise that should satisfy most parties. If the application is approved the new full address would be Salesforce Tower, 110 Bishopsgate EC2. However some occupiers might in practice choose not to use the new building name because using just the existing street number and street name, 110 Bishopsgate EC2, would suffice for mail delivery purposes. The building's main entrance will continue to display the address 110 Bishopsgate beside it. If Members were minded not to approve the application then this would need to relate to the potential confusion the change to a new name might cause in a multi-let building rather than to the merits of the new name itself. It is recommended that the application be approved on this occasion as it complies	

with our current building name guidelines. The authorisation documents are set out as Appendix A to this report.

Recommendation

- That the authorised address of the building be changed to Salesforce Tower, 110 Bishopsgate EC2 consistent with the authorisation documents set out in Appendix A.

Main Report

Background

1. An application has been received from the owner of Heron Tower to re-name the building from Heron Tower, 110 Bishopsgate EC2 to Salesforce Tower, 110 Bishopsgate EC2. The City Corporation is responsible for the authorisation of all building names, street numbers and street names within the City in accordance with the London Building Acts (Amendment) Act 1939. The normal procedure is for such applications to be dealt with by officers under delegated authority but there is provision for high profile or contentious cases to be reported for decision by Planning & Transportation Committee.
2. This application relates to the high profile tall tower currently named Heron Tower, 110 Bishopsgate EC2 that is multi-let to commercial occupiers. The proposed new building name reflects the name of a major new occupier within the building, Salesforce.com. This is an international cloud computing and customer relations management company headquartered in San Francisco that is choosing a City location for its London office. It is an example of the expanding high technology businesses that are increasingly seeking accommodation in or near the City. It is a welcome addition to the broadening base of City businesses.
3. The application relates solely to the building name and so the existing authorised street number and street name displayed at the building's main entrance (110 Bishopsgate) and all other entrances would remain unaltered by this proposal.

Considerations

4. The City Corporation normally approves proposed new building names provided that they conform to the naming guidelines published on the website that reflect Fire Brigade guidelines and thereby provide reasonable clarity for way finding and mail delivery. In considering the issue Members should focus on their responsibility to maintain clear addresses rather than the merits of the new name itself. The proposed name Salesforce Tower would be unique in London and so would provide clarity in accordance with our naming guidelines. The guidelines are available on the City Corporation website at <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/submitting-planning-applications/Pages/Naming-and-numbering-of-streets-and-buildings.aspx>

5. The name Heron Tower was displayed inside the building lobby where it was visible from outside. The new name is now displayed there in similar fashion. The existing street number and street name, 110 Bishopsgate, is displayed outside the building beside the main entrance and there is no intention to change this. The existing neon sign 'Sushi Samba Heron Tower' located beside a subsidiary entrance to a restaurant would also be updated.
6. Where a multi-let commercial building has an authorised building name it is usual for it to relate to the owner or to local site history or geography rather than to the name of one among many commercial occupiers, e.g. Broadgate Tower, City Point, Tower 42. Some multi-let buildings avoid the building name issue by not having a building name and instead just relying on the street name and street number, e.g. 20 Fenchurch Street, 30 St. Mary Axe (alias the Gherkin).
7. The applicant has confirmed that he is acting with the permission of the site owners and that he has informed all occupiers of the proposed change of name. He has also offered to assist with any administrative consequences of the name change for existing occupiers. The intention to re-name the building was a consideration in the letting negotiations with Salesforce.com. It is understood that Salesforce.com has taken out a 15 year lease and therefore the new name is likely to exist for a reasonable period of time.
8. Several existing occupiers have expressed concern at the proposed change of building name to Salesforce Tower due to a wish not to use a building name that relates to a business rival. Such issues can arise in multi-let buildings and are normally resolved by landlord and tenants outside the formal naming process.
9. There is scope for a compromise that should satisfy most parties. If the application is approved the new authorised full address would be Salesforce Tower, 110 Bishopsgate EC2. However some occupiers might in practice choose not to use the new building name because using just the existing street number and street name, 110 Bishopsgate EC2, would suffice for mail delivery purposes. The building's main entrance will continue to display the address 110 Bishopsgate beside it.
10. If Members were minded not to approve the application then this would need to relate to the potential confusion the change to a new name might cause in a multi-let building rather than to the merits of the new name itself.

Conclusions

11. It is recommended that the application be approved on this occasion as it complies with our current building name guidelines. The proposal does not result in changes to the existing street number and street name part of the address, 110 Bishopsgate, that is displayed beside the main entrance. Existing occupiers that do not wish to use the new building name could use the existing street number and street name that are displayed beside the main entrance instead.

Background Papers:

Building name change application form dated 9th June 2014 received from Heron Property Corporation Limited

▪ Appendices

- Appendix A: Building name draft authorisation documents.

Contact:

paul.beckett@cityoflondon.gov.uk / tel:0207 332 1970

APPENDIX A:
PROPOSED BUILDING NAME AUTHORISATION FOR 110 BISHOPSGATE EC2

The **previous site and address** descriptions listed below will cease to be the authorised addresses:

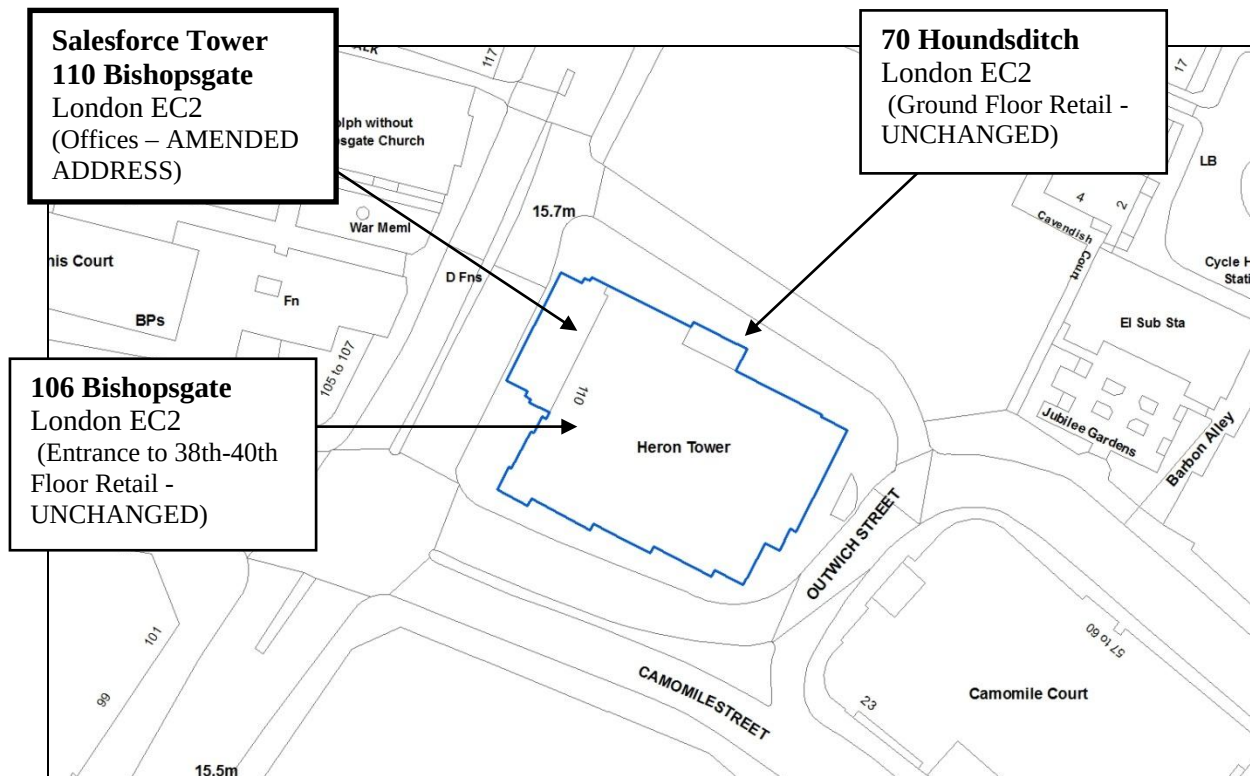
Description	Existing address
Offices	Heron Tower, 110 Bishopsgate, London EC2

The following will become the **authorised addresses**, as highlighted on drawing reference *BISHOP0110*, from 17/07/2014.

Description	Authorised address
Offices - AMENDED ADDRESS	Salesforce Tower, 110 Bishopsgate, London EC2
Entrance to 38 th -40 th Floor Retail - ADDRESS UNCHANGED (occupiers: Sushisamba/Duck&Waffle)	106 Bishopsgate, London EC2
Ground Floor Retail – ADDRESS UNCHANGED (occupier: The Drift)	70 Houndsditch, London EC2

Map Reference: **TQ – 533251, 181450**
National Land and Property Gazetteer Unique Property Reference Number
(NLPG, UPRN): **000095510155 - 7**

Drawing Reference: *BISHOP0110*



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(2014)

Committee(s):	Date(s):	
Streets & Walkways Sub Committee	9 June 2014	
Planning & Transportation Committee (for Decision)	17 July 2014	
Policy & Resources Committee (for Decision)	3 July 2014	
Culture, Heritage & Libraries Committee (for Decision)	14 July 2014	
Subject: Review of Guidelines for Special Events on the Public Highway	Public	
Report of: Director of the Built Environment	For Decision	
<u>Summary</u> This report summarises the findings of a review of the current procedure for considering applications to hold major special events in the Square Mile. This review has resulted in seven proposals being made to Members for their agreement. These cover: • The establishment of an Event Assessment Matrix; • A revised Event Diary assessment process; • Three year 'root and branch' reviews for regular events; • An amended Member engagement and Committee reporting process; • The consideration in the future of a Special Events strategy; • A revised set of fees and charges; • Improvements to the liaison between City Corporation departments. This report also informs and updates Members on three events: • Children's Parade for the City of London Festival (27 June) • The Royal Marines 350 Year Anniversary Parade (25 July) • Walk a Mile in Her Shoes (proposed for March 2015). Recommendations Members are recommended to: 1. Agree the proposals for a revised Special Events consideration process. 2. Agree the revised fees and charging structure. 3. Note the changes to the Children's Parade event, which will be subject to a full post-event review.		

- | |
|--|
| <ol style="list-style-type: none">4. Agree to support the Royal Marines Parade.5. Agree to accept the application for the 'Walk a Mile in Her Shoes' event. |
|--|

Main Report

Background

1. The annual report summarising the major special events for 2014 was brought to Members of the Streets & Walkways Sub Committee and the Policy & Resources Committee for their consideration in January.
2. The current process for receiving and assessing event applications has been in place since 2011, and the above report recommended that officers undertake a review of the current procedures.
3. This report now summarises the outcome of that review, which has involved officers of the Highways Team within the Department of the Building Environment, the Film & Event Liaison team and Policy Officers from the Town Clerks, the Visitor Development team at Culture, Heritage & Libraries, the City Police, and officers from the Environmental Health group within Markets and Consumer Protection.
4. This report also summarises other major event requests and issues since the annual report in January.

Current Special Event Approval Structure

5. The Director of the Built Environment has delegated authority to make traffic orders to allow roads to be closed for special events. As such, formal Member approval for each major event is not required but an annual summary report of planned events is presented for Member information.
6. Typically, more than 60 applications to hold events on the City's streets are received annually, of which around 15 might be considered to be major as they require roads to be closed.
7. These applications are considered in the first instance by officers of the Significant External Events Group (SEEG), which comprises representatives from Highways, Public Relations, Culture, Heritage & Libraries and the City of London Police. The merits of each event are considered against a 'test of reasonableness', which can include some, or all, of the following factors:
 - Public safety
 - Traffic impact & proportionality
 - Environmental / community impact
 - Clash with other activities

- Capability of event organiser
 - Past / likely complaints
 - Cost to the City Corporation of implementation
 - Advertising / branding
 - Inappropriate content or scope
 - Available notice & resources
8. SEEG also confirms whether any fees should be charged to an event based on whether it is deemed to be commercial, community based or statutory in nature.
 9. Should an event pass this test of reasonableness, it is given provisional approval subject to a technical assessment of the event by the Safety Advisory Group (SAG). The purpose of this group is to receive and assess the fine organisational detail of major events from organisers in order to enable the event to proceed safely. This meeting typically covers a wider range of interests, including external parties such as the emergency services and Transport for London.
 10. There is a further level of large-scale event management for London, with the London Events Steering Group established by the GLA to consider and coordinate pan-London event proposals. Its aim is to ensure effective collaboration and liaison between agencies on planned major events, and to advise on transport, people movement and crowd management policies.

Approval Process Review

11. Given the City has become an increasingly attractive location to hold events since the 2012 Olympics, it was thought appropriate to reconsider whether anything more than a test of reasonableness needed to be applied to event applications. This review has now been concluded, with the following findings.

Relative Strengths of the Current Process

12. The review concluded that the current procedure has worked well for most applications and circumstances. In particular, its strengths briefly include:
 - Highly experienced, joined up and committed staff within DBE, City Police, Public Relations and Culture, Heritage & Libraries, who understand the needs of City stakeholders and the 'art of the possible'.
 - Experienced event managers, who have worked with the City over a number of years to deliver safe events with the minimum of impact.

- Established channels for communication with the public about the impact of upcoming events through the City website, e-mail and Twitter account.
- A well rounded formal application process with guidelines for applicants, and appropriate officer forums to consider applications, namely SEEG, SAG and the London Events Steering Group.

Relative Weaknesses

13. The review did identify a small number of relative weaknesses in five areas.

14. Comparisons between events

- There is a lack of clarity around the relative merits of events, with the focus being on branding events in black and white terms, rather than recognising that all events have their relative merits and weaknesses.
- Direct comparisons between events are over simplified, so that they can revolve around whether an event is primarily charitable or commercial, whereas most events involve elements of both.
- The lack of a policy context to indicate whether events support the wider City agenda amplifies this lack of balance in considering the relative merits of events.

15. The Review Process

- Although operational problems are dealt with before, during and after an event, and some major events (such as the Lord Mayor's Show) do have a full debrief process, others are not subject to a comprehensive root and branch review, with a full pan-organisational debrief.
- Once an event has been granted approval for the first time, event organisers take this to imply a semi-permanent agreement that can be difficult for officers to overturn.
- Without an established path for Members to raise problems with past events, concerns can lie dormant and unresolved, allowing them to surface and become amplified when the annual report reaches Committee.

16. The Annual Report to Members

- The importance of the annual report is over-emphasised, so that it is seen as an 'all or nothing' discussion, rather than part of a regular process of appropriate Member dialogue and engagement.
- The positive benefits of some events can be under-valued as they are not necessarily drawn out in the report, which tends to focus on the volume, concentration and cumulative impact of events.

- Members are unclear as to their purpose in considering the annual report. Are they endorsing approval already made under delegated authority, or are they still effectively able to veto event applications before final permission has been granted?
- Event organisers are typically unaware that the annual report can represent a significant risk to their event, in that comments made at Committee can effectively unravel permission for an event.

17. Fees and Charges

- The current structure for fees and charges looks to band events into three types; statutory, community and commercial. However, in practice, the difference between these bands can be marginal, leading to the vast majority of events being deemed to be community events, and therefore supported largely free of charge.

18. Co-ordination with Private City Events

- There can be gaps in information between the City's on-street event management teams in DBE and the City Police, and its private hospitality and event teams with the Remembrancer's and Public Relations. This can have consequences if private events are affected by matters on the highway, or vice versa.

Key Principles of the Revised Event Consideration Process

19. Seven key proposals have been set out that are intended to form an improvement plan for considering special events.

Proposal 1: Event Assessment Matrix

20. *Question: 'How do you assess the relative merits of a not-for-profit event that raises small amounts for charity vs a commercial event that generates £'000s for charitable causes?'*
21. Recommendation: Events will no-longer be assessed in terms of good vs bad, but rather in the context that an event can create more than one type of positive benefit, whether in terms of policy deliverable, charitable contribution, community support etc, and that all events cause some degree of disruption and have the capacity to cause complaint.
22. It is proposed that an Event Assessment Matrix (see Appendix 1) will be used to highlight the relative benefits and disbenefits of different events. In particular, it will focus on an event's disruption and potential for complaint, versus its level of community or charitable benefit, and whether it fits with the City's corporate strategies. This EAM will be applied to all major event applications, provided they still pass the 'test of reasonableness' outlined earlier.

23. Being able to better visualise the respective pros and cons of an event will help inform the decision making process as to whether an event should be supported, and an event's individual assessment can be reported to Members as part of the consideration process. Appendix 1 indicates how this year's current list of major special events would be assessed on this basis.

Proposal 2: Event Diary Assessment

24. *Question: It is often suggested that 'The Event Calendar is full, and there's room for no more', but how can space still be found or justified when a sufficiently prominent event such as the Tour de France is proposed?*
25. Recommendation: The idea of a fixed and simple cap on the total number of events is not an effective concept of control. Instead, it is proposed that the assessment process will account for the concentration of events at different times of year, as well as their cumulative impact.
26. Breaking down each event's impact by 'time of year' (see Appendix 2) challenges the perception that the City's diary is full of events, and clearly indicates that there are times when another event can often be accommodated. Equally, there are other times when the event calendar clearly is 'full' and no further events can be supported, or where room must be left for other highway works to take place (eg utilities, major City schemes, Crossrail etc).
27. In terms of the geographical location of events and their particular impact on residents, an assessment of the current events would suggest that organisers tend to favour the City as a destination, and so look to focus on iconic sights such as St Pauls, Guildhall and Bank, or they are looking for distance events that typically pass through the City along Upper / Lower Thames Street and Victoria Embankment (often taking in Tower Bridge).
28. Of the City's four major residential estates, three (Golden Lane, Middlesex Street and Mansell Street) are rarely impacted by events, with the fourth (the Barbican Estate) affected by just two; Lord Mayor's Show and the Great City Race. However, the new process described above would ensure that any additional major event application that might affect any of these areas would be received and considered by Members before approval.
29. In fact, the impact of events is felt most by the residents around Globe View in High Timber Street due to the frequency of events organised by TfL along Upper Thames Street, but again this visibility of process will better enable officers to raise issues with TfL for both current events and future requests.

Proposal 3: Three Year Root & Branch Reviews

30. *Question: Why do we always have the same events every year, run by the same companies, and why can't we say no to those events that always seem to cause problems?*
31. *Recommendation:* In order to make it clear to event organisers that an existing event approval does not constitute approval in perpetuity, it is proposed to run a rolling cycle of three year 'in principle' agreements, allowing organisers to plan in the long term for their events, but equally offering the City a natural opportunity to end its support for an event if it is deemed appropriate to do so.
32. An informal feedback loop already takes place as part of the learning process for annual events, but it is proposed that a full root and branch review should take place every three years, at which point a decision is taken as to whether to support that event for a further three years. Correspondingly, this root and branch review could recommend that the City end its association with a particular event, subject to Member approval.
33. This root & branch review would cover:
- A structured debrief of the event over the previous three years.
 - The safety of the event.
 - The community impact.
 - The effectiveness of the event planning.
 - The effectiveness of the event communications.
 - The number, type and severity of any complaints.
 - The benefits to the City Corporation and City stakeholders (including economic impact).
 - The amounts raised for charitable causes and where this has been distributed / spent?
 - The responsiveness and flexibility of the event organisers.
34. These reviews would be staggered over a three year period to allow for the potential to gradually turn over events. Event organisers would also be on notice regarding where their particular event would sit in the three year cycle. It is accepted that some events are fully fixed in the City's or TfL's respective diaries (eg Lord Mayor's Show, London Marathon), but the discipline of holding a full root and branch review every three years would still be desirable
35. It would still be made clear that a three year rolling cycle would not prejudice the City's right to cancel an event due to poor management or other extenuating circumstances without liability before the three years are up.

Proposal 4: Amended Member Engagement and Committee Reporting

36. *Question: What form of reporting would allow for improved dialogue between officers and Members on special events?*
37. *Recommendation:* Instead of a singular annual report, a new reporting protocol will be established with shorter but more regular reports covering:

- Any major new proposals considered by SEEG and requiring an EAM assessment (when there is sufficient time to do so);
 - A summary on feedback from 'first year' events;
 - Recommendations for supporting or rejecting those events that have been considered as part of the three year review process.
38. Event organisers will also be informed that their particular event will be the subject of a report, discussion and decision, so that they have the opportunity to attend the public gallery if they so choose.
39. With the inclusion of policy matters (such as the City's Visitor and Cultural Strategies) for the first time in the event assessment process, it was thought appropriate to bring this report to the Culture, Heritage & Libraries Committee. The assessment of how far an event meets the City's policy aims and objectives would typically be made by officers from the Culture, Heritage and Libraries Department, in conjunction with the Public Relations Office and the Town Clerks.
40. However, given that planning for major events is a dynamic process, there needs to be a way in which Members can still have effective oversight when the structured Committee reporting process is not sufficiently responsive to matters on the ground, or able to cover the depth of information that an event may require.
41. For such circumstances, a protocol will be established to engage more regularly with Chairmen and Deputy Chairmen of the respective committees to seek their informal views at an early stage of event planning, or where there is insufficient time to allow for the standard reporting process to be followed.
42. It is not intended to relinquish the delegated authority of the Director of the Built Environment to make traffic orders to facilitate special events, but rather this authority will be enacted in conjunction with the views of Members, either through this dynamic engagement or the more structured reporting process to Committee.
43. This enhanced level of Member involvement would be of particular assistance in dealing with applications that arrive through a political rather than an operational route, for example via the Mayor's Office and the GLA direct to the Town Clerks.

Proposal 5: A Special Events Strategy

44. Question: *Should the City have an events strategy that considers a number of wider questions regarding the role of the City in facilitating major special events?*
45. Recommendation: As part of this review, officers identified a number of wider points that should be considered in order to help establish a wider events strategy. These would be subject to a later report to Members, but include:

- How can events better help deliver the City's Corporate Plan, as well as its Cultural, Visitor and Health & Wellbeing agendas?
- Should the City promote and market itself as an event host, rather than just receive and consider those events that are proposed by others?
- Should limits be placed on the number of events that any one particular organiser can promote in the City?
- How can the new powers to authorise street trading be best utilised in the context of major special events?
- What approach should be adopted for considering requests to use the City's bridge lighting over the River Thames for events?

Proposal 6: Revised fees and charges

46. *Question: Is it still appropriate that event applications per se are free of charge, with full cost recovery only applying to what are a small number of fully commercial events?*
47. *Recommendation: The vast majority of events are currently supported free of charge because of their community or charitable status, but this does not take into account the officer time in considering applications, which can be considerable. Where there is a direct cost to the City, eg advertising traffic orders or suspending parking bays, full cost recovery is possible, but given the non-commercial nature of most events in the City, full cost recovery of the officer time is unlikely. Fees have therefore been set in order to reflect a reasonable charge for the service.*
48. It is therefore proposed to introduce a new set of flat rate fees and charges, irrespective of the type of event, which will help:
 - Filter out speculative events
 - Manage demand
 - Contribute to covering administration costs
49. The proposed scale of charges is similar to the existing fee structure used for filming requests by Public Relations and is detailed in Appendix 3. Fees would apply to all event applications (except City Corporation events), but requests to waive fees would be considered only in exceptional circumstances, and an approved 'production credit' would also be required. Any concessions would be reported as a Benefit in Kind as part of the annual report to Members of the Finance Grants Sub Committee, but event organisers would generally be referred to the City's charitable application procedure.

Proposal 7: Improved liaison between the City's public and private-facing departments

50. Question: *How can communications be improved between the respective departments?*
51. Recommendation: The Remembrancer's Department will be invited to join SEEG and to bring details of their events that overlap the public highway due to security or road closure requirements, for discussion and review.
52. The Remembrancer, DBE and the City Police will also review contingency plans for major set piece events to ensure the necessary level of close co-operation is maintained.

Update on Previously Agreed Events

Children's Parade (Friday 27 June)

53. Through January's annual event report, Members agreed for a Children's Parade to be held as part of the City of London Festival, requiring approximately a one hour road closure from Guildhall Yard to Paternoster Square via Cheapside, Newgate Street and Warwick Lane.
54. We have since been told by organisers that they have invited around 1,400 participants to take part, instead of the original 1,000, leading to concerns from officers that the closure duration will extend beyond the original one hour. The organisers have assured the City that the event will not require a longer closure, but in accordance with the above revised procedure, officers will look to undertake a full scale review of the event after this year before deciding whether to recommend it taking place again in 2015. The Festival has been informed of this approach and has been asked to co-operate fully with the review.

New Event Notifications / Applications

55. In the context of providing Members with more frequent information regarding major event notifications and applications, two requests are worthy of note.

Royal Marines 350 Year Anniversary Parade (25 July 2014)

56. The Royal Marines will be celebrating their 350th anniversary this year, and have asked to exercise their Privilege to march from the Honourable Artillery Company Grounds in Islington to Guildhall, via the Mansion House, with 'drums beating, colours flying and bayonets fixed'. The Privilege to march through the City dates back to 1664 when the Royal Marines' Royal Warrant granted them the right to recruit from within the City 'volunteer militia' or 'citizen soldiers', which they exercised by marching recruiting parties through the City streets.

57. This march is now routed via Moorgate and Bank junction to Guildhall at around 12 noon, with the Lord Mayor taking the salute in front of Mansion House. A non-public report was agreed by Members of the Hospitality Working Party, the Policy & Resources Committee and the Court of Common Council last year for the City to support this event, including a lunchtime reception at Guildhall at its conclusion.
58. The Remembrancers seek to ensure, where possible, that the number of regiments exercising their freedom to march through the City is limited to one per annum, and the impact of these events (such as last year's Atlantic Parade) is typically limited, with the march managed under a 'bubble' closure by the City Police.
59. This particular event is expected to be larger, with some road closures and diversions of around 30mins required, in addition to a police 'bubble'. It is also likely to attract some media interest, and will be publicised by the national Royal Marine associations.
60. Based on the proposed criteria outlined above, officers would currently assess the event as follows:

Benefit

- Policy Aims & Objectives: +5 (City Heritage)
- Charitable / Community Support: +5 (Overwhelming stakeholder support)

Dis-Benefit

- Disruption & Impact: -3 (Medium impact)
 - Likely complaints: -1 (Small number)
61. This net assessment (+10, -4) would place the event in the green zone of the Event Assessment Matrix. Officers therefore recommend that the event is supported.

Walk a Mile In Her Shoes (proposed for March 2015)

62. We have been approached by the event organiser for a new event called 'Walk a Mile In Her Shoes'. This would be a first time event with a view to becoming an annual event, intended to link with International Women's Day (Sunday 8th March 2015).
63. The event is for sponsored men to walk in stilettos around a one mile course, and has been inspired by similar events in the USA and Canada. In summary:
- The proposed date is Thursday 5th March 2015, between 7pm and 8pm, involving 1,000+ participants.

- A number of routes are being considered, each about a mile long, with perhaps multiple routes being used to spread the participants. It would involve a small number of roads being closed in the evening, with the majority of the event confined to the footway.
 - The event will seek to target City workers from major corporations, with a nominated women's charity as the beneficiary.
 - The existing marketing for the event would appear to highlight the opportunities for brand partnerships, public relations and corporate social responsibility.
64. The event plan as it stands would currently pass the City's 'test of reasonableness' in terms of organisation and management, and there is sufficient capacity in the City's event calendar at this time of year not to rule the event out. Based on the new assessment criteria outlined above, this would be sufficient to require the event to be brought to Members for their initial consideration.
65. Based on the proposed criteria outlined above, officers would currently assess the event as follows:

Benefit

- Policy Aims & Objectives: +4 (International significance.)
- Charitable / Community Support: +2 (Small charitable contribution)

Dis-Benefit

- Disruption & Impact: -1 (Minor road closures, equivalent to the current Bloomberg Square Mile Run)
 - Likely complaints: -1 (Small number)
66. Adding the scores together, this net assessment (+6, -2) would significantly place the event in the green zone, so officers therefore recommend that the current proposal is accepted.
67. For information, using the Event Assessment Matrix can help track how the planning for an event can develop over time, as its benefits change or its impact reduces. In this instance, the original proposal involved a significant number of major weekday evening road closures, with London Wall desired as a location. That would have changed the event impact (Dis-Benefit) as follows:

Benefit

- Policy Aims & Objectives: +4 (International significance.)
- Charitable / Community Support: +2 (Small charitable contribution)

Dis-Benefit

- Disruption & Impact: -4 (Evening major road closures, equivalent to the impact of the Great City Race)
- Likely complaints: -4 (Numerous & political; equivalent to the Great City Race and likely to affect the Barbican))

68. This net assessment (+6, -8) would have placed the event well towards the red zone, and would have led officers to recommend that the event proposal be rejected. Instead, the organisers revised their proposal in order to significantly change this assessment, resulting in a much more reasonable and acceptable proposal.

Legal Implications

69. The City as traffic authority may temporarily restrict the use of roads for sporting events, social events or entertainments held on a road under section 16A Road Traffic Regulation Act 1984. In carrying out its traffic authority functions the City must also have regard to its duty to secure the expeditious, convenient and safe movement of traffic (section 122 Road Traffic Regulation Act 1984), and its duty to secure the efficient use of the road network avoiding congestion and disruption (section 16 Traffic Management Act 2004).
70. The approval of an event does not remove the need for the event organiser to secure all other necessary consents (such as advertising), approvals and road closures, and these are processed separately in accordance with the applicable procedures and statutory requirements. This is made clear in the Guidance issued to applicants.

Corporate and Strategic Implications

71. The proposals align with our Corporate Plan 2013/17 (KPP5) in that they help the City Corporation to better manage events and so deliver the objectives described in its Visitor and Cultural Strategies, specifically those around animating the streetscape, supporting national and London celebrations and enhancing our offer for the enjoyment of all our publics.
72. The proposals also enable the City to better address its Community Strategy Theme of 'A World Class City' and 'A Vibrant and Culturally Rich City' through its encouragement of filming and its management of special events.

Consultees

73. The Town Clerk, the Chamberlain, the Comptroller and City Solicitor, the City of London Police Commissioner, the Remembrancer, the Director of Culture, Heritage and Libraries, the Director of Public Relations, and the Director of Markets and Consumer Protection have been consulted in the preparation of this report and their comments included.

Conclusion

74. The City seeks to support a series of charitable, cultural and fund-raising organisations by facilitating special events on its road network, and accommodating similar events on Transport for London's Road Network. This report summarises the results of the recent review of the current event application process, and provides an update on a number of recent issues where the views of Members are sought.

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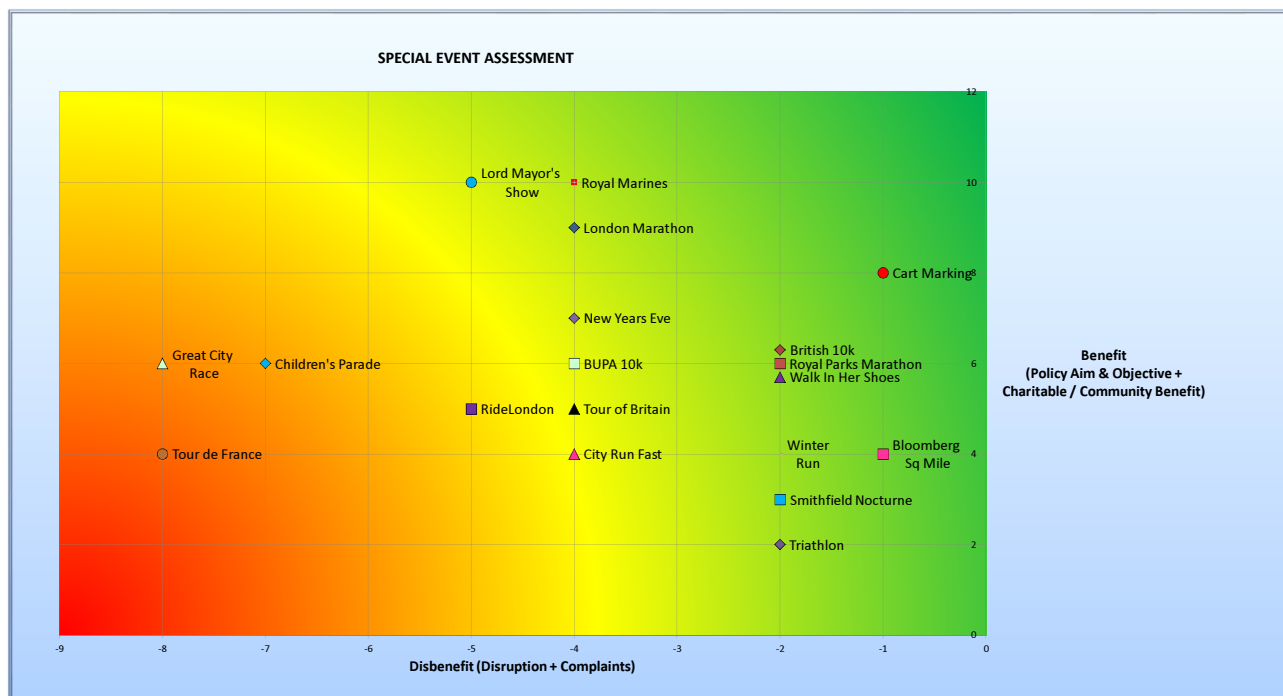
APPENDIX 1: EVENT ASSESSMENT MATRIX

Company	Date	Location	Disbenefit			Benefit		
			Disruption & Impact	Past / Likely Complaints	Total	Policy Aims & Objectives	Charitable / Community Benefit	Total
London Marathon	13-Apr-14	Embankment / Thames St	-2	-2	-4	4	5	9
BUPA 10k	25-May-14	Central City	-3	-1	-4	2	4	6
Smithfield Nocturne	07-Jun-14	Smithfield	-2	0	-2	3	0	3
City Run Fast	22-Jun-14	St Pauls / Bank / GH	-3	-1	-4	2	2	4
Children's Parade	27-Jun-14	GH / Cheapside / St Pauls	-5	-2	-7	3	3	6
Tour de France	07-Jul-14	Embankment / Thames St	-5	-3	-8	4	0	4
SC Great City Race	10-Jul-14	Central City	-4	-4	-8	2	4	6
British 10k	13-Jul-14	Embankment / Thames St	-2	0	-2	2	4	6
Cart Marking	16-Jul-14	GH / London Wall	-1	0	-1	5	3	8
Royal Marines	25-Jul-14	Moorgate / Bank / GH	-3	-1	-4	5	5	10
Triathlon	03-Aug-14	Embankment / Thames St	-2	0	-2	2	0	2
RideLondon	9&10-Aug-14	Central City	-3	-2	-5	4	1	5
Tour of Britain	14-Sep-14	Embankment / Thames St	-2	-2	-4	4	1	5
Bloomberg Sq Mile	18-Sep-14	GH	-1	0	-1	2	2	4
Royal Parks Marathon	05-Oct-14	Embankment / Thames St	-2	0	-2	2	4	6
Lord Mayor's Show	08-Nov-14	City	-3	-2	-5	5	5	10
New Years Eve	31-Dec-14	Western City	-3	-1	-4	4	3	7
Winter Run	Jan/Feb 2015	Embankment / Thames St	-2	0	-2	2	2	4
Walk In Her Shoes	05-Mar-15	To be finalised	-1	-1	-2	4	2	6

Scoring Criteria

Disbenefit	
Disruption & Impact	Past / Likely Complaints
Daytime major road closures / Major impact (-5)	Serious, numerous & political (-5)
Evening major road closures (-4)	Numerous & political (-4)
Extensive weekend road closures / Medium impact (-3)	Numerous non-political (-3)
Limited weekend road closures (-2)	Some political (-2)
Traffic holds / bubble / minor road closures (-1)	Small number (-1)
No road closures / No impact (0)	None (0)

Benefit	
Policy Aims & Objectives	Charitable / Community Support
City heritage / cultural 'difference' / Corporate Plan (inc visitor & cultural strategies) (5)	Not for Profit / Large charitable contribution / Overwhelming stakeholder support (5)
London / National / International significance (4)	Charitable contribution (4)
CoL Partner / City stakeholder (3)	Significant City community non-charitable benefit (3)
CoL Community Strategy (2)	Small charitable contribution (2)
Member-only support (1)	Small community benefit (1)
No policy objective / No Member support (0)	Fully commercial (0)



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Appendix 2: Special Event Timeline

Date	Event	Disruption
13/04/14	London Marathon	-4
25/05/14	BUPA 10k	-4
07/06/14	Smithfield Nocturne	-2
22/06/14	City Run Fast	-4
27/06/14	Children's Parade	-7
07/07/14	Tour de France	-8
10/07/14	SC Great City Race	-8
13/07/14	British 10k	-2
16/07/14	Cart Marking	-1
25/07/14	Royal Marines	-4
03/08/14	Triathlon	-2
09/08/14	RideLondon	-5
14/09/14	Tour of Britain	-4
18/09/14	Bloomberg Sq Mile	-1
05/10/14	Royal Parks Marathon	-2
08/11/14	Lord Mayor's Show	-5
31/12/14	New Years Eve	-4

	Embankment / Thames St only (w/e)
	Embankment / Thames St (Mon daytime)
	City (w/e)
	City (Mon-Fri, evening)
	City (Mon-Fri, daytime)

Month	Week	Cumulative Disruption																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Jan	1																		
	2																		
	3																		
	4																		
Feb	5																		
	6																		
	7																		
	8																		
Mar	9																		
	10																		
	11																		
	12																		
Apr	13																		
	14																		
	15	London Marathon																	
	16																		
May	17																		
	18																		
	19																		
	20																		
May / June	21	BUPA 10k																	
	22																		
June	23	Nocturne																	
	24																		
	25	Run Fast																	
	26	Children's Parade																	
July	27																		
	28	Tour de France																	
	29	Cart Marking																	
	30	Royal Marines																	
Aug	31	Triathlon																	
	32	RideLondon																	
	33																		
	34																		
Sept	35																		
	36																		
	37	Tour of Britain																	
	38	Sq Mile																	
Oct	39																		
	40	Royal Parks																	
	41																		
	42																		
Nov	43																		
	44																		
	45	Lord Mayor's Show																	
	46																		
Dec	47																		
	48																		
	49																		
	50																		
D/J	51																		
	52																		
D/J	1	New Year's Eve																	

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Appendix 3: Proposed Fees and Charges

The fees that will apply to special event applications are proposed to be as follows:

- Application fee
 - £300 for a major event (ie typically one that will close a road)
 - £65 for a minor event
- Traffic order - £600
- Parking bay suspension - £15 per space
- Dispensation - £32 per day
- Vehicle removal / enforcement – at cost price plus 15% CoL administration
- Cleansing costs - at cost price plus 15% CoL administration
- Hoarding licence
 - £50 - Major event
 - £25 – Minor event

The list above includes specific event-related road closure & hoarding licence fees, reflecting the difference involved in administration requirements and costs between the needs of special events and building sites. Pre-application advice on event planning would also continue to be provided free of charge.

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Committee(s):	Date(s):	Item no.
Planning & Transportation	17 th July 2014	
Subject: Revenue Outturn 2013/14		Public
Report of : The Chamberlain Director of the Built Environment Director of Culture, Heritage and Libraries The City Surveyor		For Information

Summary

This report compares the revenue outturn for the services overseen by your Committee in 2013/14 with the final agreed budget for the year. Overall total net expenditure during the year was £15.506m, whereas the total agreed budget was £15.793m, representing an underspending of (£0.287m) as set out below:

Summary Comparison of 2013/14 All Risk Revenue Outturn with Final Agreed Budget			
	Final Approved Budget £000	Revenue Outturn £000	Variations Increase/ (Reduction) £000
Direct Net Expenditure			
Director of the Built Environment	3,585	3,681	96
Director of Culture, Heritage and Libraries	1,574	1,522	(52)
The City Surveyor	913	546	
	-----	-----	(367)
Total Direct Net Expenditure	6,072	5,749	-----
	-----	-----	(323)
	9,721	9,757	-----
Capital and Support Services			36
Overall Totals	15,793	15,506	(287)

Chief Officers have submitted requests to carry forward underspendings, and these requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.

Recommendation

It is recommended that this revenue outturn report for 2013/14 and the proposed carry forward of underspendings to 2014/15 are noted.

MAIN REPORT

Revenue Outturn for 2013/14

- Actual net expenditure for your Committee's services during 2013/14 totalled £15.506m, an underspend of (£0.287m) compared to the final approved budget of £15.793m. A summary comparison with the final agreed budget for the year is tabulated below. In this and subsequent tables, figures in brackets indicate income or in hand balances, increases in income or decreases in expenditure.

Table 1 - Summary Comparison of 2013/14 Revenue Outturn with Final Agreed Budget

	Final Approved Budget £000	Revenue Outturn £000	Variations Increase/ (Reduction) £000	Variation Increase/ (Reduction) %
Local Risk				
Director of the Built Environment	9,603	9,319	(284)	(3.0)
Director of Culture, Heritage and Libraries	1,574	1,522	(52)	(3.3)
The City Surveyor	860	534	(326)	(37.9)
Total Local Risk	----- 12,037 -----	----- 11,375 -----	----- (662) -----	----- (5.5) -----
Central Risk				
Director of the Built Environment	(6,018)	(5,638)	380	6.3
The City Surveyor	53	12	(41)	(77.4)
Total Central Risk	----- (5,965) -----	----- (5,626) -----	----- 339 -----	----- 5.7 -----
Capital and Support Services	9,721	9,757	36	0.4
Overall Totals	15,793	15,506	(287)	(1.8)

- The main local risk variation comprises of:

- Director of Built Environment** - underspend is mainly due to Off-Street Parking Services additional income from car park fees (£170,000) and underspends across various running budgets relating to energy costs, professional fees and contract costs (£56,000); On-Street Parking Service enforcement contract savings (£109,000), reduced repair and maintenance costs for parking meters (£24,000) and salary

saving due to vacancies in the Parking Ticket Office (£26,000). These savings were partly offset by shortfalls in hoardings and scaffolding licence income of £104,000, which was due to an increased income target to reflect the expected high level of development activity, that was not fully achieved.

- **Director of Culture, Heritage and Libraries** - underspend is mainly due to staff vacancies (£31,000), reduced cleaning spend (£11,000) and reduction in spend on equipment (£10,000).
 - **City Surveyor** - underspend is mainly due to the rephasing of the Additional Works Programme as reported to the Corporate Asset Sub Committee.
3. The central risk variation is mainly due to an increase in transfers to the On Street Parking Reserve from On-Street and Off-Street Parking Services of £480,000 due to underspends on local risk budgets (as detailed in paragraph 2), and additional central risk parking meter income, which facilitated the surplus funds to be transferred to the reserve. This was partly offset by increased planning application income (£128,000).
4. Annex A provides a more detailed comparison of the local risk outturn against the final agreed budget, including explanation of significant variations

Local Risk Carry Forward to 2014/15

5. The Director of the Built Environment had a local risk underspending of (£284,000) on the activities overseen by your Committee, of which £258,000 is eligible to carry forward to 2014/15. The Director also had local risk underspending totalling (£182,000) on activities overseen by other Committees. The Director is proposing that a total of £399,000 is carried forward, of which £232,000 relates directly to activities overseen by your Committee for the following purposes:
- £55,000 is required for staffing resources for the Crossrail project for delivery of improvements around station entrances and work sites.
 - £41,000 funding for slippage in the inspection of the Highways Structures.
 - £25,000 for Parking Enforcement contract variation added value proposals. This will fund significant upgrades to the kit Parking Attendants have available, like body-mounted cameras.
 - £25,000 for updating the City Streets manual as the manual is nearly 10 years old.
 - £20,000 for the Holborn Circus opening event by the Lord Mayor, added to the project at a late stage.
 - £20,000 for public consultation relating to the Riverside Walk Area Strategy.
 - £20,000 for purchase of ESRI virtual City model (a digital mapping tool) and related CityEngine software for the Planning Division.

- £15,000 for a fixed term admin post to undertake scanning and archiving of Land Charges documents and historic Development Plan documents, plus help with Local Plan Inquiry and survey updates.
 - £6,000 for purchase of IDOX Public Access updated software to allow planning application documents to be viewed on tablets/smartphones.
 - £5,000 for a specialist firm to help with the formatting and presentation documentation of the new Corporate Transport Policy rollout.
6. These requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.
 7. The Director of Culture, Heritage & Libraries had a local risk underspend of (£52,000) on the activities overseen by your Committee. The Director also had a local risk underspend totalling (£1,049,000) on activities overseen by other Committees and is proposing that £422,000 of his underspend be carried forward to 2014/15.
 8. The City Surveyor's local risk underspend of (£326,000) is mainly relating to the Additional Works Programme, which will be rolled over to 2014/15. The Additional Works Programme is a three year rolling programme reported to the Corporate Asset Sub Committee (CASC) quarterly, where the City Surveyor will report on financial performance and also phasing of the projects. Under the governance of the programme, unspent budgets are automatically rolled over for the life of the programme to allow for the completion of projects which span multiple financial years.

Thames Bridges' Repairs, Maintenance and Major Works Fund

9. The Bridges Repairs, Maintenance and Major Works Fund is operated to provide sufficient resources to meet the maintenance costs of the five bridges over a period of 50 years. The fifty year programme of works undertaken by the City Surveyor and the Director of the Built Environment to be met by the fund, was agreed by your Committee on 26th November 2013. The breakdown is shown below in Table 2.
10. The actual expenditure for 2013/14 was £1.544m against a budget of £2.027m, an underspend of (£0.483m).

Table 2: Thames Bridges' Repairs, Maintenance and Major Works Fund Analysis of Outturn for 2013/14				
	Final Agreed Budget £'000	Outturn £'000	Variance increase/ (decrease) £'000	Variation Increase/ (Reduction) %
Blackfriars Bridge	140	39	(101)	(72.1)
Southwark Bridge	58	63	5	8.6
London Bridge	475	400	(75)	(15.8)
Millennium Bridge	95	53	(42)	(44.2)
Tower Bridge	1,259	989	(270)	(21.4)
Total	2,027	1,544	(483)	(23.8)

11. The principal reasons for the (£0.483m) underspendings are set out below:

- **Tower Bridge** - the underspend of (£270,000) was mainly due to delays in obtaining the necessary licenses and permissions from TfL for the external decorations project. This work is now scheduled to be carried out in 2014/15.
- **Blackfriars Bridge** - underspend of (£101,000) was as a result of Blackfriars inspection being downgraded from a principal inspection to a general inspection due to the ongoing works on the adjacent Blackfriars Railway Bridge, therefore, the project has slipped to 2014/15.
- **London Bridge** - the underspend of (£75,000) was mainly due to delays in cradle and track works on the bridge due to operational difficulties. These works are due to be completed in 2014/15.
- **Millennium Bridge** - the underspend of (£42,000) was mainly due to work not required for the inclinometer (£22,000) and floodlighting works which were not undertaken due to prioritisation of works on other projects (£20,000).

12. The balance on the fund at 31st March 2014 was £127.953m (£119.883m 31st March 2013), an increase of £8.07m from a year earlier, as set out in Table 3 below.

Table 3: Thames Bridges' Repairs, Maintenance and Major Works Fund Movement in Fund 2013/14	
	£'000
Balance brought forward 1st April 2013	(119,883)
<u>Expenditure:</u>	1,544
<u>Income:</u>	
Planned contributions to fund on 1 st April	(1,020)
Interest accruing	(318)
Rental income	(909)
<u>Capital Movements</u>	
Gains on disposal	(867)
Gain on the revaluation	(6,500)
Balance carried forward at 31st March 2014	(127,953)

13. The gain on revaluation relates to increases on investments held within the Fund (£5.6m) and increases on the revaluation of properties held (£0.9m) most notably Millennium Bridge House. The balance on the fund at the 31st March 2014 of £127.953m will be carried forward to meet the cost of works in 2014/15 and later years.
14. An updated 50 year programme will be presented later on in the year to your committee for approval, as part of the annual estimate cycle.

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Appendices

Annex A – Planning & Transportation Committee – Comparison of 2013/14 Revenue Outturn with Final agreed Budget

Planning & Transportation Committee – Comparison of 2013/14 Revenue Outturn with Final Agreed Budget

	Final Agreed Budget £000	Revenue Outturn £000	Variation Increase/ (Decrease)	Variation Increase/ (Reduction) %	Reasons
LOCAL RISK					
Director of the Built Environment					
City Fund					
Town Planning	2,328	2,342	14	0.6	
Planning Obligations	15	16	1	6.6	
Transportation Planning	226	265	39	17.3	
Road Safety	291	274	(17)	(5.8)	
Building Control	118	108	(10)	(8.5)	
Highways	3,569	3,593	24	0.7	
Traffic Management	(962)	(858)	104	10.8	1
Off-Street Parking	(66)	(292)	(226)	(342.4)	2
On-Street Parking	3,561	3,383	(178)	(5.0)	3
Drains & Sewers	284	255	(29)	(10.2)	
Total City Fund	9,364	9,086	(278)	(3.0)	
Bridge House Estates					
Thames Bridges	239	233	(6)	(2.5)	
Total Direct of the Built Environment	9,603	9,319	(284)	(3.0)	
Director of Culture, Heritage & Libraries					
Tower Bridge	1,574	1,522	(52)	(3.3)	4
The City Surveyor					
Thames Bridges	(69)	(69)	0	-	
Town Planning	132	65	(67)	(50.8)	
Highways	444	252	(192)	(43.2)	
Off-Street Parking	353	286	(67)	(19.0)	
Total City Surveyor	860	534	(326)	(37.9)	5
TOTAL LOCAL RISK	12,037	11,375	(662)	(5.5)	

Reasons for Significant Local Risk Variations

1. **Traffic Management** - overspend is principally due to a shortfall in income from hoardings and scaffolding licences £193,000, as a result of an increased income target to reflect the expected high level of development activity, that was not fully achieved. This was partly offset by reductions in temporary staff costs for inspection works (£67,000) and reduced costs for advertising road closure notices (£33,000).
2. **Off Street Parking** - underspend is mainly due to increases in car park fees (£170,000), reduced energy costs (£20,000), reduced maintenance of barrier equipment contract costs (£17,000) and savings across various expenditure budgets (£19,000).
3. **On Street Parking** - underspend is mainly due to parking enforcement contract savings (£109,000), salary savings in the Parking Ticket Office due to vacancies (£26,000) and reduced repair and maintenance costs for parking meters (£24,000).
4. **Tower Bridge** - underspend is due to staff vacancies held until the planned re-organisation in 2014/15 (£31,000), reduced cleaning spend on event space due to building improvement works being undertaken (£11,000) and scaling back of furniture and equipment purchases in light of the impending move to alternative accommodation (£10,000).
5. **City Surveyor** - underspend is due to slippage and rephasing of works relating to the City Surveyor's Additional Works Programme over its three year cycle. It is anticipated that this will be spent over the life of the programme.

Planning & Transportation Committee – Comparison of 2013/14 Revenue Outturn with Final Agreed Budget

	Final Agreed Budget £000	Revenue Outturn £000	Variation Increase/ (Decrease) £000	Variation Increase/ (Reduction) %	Reasons
CENTRAL RISK					
Director of the Built Environment					
City Fund					
Town Planning	(686)	(814)	(128)	(18.7)	6
Highways	(1,872)	(1,878)	(6)	(0.3)	
Off-Street	(538)	(227)	311		7
Parking				57.8	
On-Street Parking	(3,966)	(3,797)	169	4.3	8
	(7,062)	(6,716)	346	4.9	
Bridge House Estates					
Thames Bridges	1,044	1,078	34	3.2	
Total Director of the Built Environment	(6,018)	(5,638)	380	6.3	
The City Surveyor					
Bridge House Estates					
Thames Bridges	53	12	(41)	(77.4)	9
TOTAL CENTRAL RISK	(5,965)	(5,626)	339	5.7	

Reasons for Significant Central Risk Variations

6. **Town Planning** - favourable variance is due to an increase in planning application fee income which was not anticipated.
7. **Off-Street Parking** - overall net operating cost of the City's Off-Street car parks was in surplus due to local risk underspends as a result of increases in car park income, reduced spend by the City Surveyor on the Additional Work Programme and increases in rental income for new leases for Minorities car park. Therefore, no funding transfer from the On-Street Parking Reserve was required and the surplus funds were transferred back to the On-Street Parking Reserve.
8. **On-Street Parking** - as a result of a surplus position on the overall net operating costs which was mainly attributable to increases in parking meter income, parking enforcement contract savings, reduced repair costs for meter repairs and salary savings in the Parking Ticket Office due to vacancies, which were partly offset by a reduction in Penalty Charge Notice income, the surplus position allowed an increase in the funds transferred to the On-Street Parking Reserve.
9. **Thames Bridges** - underspend relates to reduced spend on consultants fees for bridges inspections.

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Committee(s):	Date(s):
Port Health and Environmental Services (For decision) Planning and Transportation (For Information) Culture, Heritage and Libraries (For Information) Licensing (For Information)	13 May 2014 17 July 2014 27 May 2014 21 July 2014
Subject: Street Trading Policy	Public
Report of: Director of Markets and Consumer Protection	For Decision
<u>Summary</u> The City of London (Various Powers) Act 2013 has made changes to the long established street trading regime within the City of London. The City Corporation will have the authority to issue temporary street trading licences so that commemorative and seasonal events will be able to include a street trading element. Powers of enforcement against illegal street trading have been strengthened with items used to facilitate illegal sales being subject to seizure. This includes vehicles such as ice cream vans. This report provides an introduction to the attached combined policy and procedure document. This report: • Explains the legislation affecting street trading in the City of London; • Sets out the City Corporation's policy in respect of the regulation of street trading, including its enforcement; and • Offers guidance as to the procedure to be followed in seeking a street trading licence The report outlines matters considered by the licensing service in setting the proposed temporary licence fees which follow legally established guidelines. The fees set out in the policy are designed to cover the costs associated with the licensing process. Authorities, including the City Corporation, are not able to include the costs of enforcement against unlicensed street traders within their fees. Recommendations Port Health and Public Protection It is recommended that your Committee: • Agree the proposed policy attached as Appendix 1 to this report. • Agree the fees, incorporated as part of the Policy document, and replicated as Appendix 2 to this report.	

Planning and Transportation

Members are invited to note the contents of this report

Licensing

Members are invited to note the contents of this report

Main Report

Background

1. A report was considered by the Port Health and Environmental Services Committee on 11 March 2014 and the Planning and Transportation Committee on 18 March 2014 outlining the main changes introduced by the City of London (Various Powers) Act 2013. The present report concentrates on the City Corporation's policy response to the changes in the law.
2. Prior to the 2013 Act the only street trading permitted in the City of London was in part of Middlesex Street and only on Sunday mornings. Under the new measures, the City Corporation may issue temporary street trading licences for up to 21 days in any area of the City of London other than Middlesex Street. It remains the view of the City Corporation that street trading is generally not suitable within the City of London.
3. Where a temporary market is proposed, the Act provides for one person to apply on behalf of a number of traders. Provision is made by the Act for charging of fees for applications for and grant of temporary licences and for the imposition of licence conditions as to charges and the recovery of expenses.
4. A new seizure power applies to goods being unlawfully sold, and to equipment and vehicles used by unlawful street traders. This will enable, for example, an ice cream van operating in the City to be seized.

Current Position

5. A prohibition on street trading in the City of London, other than in Middlesex Street, has been in force for many years. The 2013 Act liberalises the arrangements so as to permit street trading to take place for temporary periods in defined areas.
6. A combined policy and procedure document has been produced for the purpose of:
 - explaining the legislation affecting street trading in the City;
 - setting out the Corporation's policy in respect of the regulation of street trading, including its enforcement; and
 - offering guidance as to the procedure that should be followed in seeking a street trading licence.

The document can be seen as Appendix 1.

7. Of particular note is paragraph 4.3 of the document which establishes the type of occasion where a temporary licence will be acceptable i.e. as part of a one-off street festival or charity event, seasonal event or a specialist market.
8. Paragraph 4.4 looks at the criteria which will be considered prior to issuing a licence. The criteria are designed to ensure that before a temporary licence is issued environmental and public safety considerations will be taken into account, together with any other relevant City Corporation policies and strategies.
9. Also of note is paragraph 7.16 which ensures any receptacle has been approved by the City Corporation before being placed on the highway.
10. Before preparing the policy the views from a number of City Corporation services were sought including Planning, Highways, Cleansing, the Remembrancer's Office, the Comptroller's Office, and Environmental Health. Their comments were taken into consideration in the preparation of the policy.

Fees

11. The City Corporation may charge such fees for applications for and the grant of temporary licences as it may determine and as may be sufficient in aggregate to cover the reasonable administrative or other costs it incurs in connection with street trading applications.
12. A high court case held on 16 May 2012 (*R (Hemming and Others) v Westminster City Council*) concluded that the amount of the fee is required to be determined every year and further that a local authority was precluded from making a profit from the licensing regime. A full account of the fee income and expenditure would therefore need to be considered to ensure a surplus is not being made.
13. In determining the proposed fee structure for temporary street trading licences the following factors have been taken into account:
 - Officer time spent on processing applications including site inspections and the issue of any licence
 - Officer time spent on the development and maintenance of processes and guidance notes
 - Training of staff as necessary
 - A percentage of the service costs such as accommodation and equipment
 - Officer time spent on inspections to ensure compliance with terms and conditions of any licence
14. Costs associated with the enforcement of unlicensed street trading activity have not been taken into account in setting the proposed fees, which are set out in Appendix 2.

Corporate & Strategic Implications

15. The proposed policy and the introduction of temporary street trading in the City of London meets one of the City Corporation's aims, as stated in the Corporate

Plan 2013-2017, 'To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes'.

16. It also meets one of the five key policy priorities KPP2, in that it seeks to 'support and promote the international and domestic financial and business sector.

Implications

17. If fees are set lower than those recommended the result will be a deficit for 2014/15 as costs of administering the licence will not be fully met from income received. Fees set higher than those recommended will result in a surplus i.e. an income which exceeds the cost of providing the service.
18. Any such surplus or deficit for 2014/15 will be calculated after the end of that financial year and carried forward to be taken into consideration when fees are set for 2016/17. Ignoring a surplus or deficit could result in the City Corporation being subject to legal challenge.

Appendices

Appendix 1 – Street Trading policy and Procedure

Appendix II – Proposed fees

Background Papers:

Port Health & Environmental Services Committee Report 11 March 2014: 'City of London (Various Powers) Act 2013 London Local Authorities and Transport for London (No. 2) Act 2013'

Transcript of (R (Hemming and Others) v Westminster City Council)

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City of London Corporation

POLICY & PROCEDURE

Street Trading

(In accordance with section 16H of the
City of London (Various Powers) Act 1987)

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1. Introduction

- 1.1. The purpose of this document is to:
- explain the legislation affecting street trading in the City;
 - set out the Corporation's policy in respect of the regulation of street trading, including its enforcement; and
 - offer guidance as to the procedure that should be followed in seeking a street trading licence.
- 1.2. For many years street trading within the City of London was not permitted except for a Sunday market held in part of Middlesex Street. This general prohibition has now been amended by the City of London (Various Powers) Act 2013 which permits licences to be issued for street trading elsewhere in the City of London for limited periods.
- 1.3. Separate provision is made for ice cream trading outside food premises in the City. Please go to *[web link to be inserted]* for more information about this.
- 1.4. It is intended to review the Corporation's policy on street trading every three years although minor amendments may be made between general reviews.

2. Definitions

1965 Act: The City of London (Various Powers) Act 1965

1987 Act: The City of London (Various Powers) Act 1987

2013 Act: The City of London (Various Powers) Act 2013

Middlesex Street licence: A licence granted under section 8 of the 1987 Act.

Licensed street trader: A person, including a temporary licence holder, licensed to engage in street trading by a street trading licence granted under the 1987 Act. This includes both Middlesex Street traders and temporary licence holders.

Receptacle:	Includes a vehicle, trailer or stall and any basket, bag, box, vessel, stand, easel, board, tray or other structure or thing which is used as a container for, or for the display of, any article or thing.
Street trading:	The selling or exposing or offering for sale of any article or thing in a street.
Street trading licence:	A licence to engage in street trading granted under the 1987 Act. This includes both Middlesex Street licences and temporary licences.
Temporary licence:	A licence granted under section 11A of the 1987 Act which is valid for a period of up to 21 days.
Trading area:	An area which is specified in a temporary licence as the area within which street trading is permitted.

3. Legislation

- 3.1. The legislation applying to street trading in the City of London is contained primarily in the City of London (Various Powers) Act 1987 as amended by the 2013 Act.
- 3.2. Licences may be granted under section 8 of the 1987 Act for street trading in the part of Middlesex Street between the junctions with Widegate Street and Sandys Row. Street trading under such a licence can only take place between the hours of 9 a.m. and 2 p.m. on Sundays (other than on Christmas Day when that day falls on a Sunday). Middlesex Street licences expire at the end of each calendar year.
- 3.3. Temporary licences may be granted under section 11A of the 1987 Act. Temporary Licences permit the licence holder to carry on street trading in a designated area set out in the licence for a maximum period of 21 days.
- 3.4. The City of London Corporation may make byelaws under section 21 of the 1965 Act (applicable to Middlesex Street trading only) and section 14 of the

1987 Act (applicable to all street trading) concerning, amongst other things, the manner in which street trading is carried on and the dimensions of receptacles. Applicable byelaws are attached as Appendix 1.

- 3.5. Sections 8(1) and 11A(4) of the 1987 Act provide that an application for a street trading licence must contain certain information. The grounds for refusing to grant or renew a Middlesex Street licence are set out in section 8 of the Act.
- 3.6. It is an offence under section 16(1) of the 1987 Act for any person to engage in street trading in the City of London other than in accordance with a street trading licence.

4. City Corporation's policy in respect of temporary street trading

- 4.1. As a global financial and business centre with a small resident population and a very large daily workforce, the City requires an environment which meets its special needs. This was recognised at the beginning of the 20th century with the enactment of the City of London (Various Powers) Act of 1911. This brought to an end the problems of maintaining order, safety and hygiene created by large numbers of street traders being crowded into the City's many narrow and winding streets.
- 4.2. With one exception to the prohibition, for that part of Middlesex Street which is within the City, the general City restriction on street trading has been maintained until the present day. It remains the view of the Corporation that street trading is generally not suitable within the City. However, the 2013 Act enables the prohibition to be lifted so as to permit street trading to take place for temporary periods in specified areas.
- 4.3. The intention is to enable limited street trading to take place in relation to one-off street festivals or charity events such as the 800th anniversary celebration for London Bridge in 2009, the annual Smithfield Nocturne, and, where appropriate, for seasonal events such as may occur at Christmas. This could also include, for example, the licensing of short term specialist markets.
- 4.4. In considering an application for a temporary licence, the City Corporation will have in mind environmental and public safety considerations, the public's

right to use and enjoy the highway, together with any other relevant City Corporation policies and strategies. Specific factors to be taken into account will include:

- The proximity and nature of any rail and tube stations, road junctions, and pedestrian crossing points;
- The volume of pedestrian footfall especially at peak times;
- Whether the proposed Trading area would enable continued free access to members of the public using the road, pavement, other footpath, footway or walkway or cause obstruction to e.g. pedestrians, prams and wheelchairs;
- The presence of existing street furniture;
- Any other factors which might put safety at risk;
- Whether the proposed street trading might have a negative effect on the character and appearance of the area in particular near heritage sites, conservation areas and listed buildings;
- The number of other temporary licences that have been issued for areas in or near the proposed trading area;
- Other events taking place within the City of London
- The nature of goods proposed to be sold;
- Any relevant factors relating to the applicant;
- Waste disposal arrangements;
- Any adverse impact on private rights – especially impacts on access to property/security of premises.

4.5. It is important that the public are able to pass along footpaths without the risk of coming into contact with vehicular and other traffic. In particular those using wheelchairs, mobility vehicles, pushchairs and buggies should be able to pass on pavements. As a guide, there should be a minimum width of unobstructed footway of two metres between the edge of a trading area and the edge of the footway. Where pedestrian flow rates are greater than 1200 persons per hour this distance may be increased, and such distances will need to take account of street furniture such as bollards, benches, cycle racks and bus stops etc. Permission will not be granted where the street trading might interfere with a fire escape. Further details of safe distances and how they should be measured are set out in Appendix 2.

4.6. Other potential hazards which will be considered include the impact on emergency services accessibility and whether the street trading would result in poor sight lines affecting vehicular or pedestrian traffic. In particular, street

trading will not normally be permitted within five metres of a pedestrian crossing.

- 4.7. To protect the attractiveness of the City's streets, it is important that the granting of a temporary licence does not result in detriment to the street scene. Street trading activity should not cause environmental problems or detract from the amenities of adjacent retailers/occupiers. Regard will be had to any potential problems associated with crime and disorder or anti-social behaviour. Street trading activity should not represent, or be likely to represent, a substantial risk of nuisance to the public or business from noise, particularly in residential areas and close to sensitive premises/areas e.g. schools, banks, listed buildings, conservation areas etc.
- 4.8. Where an event is to take place over a large area, such as a processional route, applications are more likely to be granted where they are along the route designated for that event or close to the event area. In these circumstances the number of temporary street trading licences granted in the same street or area, (where part of a single application), will be of less significance than in other cases. However, consideration will be given to the sufficiency of existing trading outlets to serve the needs of the event.
- 4.9. Temporary Licences will usually be connected with a particular event. It is expected that the duration of the licence will be the same as the duration of that event, up to the statutory maximum of twenty-one days.
- 4.10. In order to restrict the possibility of noise nuisance, the playing of amplified or non-amplified music is unlikely to be permitted unless it is an integral part of the event. Each application will be considered individually taking into account the likelihood of disturbance to residents, businesses and other sensitive premises. Further information can be obtained from the Corporation's Environmental Health Pollution Team or can be found on the Corporation's website *[web link]*. Under certain circumstances the playing of music may require a Temporary Event Notice. This would be in addition to the Street Trading Licence. For more information on Temporary Event Notices please go to *(insert web link)*.
- 4.11. The use of generators may be permitted subject to the consideration of noise and emissions. Applications must include a detailed location plan indicating full details of generators and associated noise control. Further information can

be obtained from the Corporation's Environmental Health pollution Team or can be found on the Corporation's website [*web link*].

- 4.12. Artificial lighting will only be permitted if it does not cause a public nuisance.

5. Terms and conditions of licences

Middlesex Street Licences

- 5.1. The conditions (or "prescriptions") which are applied to Middlesex Street licences are set out in section 9 of the 1987 Act. These include the position or place in Middlesex Street where the licensee may trade, the articles which may be traded and the nature of any receptacle or equipment which may be used. A standard set of conditions for a Middlesex Street licence is set out at Appendix 3.
- 5.2. A street trading licence is granted to an individual and may not be transferred, sold or sublet to another individual.
- 5.3. A completed indemnity certificate is required before a licence is issued giving evidence of public liability insurance to the minimum value of £2,000,000 per incident.
- 5.4. Failure to comply with any conditions of a Middlesex Street licence may lead to its revocation in addition to any enforcement action.

Temporary Licences

- 5.5. Temporary licences will specify, in addition to the area and time of street trading, the terms and conditions in accordance with which any street trading must take place (section 11A of the 1987 Act). Conditions will include the licence holder's responsibilities to maintain public safety, prevent nuisance and generally preserve the amenity of the locality. The standard conditions for temporary licences, which may be subject to alteration in the circumstances of each case, are set out in Appendix 4.
- 5.6. Permission will not normally be granted for temporary street trading to begin earlier than 09:00 Monday to Friday and 10:00 Saturday or Sunday. The

terminal hour will not normally be later than 21:00 Monday to Friday and 20:00 Saturday or Sunday. In considering the trading times, the Corporation will take into account the need to service the pitch e.g. to stock and re-stock, and the time needed to set up and take down any stall or other receptacle against the likelihood of disturbance to nearby residents and businesses.

- 5.7. A street trading licence is granted to an individual and may not be transferred, sold or sublet to another individual.
- 5.8. Where applicable, waste transfer arrangements must be provided on request to a City of London authorised officer. Any arrangement must comply with the City Corporation's Time banding Regulations. Further details can be obtained by clicking *[insert web link]*.
- 5.9. The licence holder must ensure that there is no litter around his place of trading and in a 3 square metre immediate vicinity of the trading area (regardless of whether the litter emanated from his business). The licence holder will ensure any staining of the footpath is removed before the end of trading on each day to the required standards of the City Corporation. Failure to achieve this will result in the City Corporation arranging removal of any staining and recharging the licence holder. The expected rates for additional cleansing can be seen as part of Appendix 9.
- 5.10. A completed indemnity certificate is required before a licence is issued giving evidence of public liability insurance to the minimum value of £2,000,000 per incident. Where the trading area and/or receptacle is large e.g. a marquee, a trading area containing more than two receptacles, the minimum value of public liability insurance may have to be increased. If in doubt as to the amount of insurance required please consult the licensing team.

6 Enforcement of street trading laws

- 6.1 It is an offence under section 16 of the 1987 Act for any person to engage in street trading in the City of London unless they are a licensed street trader who is:
 - trading in accordance with a Middlesex Street licence, or
 - trading in accordance with a temporary licence granted under section 11A of the 1987 Act.

- 6.2 Any person convicted of an offence under section 16 is liable to a fine up to Level 3 on the Standard Scale (£1000).
- 6.3 A police officer or authorised officer of the City Corporation may, where they have reasonable grounds for believing that a person has committed an offence of unlawful street trading, seize any article or thing being offered for sale (whether or not the items are displayed), or any receptacle or equipment being used.
- 6.4 The procedure to be followed for seizure, including information about how goods may be returned, is explained in Appendix 5. Special provision is made for perishable goods and motor vehicles.
- 6.5 The City of London Port Health and Public Protection Department's Enforcement Policy will always be taken into consideration before any enforcement action is taken. The City of London Corporation's general approach is to assist traders in meeting their legal obligations and to work with them in putting things right. Further information on the Enforcement Policy can be found at *[insert web link]*.

7. Making an application for a street trading licence

General

- 7.1 It is recommended that potential applicants contact a licensing officer prior to submitting an application.
- 7.2 In order to obtain a street trading licence, or renew an existing Middlesex Street licence, an application must be made in writing to the City of London Licensing Service.
- 7.3 An application for a Middlesex Street licence must be in the form set out in Appendix 6 (new) or 7 (renewal). An application for a temporary licence must be in the form set out in Appendix 8. There is no renewal process for a temporary licence.
- 7.4 An application form must be accompanied by two recent photographs of the applicant and the appropriate fee.

- 7.5 On receipt of an application form, licensing officers will check to ensure it is completed correctly and complies with all statutory requirements.
- 7.6 Street trading will not normally require planning permission. However the selling of articles on the highway may require planning permission or affect the current planning use of the premises where that premises is connected with the licensed street trader. In these circumstances planning permission must be obtained in the normal way. Similarly, where temporary street trading will involve the closure of a road, a closure order under the Road Traffic Regulation Act 1984 will need to be applied for. *[link to relevant parts of CoL website]*
- 7.7 Where an LPG fuelled appliance is to be used, a copy of an up-to-date competent person's form certifying that the appliance has been properly checked and is sound must accompany the application form.

Middlesex Street Licences

- 7.8 Under section 8(2) of the 1987 Act, an application for renewal of a Middlesex Street trading licence should be made no earlier than three months, and no later than two months, before the date on which that licence, unless revoked or surrendered, will cease to be valid.
- 7.9 Late applications will be considered and processed so far as reasonably practicable. However, applicants should be aware that if the application is submitted late it may not be processed before the existing licence ceases to be valid. This may result in a period of time during which the applicant cannot carry on any street trading.
- 7.10 Where a renewal application has been made, and there have been no justified complaints or enforcement issues, and all fees have been paid on time, the licence will normally be renewed.
- 7.11 If an application for a Middlesex Street Licence is refused on the grounds that there is no available space, the applicant will be given the option of having his details added to a waiting list. When a suitable space becomes available, the person next in line on the waiting list will be contacted and invited to re-submit an application form for the now vacant position.

Temporary Licences

- 7.12 Full details of the trader, the goods proposed to be traded and the area of trading must be included on the application form. The application form must be accompanied with a plan showing the proposed Trading area outlined in red.
- 7.13 Where a number of stall holders come together as part of a single market, event, commemoration, or similar, a single application may be made. Such an application must list the names and addresses of all proposed traders.
- 7.14 Applications should be made no earlier than six months before the date on which a licence is required, and no later than twenty-eight days before the start of the proposed licence. As with Middlesex Street applications, if the application is submitted late it may not be processed in time for the proposed first trading day.
- 7.15 Before the grant of a temporary licence a site visit will be carried out by Licensing Officers and/or other officers of the City Corporation.
- 7.16 The design and appearance of any receptacle which is to be used will need to be agreed with the Licensing team and/or planning officers. If a large structure, the receptacle may need to be inspected by the City Corporation's District Surveyors.

8 Appeal Procedure

- 8.1 Any person aggrieved by the refusal of the City Corporation to grant or, in the case of a Middlesex Street licence, renew, a street trading licence, or by the revocation or variation of a street trading licence, or by any prescription of a Middlesex Street licence, may appeal to the magistrates' court.
- 8.2 Any appeal must be made within fourteen days from the date on which the refusal, revocation, variation or prescription which is the subject of the appeal is notified to such person.

- 8.3 Further details of the appeal procedure can be found in the Licensing section of the City of London website (*web link to be inserted*) or by contacting the licensing team.

9 Fees and charges

Middlesex Street Licences

- 9.1 The fee for an application for the grant or renewal of a Middlesex Street licence is set by section 10 of the 1987 Act at £5. The fee should be submitted with the application. In the case of a Middlesex Street application, the fee will be returned to the applicant if the application is refused.
- 9.2 In addition to the application fee a further fee will be charged (a 'licence' fee) to recover the City Corporation's costs in issuing and maintaining the licence. This fee is currently set at £780 per annum. Where a licence is granted part way through the year the 'licence' fee will be reduced on a pro-rata basis. For example, if a licence was granted at the beginning of April only 75% of the fee will be payable. The fee for a Middlesex Street licence can be paid on a quarterly basis at no additional cost to the licence holder.
- 9.3 A list of current fees and charges is set out in Appendix 9.

Temporary Licences

- 9.4 The fee for an application for a temporary licence is determined by the City Corporation and is currently set at £300 plus an additional 'trading' fee dependant on the length of time the licence is granted and is currently set at between £73 and £370.
- 9.5 Where the application is for multiple traders and/or trading areas, the fee will be determined individually in each case.
- 9.6 In addition to the application fee, charges may be payable including for the removal of refuse or other services provided to licensees.
- 9.7 An application for a temporary licence must be accompanied by the relevant total fee. The fee is for the duration of the temporary licence.

9.8 A list of current fees and charges is set out in Appendix 9.

10 Contacts

Write to: Licensing Service
 Walbrook Wharf
 Upper Thames Street
 EC4R 3TD

Email: licensing@cityoflondon.gov.uk

Telephone: 020 7332 3406

You can also find more information and links to other sources of information on the City of London's website. Please click on the link below:

[Street Trading further information](#) *(link to be inserted)*

BYELAWS AS TO STREET TRADING

BYELAWS made by the Mayor and Commonalty and Citizens of the City of London acting by the Common Council with respect to Street Trading in the said City pursuant to Section 21 of the City of London (Various Powers) Act, 1965.

1. In these Bylaws:-

“the Act” means the City of London (Various Powers) Act, 1965;

“the Act of 1911” means the City of London (Various Powers) Act, 1911;

“the Corporation” means the Mayor and Commonalty and Citizens of the City of London acting by the Common Council;

“licensed street trader” means a person licensed to engage in street trading by a licence granted under Part III of the Act;

“registered street trader” means a person registered as a street trader under Section 24 of the Act of 1911;

“receptacle” includes a vehicle or stall and any basket, bag, box, vessel, stand, easel, board, tray or other structure or thing which is used (whether or not constructed or adapted for such use) as a container for, or for the display of, any article or thing;

“article or thing” includes any living thing;

“street traders’ certificate” means a certificate issued to a registered street trader under Section 24 of the Act of 1911;

“street trading” means the selling or exposing or offering for sale of any article or thing in a street;

“street trading licence” means a licence to engage in street trading granted under Part III of the Act.

2. A licensed street trader shall not use a receptacle under the authority of a street trading licence unless it is so constructed as to be easily and immediately removable without the necessity of undressing the receptacle, and no accessories shall be attached thereto which would be likely to cause damage to the street.

3. A licensed street trader shall not, except for the purposes of supplying artificial light, cause or permit a receptacle used by him to be connected physically in any manner with any other receptacle, or any premises or property.

Provided that any connection for the purpose of supplying artificial light shall be readily detachable.

4. A licensed street trader shall not use a receptacle for street trading exceeding 7 feet in length, 4 feet 3 inches in width and 10 feet in height measured from the ground level.
5. *[no longer applicable]*
6. A licensed street trader shall not place a receptacle in such a manner as to project over the footway and where practicable shall place the receptacle along the curb-line. A receptacle may have an awning or roof projecting not more than 2 feet to the front and 2 feet to the rear of the receptacle (the front of the receptacle for this purpose is the side facing the footway).

Provided that any such awning or roof, including its supports, if any, shall insofar as they so project be in every part not less than 7 feet above the highway, and no articles or things shall be suspended from such awning or roof so as to reduce the headroom to less than 7 feet.

7. *[no longer applicable]*
8. A licensed street trader or a registered street trader shall not cause or permit any article or thing to project beyond or be placed alongside or around any receptacle used by him or be placed above the height of 10 feet measured from ground level.

Provided that the space immediately beneath the receptacle may be used for the deposit of articles or things, provided always that the street gullies are not obstructed thereby.

9. *[no longer applicable]*
10. *[no longer applicable]*
11. A licensed street trader or his assistant, shall when required by an officer of the City of London Police immediately remove his receptacle, articles or things temporarily, for so long a period as may be necessary from the space in front of any premises where their presence unduly obstructs or hinders the approach to or departure from such premises of persons or vehicles.

12. A licensed street trader or his assistant, or registered street trader, shall immediately remove his receptacle, articles or things temporarily for so long as may be necessary if required to do so by an officer of the City of London Police in the event of an emergency or in the exercise by the Corporation of any of their powers and duties.
13. A licensed street trader whilst engaged in street trading shall produce his street trading licence, [...], for inspection when requested to do so by an officer of the City of London Police or by an Inspector appointed by the Common Council of the City of London under the Shops Act, 1950.
14. *[no longer applicable]*
15. A licensed street trader shall cause all refuse, scraps, waste material, litter or rubbish arising from his street trading to be placed in suitable covered containers which shall be supplied by him and shall be kept exclusively for that purpose and he shall cause all such containers to be kept in a reasonably clean state, regard being had to the purposes for which they are provided, and shall cause such containers to be emptied as often as they are full into Refuse Containers provided by the Corporation.
16. A licensed street trader and any assistant shall demonstrate, offer for sale or sell goods only whilst standing at ground level or whilst sitting on a chair, box or other object placed at ground level, the height of such chair, box or other object not being in excess of 20 inches.
17. A licensed street trader shall not use or cause or permit to be used on any receptacle used by him for street trading, any system of lighting which includes any of the following types of equipment:-
 - (a) equipment not readily detachable.
 - (b) electricity leads exceeding five yards in length.
 - (c) candles or other naked lights unless the same are surrounded by a non- flammable and windproof shield.
18. The amount of the charges which the Corporation are authorised to make under Section 19 of the Act for the removal of refuse or other services rendered by them to licensed street traders, in respect of expenses incurred by them in the administration of Part III of the Act, and in the cleansing of that part of Middlesex Street in the City of London in which street trading takes place, shall not exceed *[£15 per week]*.

19. Any person who shall offend against any of the foregoing byelaws shall be liable on summary conviction to a penalty not exceeding [*£500*] and in the case of a continuing offence, to a further penalty not exceeding [???] for each day during which the offence continues after conviction therefor.

Examined.

(Signed) DESMOND HEAP,
Comptroller and City Solicitor

The Common Seal of the Mayor and Commonalty and Citizens of the City of London was affixed to these Byelaws at a duly constituted meeting of the Court of Common Council held on the 29th day of June, 1967 and in my presence.

(Signed) E. H. NICHOLS.
Town Clerk

The Secretary of State this day confirmed the foregoing Byelaws and fixed the date on which they are to come into operation as the first day of November, 1967.

(L.S.) (Signed) H. B. WILSON.
An Assistant Under
Secretary of State

Whitehall
4th October 1967

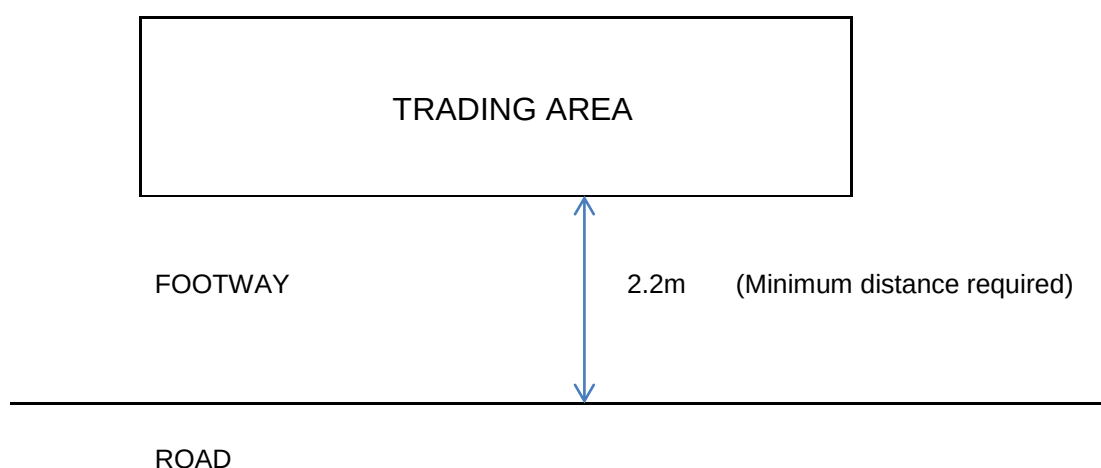
NOTE.

Section 13(2) of the City of London (Various Powers) Act, 1965, is in the following terms.

“(2) A person who is a licensed street trader may, subject to the provisions of this Part of this Act, engage in street trading in that part of Middlesex Street in the City which lies between the junctions of that street with Widegate Street and Sandys Row at any time between the hours of 9 a.m. and 2 p.m. on Sundays other than Christmas Day when that day falls on a Sunday.”

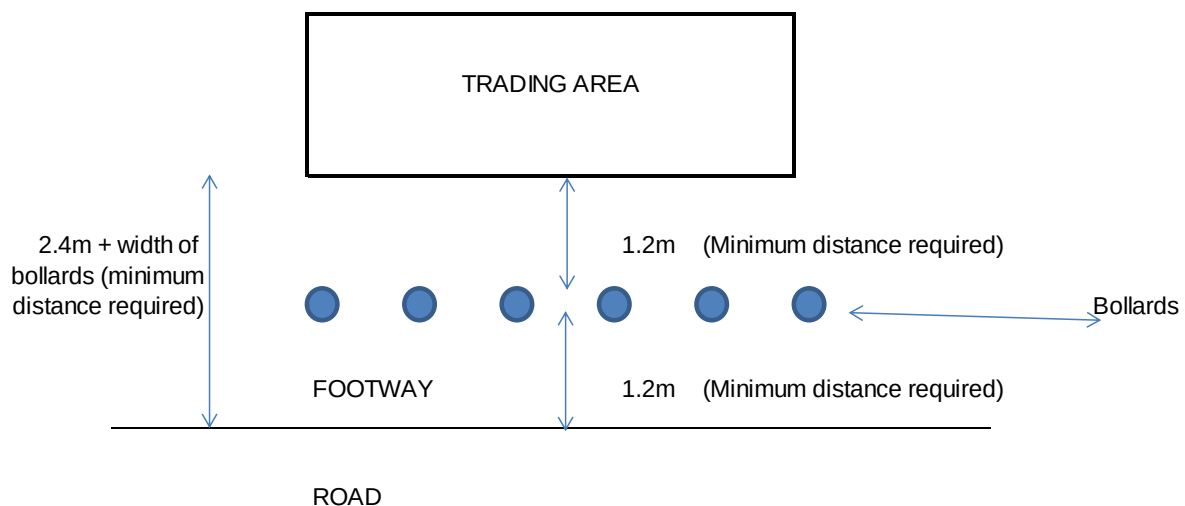
Measurement of Available Footpath

- a) There must be a minimum width of unobstructed footway of 2.0 metres between the edge of the trading area and 200mm from the edge of the footway. The 200mm distance is to allow for the fact that pedestrians cannot be expected to walk on the edge of the footpath.



- b) Please note that the measurement is taken from the edge of the trading area and not the receptacle that may be used for trading. This is to allow for people browsing or queuing at the trader and not interfering with passing pedestrians.
- c) Where pedestrian flow rates are greater than 1200 persons per hour, particularly near a tourist attraction, this distance may be increased taking into consideration the likelihood of pedestrians stopping to observe shop fronts/the attraction etc. There is no exact formula for determining the minimum width of footpath and each case will be determined on its merits. The overriding factor will be the comfort of pedestrians and their ability to pass along the footpath safely.

- d) Where the footpath contains other street furniture such as lamp posts, bollards, parking meters, telephone booths, benches etc., the minimum unobstructed width will be measured between the edge of the trading area and 200mm from the item(s) in question plus the additional distance between the item(s) and 200mm from the edge of the footpath if each distance is not less than 1.2 metres.



- e) The positioning of the trading area should never discourage pedestrians from using the footway. The available pedestrian route must be straight, obvious and unobstructed and not pass through the trading area. An exception may be made where a street market occupies the whole of the Trading Area and the pedestrian route passes through the centre of that market.

Standard Conditions for Middlesex Street Licences

1. The holder of any street trading licence, and any receptacle used for the purpose of street trading, must comply with all relevant road traffic and highways legislation.
2. The holder of any street trading licence, and any receptacle used for the purpose of street trading, must comply with all relevant food hygiene legislation.
3. The licensed street trader shall only trade from a receptacle approved by the Corporation in writing.
4. The licensed street trader shall maintain the receptacle in a clean condition and its structure, where appropriate, shall be kept in good order, repair and condition to the satisfaction of a licensing officer.
5. The licensed street trader shall conduct his business in such manner to ensure that he does not:
 - Cause a nuisance to the occupiers of adjoining property
 - Cause an obstruction to the vehicles or pedestrians using the highway
 - Cause a danger to occupiers of adjoining property or to users of the highway
6. A copy of the licence, suitably protected against the weather, shall be displayed in a prominent position on the stall or vehicle at all times when trading is taking place
7. No process or operation shall be carried out which would give rise to a nuisance by reasons of noise, vibration, smoke or smell.
8. No poster, advertisement, signage or decoration of an unsuitable material or nature shall be displayed, sold or distributed on or about the vehicle or premises. For the purpose of this condition, material is unsuitable if, in the

opinion of an authorised officer of the City Corporation, it is indecent, scandalous, offensive or likely to be harmful to any person likely to apprehend it. Material may also be considered to be unsuitable if it is of such a nature as to distract motorists driving on the highway.

9. Failure to comply with any condition attached to the street trading licence may result in the revocation of that licence

Standard Conditions for Temporary Street Licences

1. The holder of any street trading licence, and any receptacle used for the purpose of street trading, must comply with all relevant road traffic and highways legislation.
2. The holder of any street trading licence, and any receptacle used for the purpose of street trading, must comply with all relevant food hygiene legislation.
3. The licensed street trader shall only trade from a receptacle approved in writing by the Corporation.
4. Trading shall only take place in the area specified on the licence.
5. The licensed street trader may only offer for sale the commodities specified on the licence.
6. The licensed street trader shall maintain the receptacle in a clean condition and its structure, where appropriate, shall be kept in good order, repair and condition to the satisfaction of a City Corporation licensing officer.
7. The licensed street trader shall conduct his business in such manner to ensure that he does not:
 - Cause a nuisance to the occupiers of nearby property
 - Cause an obstruction to the vehicles or pedestrians using the highway
 - Cause a danger to occupiers of nearby property or to users of the highway
8. Refuse storage must be provided adjacent to the trading area. The storage must be of substantial construction and waterproof. The trade waste must be removed at the end of each working day or, if the amount of refuse warrants it, when the container is full, whichever is the sooner.

9. A copy of the licence, suitably protected against the weather, shall be displayed in a prominent position on the stall or vehicle at all times when trading is taking place.
10. No process or operation shall be carried out which would give rise to a nuisance by reasons of noise, vibration, smoke or smell.
11. Nothing in any licence has the effect of granting to the holder any other licence or permissions needed under any other enactment or requirement and the licence holder is specifically advised to obtain such other approvals as may be required.
12. No poster, advertisement, signage or decoration of an unsuitable material or nature shall be displayed, sold or distributed on or about the vehicle or premises. For the purpose of this condition, material is unsuitable if, in the opinion of an authorised officer of the City Corporation, it is indecent, scandalous, campaigning, offensive or likely to be harmful to any person likely to apprehend it. Material may also be considered to be unsuitable if it is of such a nature as to distract motorists driving on the highway.
13. Failure to comply with any condition attached to the street trading licence may result in the immediate revocation of that licence.

Procedure Relating to Seized Items

Goods other than vehicles or perishable goods

- Goods (includes any articles or things) may only be seized if they are to be used as evidence in proceedings for illegal street trading or may be the subject to forfeiture in such proceedings.
- If legal proceedings **have not** been instituted within 28 days of seizure, the goods will be returned to the person from whom the goods were seized before the end of the 28 day period.
- Where legal proceedings **have** been instituted within 28 days of seizure, the goods will be returned to the person from whom they were seized following the conclusion of proceedings.
- If proceedings have been instituted within the 28 day period but discontinued, the goods will be returned to the person from whom they were seized once proceedings have been discontinued.
- Goods will not be returned if the person from whom they were seized, or the owner if different, cannot be identified or refuses to accept them. In these circumstances we will apply to the Courts for a disposal order.
- Goods will not be returned if a forfeiture order is made under section 16C of the 1987 Act.
- Where costs are awarded to the City Corporation following the conclusion of proceedings, and they have not been paid within 28 days of the order for costs being made, goods will not be returned until the costs are paid. In these circumstances, the City Corporation may dispose of the goods and secure the best possible price for them. Where the sum obtained from the disposal of the goods exceeds the costs awarded by the court, the excess shall be returned to the person to whom the goods belong.

Motor Vehicles:

- Vehicles may only be seized if they are to be used as evidence in proceedings for illegal street trading or may be the subject of forfeiture in such proceedings.
- We will make a request to the Secretary of State within 14 days of seizure in order to ascertain the identity of the person from whom the vehicle was seized.

- Where the results of the above request **have been** received by the City Corporation within 14 days of seizure and legal proceedings **have not been** instituted within 28 days of seizure (the 'proceedings period'), the vehicle will be returned to the person from whom it was seized before the end of the 28 day period.
- Where the results of the above request **have not been** received by the City Corporation within 14 days of seizure the 'proceedings period' will be extended to 14 days following receipt of the requested results. In these circumstances, if legal proceedings have not been instituted within the 'proceedings period' the vehicle will be returned to its owner before the expiry of that period.
- Where legal proceedings **have** been instituted within 28 days of seizure, the goods will be returned to the person from whom they were seized, or the vehicle's owner, following the conclusion of proceedings.
- If proceedings have been instituted within the 28 day period but discontinued, the vehicle will be returned to the person from whom they were seized once proceedings have been discontinued.
- A vehicle will not be returned if the person from whom it was seized, or the owner if different, cannot be identified or refuses to accept it. In these circumstances we will apply to the Courts for a disposal order.
- A vehicle will not be returned if a forfeiture order is made under section 16C of the 1987 Act.
- If the vehicle is used for ice cream trading, the owner or registered keeper of the vehicle will be permitted to collect it within three days of notifying us of their intention in writing irrespective of whether legal proceedings are being instituted.
- However, the owner or registered keeper of an ice cream vehicle will not be permitted to collect it if they have been convicted of an offence under s.87 of the 1987 Act (illegal street trading) within three years of the seizure taking place.

Perishable Goods

- Perishable Goods (includes articles or things) may only be seized if they are to be used as evidence in proceedings for illegal street trading or may be the subject of forfeiture in such proceedings.
- Where perishable goods are seized we will give to the person from whom they are seized a notice detailing how the goods may be collected from the Corporation.

- If perishable goods are not collected within 48 hours of seizure the City Corporation may dispose of them. In disposing of perishable goods the City Corporation will secure the best possible price for them. Whilst waiting for perishable goods to be collected the City Corporation will store them at an appropriate temperature.
- If legal proceedings **have not** been instituted within 28 days of seizure, the goods will be returned to the person from whom the goods were seized before the end of the 28 day period (unless disposed of as above)
- Where legal proceedings **have** been instituted within 28 days of seizure, the goods will be returned to the person from whom they were seized following the conclusion of proceedings (unless disposed of as above).
- If proceedings have been instituted within the 28 day period but discontinued, the goods will be returned to the person from whom they were seized once proceedings have been discontinued (unless disposed of as above).
- Goods will not be returned if the person from whom they were seized, or the owner if different, cannot be identified or refuses to accept them. In these circumstances we will apply to the Courts for a disposal order.
- Goods will not be returned if a forfeiture order is made under section 16C of the 1987 Act.
- Where costs are awarded to the City Corporation following the conclusion of proceedings, and they have not been paid within 28 days of the order for costs being made, goods will not be returned until the costs are paid. In these circumstances, the City Corporation may dispose of the goods and secure the best possible price for them. Where the sum obtained from the disposal of the goods exceeds the costs awarded by the court, the excess shall be returned to the person to whom the goods belong
- Where proceedings are not instituted within 28 days of their seizure, and the goods have been disposed of by the City Corporation following non-collection within 48 hours of seizure, compensation may be recovered from the City Corporation by any person who had a legal interest in the goods at the time of their seizure.



CITY OF LONDON (VARIOUS POWERS) ACT, 1987 (PART III)
APPLICATION FOR A MIDDLESEX STREET TRADING LICENCE

I hereby apply to the City of London Corporation, under Part III of the City of London (Various Powers) Act 1987 for a licence to engage in street trading in Middlesex Street: to be valid until 31 December and supply the following information: -

Please answer all questions in BLOCK CAPITALS

1) FULL NAME AND ADDRESS OF APPLICANT

Name: _____

Address: _____

_____ Postcode: _____

Tel No: (Home) _____ (Work): _____

2)	Date of birth: -----	
3)	Nature of articles and things to be sold or exposed or offered for sale. (These must be precisely defined).	
4)	Type of receptacle or equipment (i.e. stall, trailer, stand, etc.) to be used in connection with street trading. (Not exceeding 7ft x 4ft 3" / 2.13m x 1.30m per pitch)-	
5)	Location for storage when not trading;	
i)	of articles or things for sale:-	i)
ii)	of receptacle or equipment used in connection with street trading:-	ii)
6)	Do you hold a City of London Corporation Street Trading Licence at present? If so, state	
i)	Licence number	i)
ii)	Pitch number	ii)

7)	Do you hold any other Street Trading Licence or Licences at present? If so, give full details	
8)	Have you ever been refused a Street Trading licence or consent in this or any other area? If yes, give details.	
9)	Do you, or are you involved in any way with any Company or partnership that, own, operate or assist at any retail or wholesale premises at or near Middlesex Street? If yes, give full details.	
10)	Do you understand that you will only be permitted to trade at the pitch prescribed by a Street Trading Licence which may be granted to you and only between the hours of 9am and 2pm on Sundays, and not when that day is also Christmas Day?	
11)	Do you understand that you must also comply with any other legislation which may affect your business, and with Bylaws for the time being in force, which govern street trading within the City?	
12)	I confirm that the £5.00 renewal/application fee has been paid.	

In the event of a street trading licence being granted to me I agree to conform to the conditions in the licence, and to pay such charges as the City of London Corporation may direct for the removal of refuse or other services, for the cost of administration and the cleansing of that part of Middlesex street where the market is held.

Any person who by wilful misrepresentation obtains a Street Trading Licence or the renewal of any such Licence shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Any alterations desired by current traders from the terms and conditions of an existing City of London Corporation Street Trading Licence should be made in writing and enclosed with this application form.

NEW APPLICATIONS will require a £5.00 application fee to accompany this form.

N.B. *(The renewal application fee of £5.00 required from existing traders will be included in the next quarterly invoice and should be paid in the normal way).*

ALL APPLICATIONS will require two passport sized photographs (taken within the preceding twelve months and signed by the applicant on the reverse side), to accompany this form.

I declare that I have checked the information on this application form and to the best of my knowledge and belief it is correct. I further declare that the licence is for my use only.

Signed Date:
(Signature of Applicant)

Completed forms and their enclosures should be returned to:-

City of London Corporation
Department of Markets & Consumer Protection
Port Health & Public Protection - Licensing Office
P O Box 270
Guildhall
London, EC2P 2EJ.

Telephone: 020 7332 3406



CITY OF LONDON (VARIOUS POWERS) ACT, 1987 (PART III)
APPLICATION FOR A MIDDLESEX STREET TRADING LICENCE (RENEWAL)

I hereby apply to the City of London Corporation, under Part III of the City of London (Various Powers) Act 1987 for a licence to engage in street trading in Middlesex Street: to be valid until 31 December and supply the following information: -

Please answer all questions in BLOCK CAPITALS

1) FULL NAME AND ADDRESS OF APPLICANT

Name: _____

Address: _____

_____ Postcode: _____

Tel No: (Home) _____ (Work): _____

2)	Date of birth: -----	
3)	Nature of articles and things to be sold or exposed or offered for sale. (These must be precisely defined).	
4)	Type of receptacle or equipment (i.e. stall, trailer, stand, etc.) to be used in connection with street trading. (Not exceeding 7ft x 4ft 3" / 2.13m x 1.30m per pitch)-	
5)	Location for storage when not trading; i) of articles or things for sale:- ii) of receptacle or equipment used in connection with street trading:-	i) ii)
6)	Do you hold a City of London Corporation Street Trading Licence at present? If so, state i) Licence number ii) Pitch number	i) ii)

7)	Do you hold any other Street Trading Licence or Licences at present? If so, give full details	
8)	Have you ever been refused a Street Trading licence or consent in this or any other area? If yes, give details.	
12)	Do you, or are you involved in any way with any Company or partnership that, own, operate or assist at any retail or wholesale premises at or near Middlesex Street? If yes, give full details.	
13)	Do you understand that you will only be permitted to trade at the pitch prescribed by a Street Trading Licence which may be granted to you and only between the hours of 9am and 2pm on Sundays, and not when that day is also Christmas Day?	
14)	Do you understand that you must also comply with any other legislation which may affect your business, and with Bylaws for the time being in force, which govern street trading within the City?	
12)	I confirm that the £5.00 renewal/application fee has been paid.	

In the event of a street trading licence being granted to me I agree to conform to the conditions in the licence, and to pay such charges as the City of London Corporation may direct for the removal of refuse or other services, for the cost of administration and the cleansing of that part of Middlesex street where the market is held.

Any person who by wilful misrepresentation obtains a Street Trading Licence or the renewal of any such Licence shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Any alterations desired by current traders from the terms and conditions of an existing City of London Corporation Street Trading Licence should be made in writing and enclosed with this application form.

NEW APPLICATIONS will require a £5.00 application fee to accompany this form.

N.B. *(The renewal application fee of £5.00 required from existing traders will be included in the next quarterly invoice and should be paid in the normal way).*

ALL APPLICATIONS will require two passport sized photographs (taken within the preceding twelve months and signed by the applicant on the reverse side), to accompany this form.

I declare that I have checked the information on this application form and to the best of my knowledge and belief it is correct. I further declare that the licence is for my use only.

Signed Date:
(Signature of Applicant)

Completed forms and their enclosures should be returned to:-

**City of London Corporation
Department of Markets & Consumer Protection
Port Health & Public Protection - Licensing Office
P O Box 270
Guildhall
London, EC2P 2EJ.**

Telephone: 020 7332 3406



CITY OF LONDON (VARIOUS POWERS) ACT 1987 (PART III)

APPLICATION FOR A TEMPORARY STREET TRADING LICENCE

I hereby apply to the City of London Corporation, under Part III of the City of London (Various Powers) Act 1987 for a licence to engage in temporary street trading in the City of London.

Please answer all questions in BLOCK CAPITALS		
1.	Full Name and Address of Applicant Name: Address: Post Code:	Tel: No. Home Mobile: Work: Email:
2.	Date of Birth	
3.	Type of Street trading activity proposed and nature of articles and things to be sold or exposed or offered for sale.	
4.	Type of receptacle or equipment (i.e. stall, trailer, stand etc.) to be used in connection with street trading (photograph if possible).	
5.	Area in which it is proposed that street trading will take place (a location plan must accompany this application) See Note 1 below.	
6.	Period (not exceeding twenty one days) for which it is desired that the licence should have effect.	
7.	Particulars of days and times during which trading will take place.	

8.	Is there any proposal to permit by agreement, individuals other than the applicants, to trade under the provisions of any licence granted? See Note 2 below	
9.	Have you ever been refused a Street Trading licence or consent in this or any other area? If yes, please give details	
10.	Do you intend to use generators, other noise making equipment, artificial lighting or intend to play music. If yes, please give details	
11.	Do you understand that you must also comply with any other legislation which may affect your business, and with bylaws for the time being in force, which govern street trading within the City?	

In the event of a Temporary Street Trading Licence being granted to me I agree to conform to the conditions in the licence.

Any person who by wilful misrepresentation obtains a Temporary Street Trading Licence shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

ALL APPLICATIONS must be accompanied by i) two passport sized portrait photographs (taken within the preceding twelve months and signed by the applicant on the reverse side), and, ii) an application fee of £xx.

I declare that I have checked the information on this application form and to the best of my knowledge and belief it is correct.

Signed: Date:

.....
(signature of applicant)

Notes

1. The application must be accompanied by three copies of a site plan, to a scale of 1.50 or larger, which show the precise position of the proposed pitch or pitches to be used for street trading.
2. Where an agreement is proposed between the applicant and any person(s) that provides for such person(s) to become a temporary licence holder by virtue of the temporary licence to which this application relates, you must provide full details of the agreement on the continuation form provided.

Completed forms and their enclosures should be returned to:-
City of London Corporation
Licensing Office
P O Box 207
Guildhall, EC2P 2EJ

CITY OF LONDON (VARIOUS POWERS) ACT 1987 (PART III)

CONTINUATION FORM

**DETAILS OF AGREEMENT WITH PROPOSED
TEMPORARY LICENCE HOLDER(s.11A(4)(f))**

Name of Applicant:

Proposed Trading Dates:

Name(s) of proposed temporary licence holder(s) if different:

Details of Agreement:

FEES

Middlesex Street Licence

Application Fee (statutory)	£5 (refundable if application not granted)
Annual Fee	£780 (payable by quarterly invoice)
TOTAL FEE	£785

(n.b. For persons renewing their licence the £5 application fee will be included in the first quarters invoice.)

Temporary Street Licence

Application Fee	£300 (non refundable)

In addition to the application fee a trading fee will be charged depending on the length of the licence (this fee is refundable if for whatever reason the licence is not granted):

Trading Fee	1 days	£73
	2 - 3 days	£106
	4 - 7 days	£172
	8 – 14 days	£271
	15 – 21 days	£370

TOTAL FEE (temporary licence for a single trader)*:

1 day	£373
2 – 3 days	£406
4 – 7 days	£472
8 – 14 days	£571
15 – 21 days	£670

*Where the application is for two or more traders, or for two or more trading locations, the temporary licence fee will be decided individually in each case. The fee will take into account the number of traders, the size and number of trading areas and the duration of the licence. The fee will cover the costs of administering the licence and ensuring applicable conditions are met..

The following is a **guide only** as to the fee for temporary licence applications for multiple traders/trading areas:

2 – 3 traders	Increase single trader fee by approximately 75%
4 – 5 traders	Increase single trader fee by approximately 100%
6+ traders	Increase single trader fee by approximately 150%

Please contact licensing team to obtain a precise fee.

N.B. In addition to the above fees, charges may be payable for the removal of refuse or cleaning the highway at the rate of £55 per hour.

STREET TRADING FEES

Middlesex Street Licence

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Annual Fee	£780 (payable by quarterly invoice)
TOTAL FEE	£785

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2 – 3 traders	Increase single trader fee by approximately 75%
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6+ traders	Increase single trader fee by approximately 150%

Please contact licensing team to obtain a precise fee.

N.B. In addition to the above fees, charges may be payable for the removal of refuse or cleaning the highway at the rate of £55 per hour.

Committee(s):	Date(s):
Planning and Transportation Committee (For Decision)	17 July 2014
Licensing (For Information)	21 July 2014
Subject: Tables & Chairs Policy	Public
Report of: Director of Markets & Consumer Protection	For Decision
<u>Summary</u> The Highways Act 1980 permits an individual, or corporate body, to seek permission to place tables and chairs on the highway in order to facilitate their business. The Corporation's licensing team administer the process and enforce the provisions of the Highways Act relevant to the granting of a permission and the use of such tables and chairs. In order to assist the licensing team a number of guidelines are used relating primarily to the health and safety implications of obstructing the highway. These guidelines are now out of date and incorporated in an updated policy attached as an appendix to this report. Recommendations - Planning and Transportation It is recommended that your committee agree the proposed policy as attached as Appendix 1 to this report. Licensing Members are invited to note the contents of this report	

Main Report

Background

1. An individual or corporate body wishing to place tables and chairs on the public highway, including a City Walkway, must first seek the necessary licence (permission) under the Highways Act 1980. The Licensing Team in the Department of Port Health & Public Protection has responsibility for the operational administration of this function.
2. Planning permission is not normally required to place tables and chairs on the highway as long as none of the furniture is affixed or left in place outside hours of use, and the primary use of the area remains as highway. Tables and Chairs

applications arrive separately from any planning process and are also, usually, separate from the premises licence process although there is no reason, except the wishes of the businesses concerned, why these should not be applied for concurrently. (However, the determination procedures for each are distinct, and the outcome of one cannot predetermine the outcome of another).

3. The process of dealing with an application to place tables and chairs on the highway involves consulting with other City of London Corporation departments as well as external individuals and organisations. This is primarily in respect of highway matters such as provision of and access to services, traffic and pedestrian management and street scene issues as well as potential public safety and nuisance matters such as obstruction and noise.
4. A typical small, uncontentious tables and chairs application currently takes approximately three months to process. However, this timescale can be considerably extended if there is any unresolved concern with any consultee, whether internal or external to the City of London Corporation.
5. A Tables & Chairs licence cannot be granted where certain frontagers (a person who occupies or owns a property adjoining the part of the highway on which tables and chairs are to be put) withhold their consent. If the Licensing Team consider that consent has been withheld unreasonably, that is, where an objection is maintained (irrespective of all negotiated agreements and mitigating conditions that appear to address such concerns) the issue must be referred to arbitration.

Current Position

6. There are 105 premises in the City of London for which tables and chairs licences are granted or under consideration. This figure has remained consistent for the past four years. 62 of these premises are licensed premises for the purchase of the supply of alcohol under the Licensing Act 2003. The remaining 43 are associated with coffee shops/sandwich bars etc.
7. Policy and guidelines for the issue of tables and chairs licences were agreed by the then Planning and Communications Committee on 26 April 1983. They have not been formally reviewed or revised since then. Recent cases have shown that they need to be updated to keep abreast with changing circumstances in the City. Additional guidelines used to assist officers are similarly out of date and require updating.
8. A combined policy and procedure document has been produced for the purpose of:
 - explaining the legislation affecting the placing of tables and chairs on the highway;
 - setting out the Corporation's policy in respect of the placement of tables and chairs on the highway, including its enforcement; and
 - offering guidance as to the procedure that should be followed when submitting an application.

The document can be seen as Appendix I

9. Of particular note is paragraph 4.3 which looks at the criteria which will be considered prior to issuing a licence. The criteria are designed to ensure that before a licence is

issued environmental and public safety considerations will be taken into account, together with any other relevant City Corporation policies and strategies.

10. Also of note is paragraph 4.10 which makes access requirements a consideration when granting a licence
11. Before preparing the policy the views from a number of City Corporation services were sought including Planning, Highways, Cleansing, the Remembrancer's Office, the Comptroller's Office, and Environmental Health. Their comments were taken into consideration in the preparation of the policy.

Corporate and Strategic Implications

12. The proposed policy surrounding the placing of tables and chairs on the highway and extending trading facilities in the City of London meets one of the City Corporation's aims, as stated in the Corporate Plan 2013-2017, 'To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes'.
13. It also meets one of the five key policy priorities KPP2, in that it seeks to 'support and promote the international and domestic financial and business sector.

Legal Implications

14. In preparing policy and criteria it should be noted that the Highway Authority has a duty under s. 130 of the Highways Act 1980 to assert and protect the rights of the public to the use and enjoyment of the highway or City Walkway. This has to be balanced against the public benefits that could be derived by placing amenities on the public highway. Due regard must also be had to other relevant considerations including whether there is any interference with property or family life, and if so, whether it is proportionate to the public benefit (Human Rights Act 1998), and any Equalities Act considerations for example in terms of reduced access or safety.

Contact:

Peter Davenport, peter.davenport@cityoflondon.gov.uk, ext 3227

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City of London Corporation

POLICY and PROCEDURE

Licensing Tables and Chairs On the Highway



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1. Introduction

- 1.1. The placing of Tables and Chairs on the Highway is becoming a more frequent sight as more and more people discover the pleasure of alfresco dining and the City's tourism and retail business increases. Tables and Chairs on the Highway can contribute to the life and character of an area. However, if not carefully controlled pedestrians and wheelchair users can be put in danger, and excessive numbers of people eating and drinking outdoors can cause littering and a noise nuisance for residents.
- 1.2. In addition to the above the City of London Corporation is concerned with traffic movement, maintaining adequate space for pedestrian movement, street cleaning, improving the appearance of the City and protecting the character of historic areas and buildings. The siting of tables and chairs has to be considered carefully subject to appropriate conditions to regulate their use.
- 1.3. This policy will explain the criteria to be applied when deciding whether to grant permission to place tables and chairs on the highway and the procedure to be followed, how an application will be dealt with and the conditions that are likely to be imposed.

2. Definitions

Act:	The Highways Act 1980
Frontagers:	Owners and occupiers of any premises adjoining the part of the highway on, in or over which an object or structure would be placed thus having an interest in proposals to place objects or structures wholly or partly between their premises and the centre of the highway.
Furniture:	Includes tables, chairs, parasols, planters etc. Please note that this does not include heaters which are not permitted.

Highway:	Includes the carriageway, Footpath and City walkways.
Permission:	A permission to place furniture on the highway or city walkway granted by the Corporation pursuant to Section 115(E)(1)(b)(i) of the Highways Act 1980.
Permission Holder:	The person named on the application form.
Permitted Area:	The area for which permission has been granted to place furniture on the highway.
Persons materially affected:	Those persons living or working in premises near to the permitted area that, although not frontagers, are likely to be affected by permission being granted.
Tables and Chairs:	Includes all 'Furniture'.
Walkway:	Any place within the City of London declared to be a City Walkway in pursuance of Section 6 of the City of London (Various Powers) Act 1967.
Walkway Consent:	The consent of any person who is the owner or occupier of premises adjoining the Walkway and is a person who, in the opinion of the City of London Corporation, is likely to be materially affected or is the owner of land on, under or above which the walkway subsists.

3. Legislation

- 3.1. The legislation applying to the granting of Permission to place Tables & Chairs on the highway in the City of London is contained primarily in Section 115 of the Highways Act 1980.

- 3.2. Permission may be granted under section 115E(1)(b)(i) of the Act for a person to temporarily place tables and chairs, and other items, on the highway for any purpose which will result in the production of income.
- 3.3. Permission may also be granted under section 115E(1)(b)(ii) of the Act for a person to use objects or structures on the highway, for the purpose of providing a centre for advice or information.
- 3.4. The City Corporation may attach such conditions to any permission granted as it thinks fit. All permissions will run for 12 months.
- 3.5. It is an offence under section 148 of the Act to place anything on a highway, without lawful permission, that interrupts any user of the highway. The maximum level of fine which may be imposed is level 3 (currently £1,000). Any items so placed on the highway may be removed in accordance with section 149 of the Act.
- 3.6. Section 115K of the Act outlines the procedure to be taken where a person breaches the terms of their permission. This may result in items being removed from the highway.

4. City Corporation's policy in respect of granting permission to place tables and chairs on the highway

- 4.1. The 1980 Highways Act requires permission to be sought and granted prior to the placing of tables and chairs on the highway. Highways Act permission is not required to place tables and chairs on private land (although planning permission may be required) and there are slightly different rules for City Walkways. *[insert web link]*
- 4.2. If permission is granted it gives the applicant the authority to place tables and chairs on the highway in accordance with any conditions laid down. The Act does not specifically mention Tables and Chairs and permission may be granted for other items such as planters, heaters, parasols etc. The policy criteria will be applied to each of these items particularly with consideration to excessive street clutter, health and safety and other City Corporation policies.

- 4.3. In considering whether or not to grant permission to place items on the highway, the City Corporation will have in mind environmental and public safety considerations, together with other relevant Council policies. Specific factors to be taken into account will include:
- The proximity and nature of any road junctions and pedestrian crossing points;
 - The volume of pedestrian footfall especially at peak times;
 - Whether the proposed permitted area would enable suitable access to all members of the public using the road or pavement;
 - The presence of existing street furniture;
 - Any other factors which might put safety at risk;
 - Whether the proposed permission might have a negative effect on pedestrian amenity and the character and appearance of the area in particular around heritage sites, conservation areas and listed buildings;
 - Impact of the proposed permission on noise and the amenity of neighbours;
 - The number of other permissions issued for areas in or near the proposed permitted area.
- 4.4. It is important that the public are able to pass along footpaths without the risk of coming into contact with vehicular traffic, in particular those using wheelchairs, mobility vehicles and pushchairs. As a guide, there should be a minimum width of unobstructed footway of 2.2 metres between the edge of a permitted area and the edge of the footway. Where pedestrian flow rates are greater than 1200 persons per hour this distance may be increased. Such distances will need to take account of street furniture such as bollards, benches, cycle racks, bus stops etc. Permission will not be granted where the permitted area might interfere with a fire escape. Further details of safe distances and how they should be measured can be seen at Appendix 1.
- 4.5. An exception to the 2.2 metres stated in paragraph 4.4 will be made where an application for permission to place tables and chairs on the highway is in effect a 'renewal' of a previous permission. In these circumstances, where there is insufficient space for 2.2 metres of unobstructed footpath the previously allowed distance of 1.8 metres will be permitted providing it is safe to do so.

- 4.6. Other potential hazards to be considered include the impact on emergency services accessibility and whether the tables and chairs would result in poor sight lines affecting vehicular or pedestrian traffic. In particular, a permitted area will not normally be permitted within five metres of a pedestrian crossing.
- 4.7. To protect the attractiveness of the City's streets, it is important that the granting of permission does not result in detriment to the street scene. Tables and chairs should not cause environmental problems or detract from the amenities of adjacent retailers, occupiers and pedestrians. Regard will be had to any potential problems associated with crime and disorder or anti-social behaviour. Permission to place tables & chairs on the highway should not represent, or be likely to represent, a substantial risk of nuisance to the public from noise, particularly in residential areas.
- 4.8. Tables and chairs should normally be placed adjacent to a premises at the rear of the footway. In exceptional circumstances this requirement may be waived. However;
- The positioning of tables and chairs should never discourage pedestrians from using the footway.
 - The available pedestrian route must be straight, obvious and unobstructed and not pass through the permitted area.
 - A risk assessment must be submitted by the applicant concerning the transport of food and drink between a premises and the permitted area.
 - The positioning of tables and chairs away from the premises would not be suitable where there is a possibility of persons drinking whilst standing up congregating between the permitted area and the premises.
- 4.9. A standard design of seating and tables is not required. Items should be sufficiently robust to withstand daily use and not present a hazard to the user. Materials and colours shall not be so bright or overly reflective as to cause a hazard to other users of the highway. Plastic 'garden' type furniture will not be permitted.

- 4.10. It is expected that some of the tables and chairs will meet access requirements for those persons with a disability. Some of the tables should permit access to wheelchair users and some seating should have backs and arm rests. Further details on accessibility can be found on the City Corporation's web site. *[insert web link]*
- 4.11. Where the permitted area is a 'licensed' area under the Licensing Act 2003, or where the permitted area is connected with a 'licensed' premises and can be used for 'off' sales, permission will not be given to use tables and chairs later than the terminal hour for the sale of alcohol.
- 4.12. This Policy is a guide and each application will be treated on its merits and individual circumstances. Any written objections (not including frontagers) will be considered in terms of relevancy. Frivolous, vexatious or repetitious observations will be disregarded.

5. Terms and conditions of permissions

- 5.1. Permission will not normally be granted to place tables and chairs on the highway earlier than 07:00 or later than 23:00. In considering the trading times, the Corporation will take into account the needs of other residents, pedestrians and businesses. Permission to place tables and chairs on the highway outside of these times will only be given in exceptional circumstances.
- 5.2. All furniture is to be removed from the highway at the close of permitted hours. If this is not possible until the associated premises closes, permission may be granted for them to remain on the highway until they can be removed at the closure of the premises. Whilst the furniture remain on the highway after permitted hours they must be made unusable i.e. not available for anybody to use. Once the premises ceases trading for that day, all furniture must be removed and stored away from the highway.
- 5.3. Permissions made under section 115E of the Act will specify, in addition to the permitted area, time of permission and the number of tables and chairs permitted to be placed on the highway and terms and conditions under which any permission must take place (section 115F of the Act). Conditions will

include the permission holder's responsibilities to maintain public safety, avoid nuisance and generally preserve the amenity of the locality. The standard conditions for permissions are set out in Appendix 2.

- 5.4. The City Corporation reserve the right to withdraw permission at short, or no, notice where it is necessary for the City Corporation and/or utilities to maintain the highway, plant and/or apparatus, or for any justifiable reason at the City Corporation's discretion.
- 5.5. Umbrellas must be specified as additional items of furniture if intended to be used. All parts of the umbrella must be contained within the permitted area and must be an integral part of the table i.e. they cannot be free standing. The umbrellas must not present an impact hazard to users of the permitted area or to those persons passing by or through the area.
- 5.6. Heaters of any kind will not be permitted.
- 5.7. No preparation of food or drink shall be allowed in the permitted area.
- 5.8. The playing of music in the permitted area will not be allowed.
- 5.9. No permanent fixture will be permitted whether it is at ground, or below ground level.
- 5.10. Permission details are to be displayed by the permission holder in a conspicuous position (usually in the window of the premises) and states the number of items for which permission has been granted.

6. Enforcement relating to the placing of tables & chairs on the highway

- 6.1. It is an offence under section 148 of the Act to deposit anything on the highway, without lawful authority, that interrupts any user of the highway. Permission under section 115E of the Act is deemed to be lawful authority.

- 6.2. Any person convicted of an offence under section 148 is liable to a fine up to Level 3 on the Standard Scale (£1000).
- 6.3. Alternatively, if anything is deposited on a highway so as to constitute a nuisance, the City Corporation may by notice (who can give notice) require the person to remove it. If the person fails to remove the item(s) the City Corporation may apply to a Magistrates' Court for a removal and disposal order.
- 6.4. Where tables and chairs have been placed on a highway otherwise than in accordance with the terms and conditions of a permission, the Highway Authority may by notice require the permission holder to remove the items within the time stated in the notice. If the permission holder fails to remove the items the City Corporation may remove them and recover expenses reasonably incurred from the permission holder.
- 6.5. The Port Health and Public Protection Department's Enforcement Policy will always be taken into consideration before any enforcement action is taken. The aim of the City of London Corporation is to assist traders in meeting their legal obligations and to work with them in putting things right. Further information on the Enforcement Policy can be found at *[insert web link]*.

7. Making an application for permission to place tables & chairs on the highway

General

- 7.1. In order to obtain permission to place tables and chairs on the highway an application must be made in writing to the City of London Licensing Service. An application must be in the form set out in Appendix 3.
- 7.2. The application form must be accompanied with the following items:
- A location plan of the proposed area where tables and chairs are to be placed. The plan must be at least 1:250 scale and clearly define the premises to which the permission will relate.

- A plan to a scale of 1:50 detailing the precise position of all items of furniture with items to be drawn to scale. The proposed area seeking the permission must be outlined in red.
- The above plans must show the position of features such as trees, dropped kerbs, pedestrian crossings, cycle lanes, parking bays, fire exits (next to or within the proposed permitted area) and any other existing street furniture e.g. cycle racks, telephone boxes, street lamps, bollards etc.
- Photographs, brochures and/or pictures and specifications of the proposed furniture e.g. make, finishes and dimension.
- A completed Indemnity Certificate giving evidence of public liability insurance to the minimum value of £2,000,000 per incident. (Incorporated within the application form).
- Where an LPG fuelled appliance is to be used, a copy of an up-to-date competent person's form certifying that the appliance has been properly checked and is sound.
- The appropriate fee.

7.3 On receipt of an application form, licensing officers will check to ensure it is completed correctly and complies with all statutory requirements. An applicant is recommended to speak to a licensing officer if they need advice as to how to complete the form.

7.4 If any Licensable activity (as defined in the Licensing Act 2003) is to take place either in the permitted area or in premises linked to the permitted area then the application will not be determined until after the relevant Premises Licence has been obtained.

7.5 The placing of tables and chairs on the highway will not normally require planning permission as long as none of the furniture is affixed or left in place outside hours of use, and the primary use of the area remains as highway. If planning permission is required, or clarity is required as to a particular situation, applicants must contact the City Corporation Planning Authority *[insert web link]*.

7.6 Applications for permission to place tables and chairs on the highway are to be made at least three months prior to the date on which they are required to

be first used. If the application is submitted later than this it may not be processed in time for the proposed first day of use.

- 7.7 Applicants with an existing permission, and wishing to seek a further permission, are still advised to submit their application three months prior to the date on which their current permission ceases to be valid. If the application is late it may not be processed before the current permission ceases to be valid. This may result in a period of time where the applicant will have to remove all tables and chairs from the highway until a decision is made regarding the new application.

Consultation

- 7.8 The City Corporation will affix a notice at or near the permitted area setting out the details of the application. The notice will state a period during which representations can be made. This will normally be between 28 and 35 days and will normally commence within 14 days of the application being received.
- 7.9 All frontagers will be contacted and their consent sought for the applicant to place tables and chairs on the highway. Permission cannot be granted if any frontagers withhold their consent. If a frontager fails to reply to the requests for consent within the consultation period, consent will be deemed to have been given.
- 7.10 Copies of the notice will be served on the owner/occupier of any premises that the City Corporation considers to be materially affected. This would normally be the premises either side of and above the applicant's premises.
- 7.11 Where the highway is a City Walkway all owners/occupiers of premises that open onto the walkway will be treated as materially affected and served a copy of the notice.
- 7.12 All representations or comments received from persons, and in particular those persons who are materially affected, will be taken into consideration before permission is granted.
- 7.13 Once the consultation period has finished and frontager consent has been obtained, permission to place tables and chairs on the highway will normally

be granted subject to considerations from those persons materially affected (paragraph 7.12) and the application satisfying other policy criteria.

8. Appeal and Arbitration Procedure

- 8.1. If frontager consent has been withheld, and the City Corporation are of the view that the withholding of the consent is reasonable, permission will not be granted.
- 8.2. Any person aggrieved by the refusal of the City Corporation to grant permission to place tables and chairs on the highway, or by the withdrawal or variation of a permission, although they do not have a statutory right of appeal, will be permitted to have the matter heard by the City Corporation's Planning and Transportation Committee.
- 8.3. Any 'appeal' must be made within fourteen days from the date on which the refusal, withdrawal or variation is notified to the permission holder or applicant.
- 8.4. Where consent has been refused by one or more frontagers, the licensing team will attempt to mediate between all parties with the aim of making a proposal which is satisfactory to all frontagers and meets City Corporation policy.
- 8.5. If the mediation is not successful, and the City Corporation are of the opinion that frontager consent is being unreasonably withheld, then the matter will be referred to and determined by an arbitrator either appointed on agreement by all parties or by the President of the Chartered Institute of Arbitrators. In order to assist the City Corporation in deciding what is unreasonable, they will have regard to this Policy.
- 8.6. Further details of the appeal and arbitration procedure can be found in the Licensing section of the City of London website (*web link to be inserted*) or by contacting the licensing team.

9. Sale of Ice Cream on the highway

- 9.1. This section only applies if the criteria in paragraph 9.2 are met. If these criteria are not met the sale of ice cream on the highway is considered to be street trading and needs to meet the requirements of the Street Trading Policy *[link to policy]*.
- 9.2. In order to sell ice cream, and it not to be considered as street trading, the following criteria must be met:
- the sale must be made by the occupier of a business premises which is used for conducting a food business;
 - ice cream can only be sold from a receptacle the design of which has been approved by the City Corporation;
 - the receptacle must be situated within 15 metres of the business premises;
 - The location and purpose of the receptacle has been approved by the City Corporation.

Premises must comply with all Food Hygiene Regulations and be registered as Food Businesses.

- 9.3. In determining whether the above criteria have been met, a food business shall mean any undertaking, whether for profit or not and whether public or private, carrying out any of the activities related to any stage of production, processing and distribution of food.
- 9.4. Where the above criteria are met, permission under section 115 of the Act must be obtained. Under these circumstances the requirements of this policy must be met and the procedure laid down for tables and chairs is to be followed.

10. Fees and charges

- 10.1. The fee for an application for Permission to place tables and chairs on the highway is determined by the City Corporation and is currently set at £400 plus an additional amount dependant on the number of items for which

permission is being sought. A list of current fees and charges is set out in Appendix 4.

- 10.2. The fee must be submitted with the application. Where permission is not successful the base fee of £400, which covers the cost of the administration process, will not be refundable.

11. Contacts

Write to: Licensing Service
 Walbrook Wharf
 Upper Thames Street
 EC4R 3TD

Email: licensing@cityoflondon.gov.uk

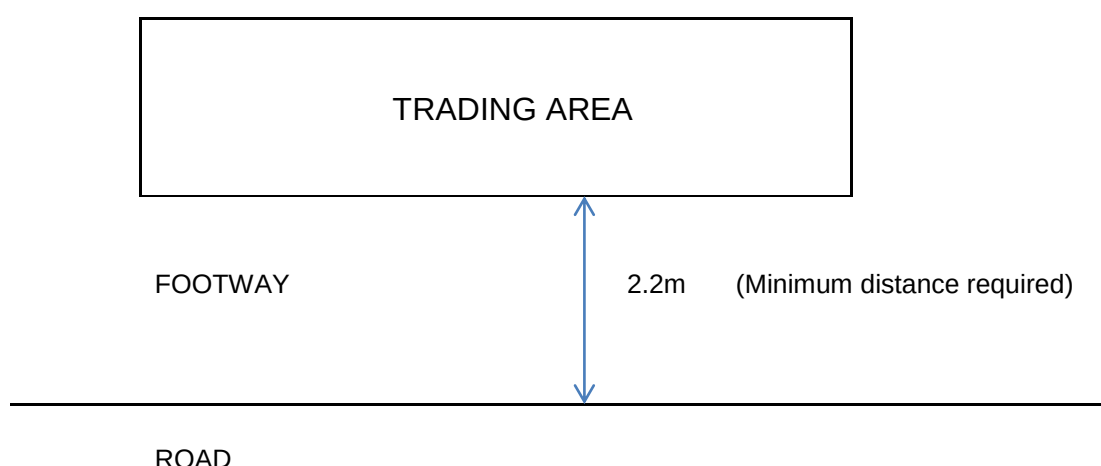
Telephone: 020 7332 3406

You can also find more information and links to other sources of information on the City of London's website. Please click on the link below:

[Tables and Chairs further information](#) *(link to be inserted)*

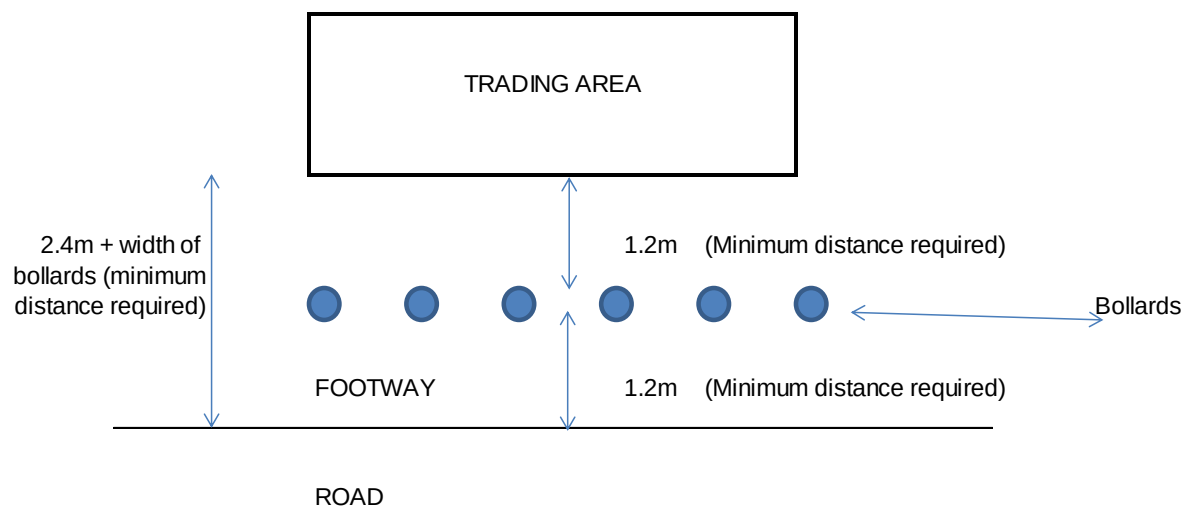
Measurement of Available Footpath

- a) There must be a minimum width of unobstructed footway of 2.0 metres between the edge of the permitted area and 200mm from the edge of the footway. The 200mm distance is to allow for the fact that pedestrians cannot be expected to walk on the edge of the footpath.



- b) Please note that the measurement is taken from the edge of the permitted area and not a particular item within that area. This is to allow for customers for example, to pull back a chair when leaving a table without interfering with passing pedestrians.
- c) Where pedestrian flow rates are greater than 1200 persons per hour, particularly near a tourist attraction, this distance may be increased taking into consideration the likelihood of pedestrians stopping to observe shop fronts/the attraction etc. There is no exact formula for determining the minimum width of footpath and each case will be determined on its merits. The overriding factor will be the safety and comfort of pedestrians and their ability to pass along the footpath safely.

- d) Where the footpath contains other street furniture such as lamp posts, bollards, parking meters, telephone booths, benches etc., the minimum unobstructed width will be measured between the edge of the permitted area and 200mm from the item(s) in question plus the additional distance between the item(s) and 200mm from the edge of the footpath if that additional distance is not less than one metre.



- e) The positioning of the permitted area should never discourage pedestrians from using the footway. The available pedestrian route must be straight, obvious and unobstructed and not pass through the permitted area.

TABLES AND CHAIRS PERMISSION TERMS AND CONDITIONS

The term “furniture” used hereinafter is to be taken to mean tables and chairs, parasols, planters etc. It does not include ‘A’ Boards.

1. This licence must be displayed in a prominent position during any period that furniture is located on the Public Footway.
3. All furniture is to remain within the delineated area whilst it is in use on the Public Footway.
4. No furniture may be placed in any position where it will obstruct a designated fire escape route.
5. The furniture must be removed by the licensee from the Public Footway outside the hours specified herein, or at any time when the licensee is requested by the Police, the Director of the Built Environment, the Director of Markets & Consumer Protection or Transportation and Public Realm Director (to facilitate cleaning and street washing) to remove the same.
6. The number of items of furniture specified overleaf shall not be exceeded at any time.
7. The furniture shall be maintained in a safe, clean and well decorated condition, and be of a design acceptable to the Director of Markets & Consumer Protection.
8. The licensee is responsible for the removal of all litter from the delineated area and from the adjacent carriageway and Public Footway as often as may be necessary to the satisfaction of the Transportation and Public Realm Director.
9. The permission holder must pressure wash the permitted area at a minimum of six-monthly intervals to ensure adequate levels of cleanliness are maintained.
10. No food or drink shall remain at unoccupied tables.
11. The licensee shall be liable for any damage to the Public Footway which the Director of Markets & Consumer Protection considers reasonably attributable to the licensee’s use of the Public Footway and shall reimburse the costs of the City of London Corporation or its Agents in repairing the same.

12. i) The permission holder shall be liable for and shall indemnify the City of London Corporation, their Servants and Agents against:-
- a) any expense, liability, loss, claim or proceedings whatsoever arising under statute or at common law in respect of personal injury to or the death of any person whomsoever, and
 - b) any expense, liability, loss, claim or proceedings in respect of any injury, loss or damage whatsoever to any person whomsoever or to any property real or personal, arising from the use of the Public Footway for the permitted purpose.
- ii) Without limiting the obligation hereunder, the licensee will effect insurance against the matters referred to in 11(i) to the satisfaction of the Chamberlain of London and will produce to the Chamberlain the policies of insurance so effected and the current premium renewal receipts relative thereto at such times as the Chamberlain shall reasonably require.
13. No tables or chairs may be reserved for the exclusive use of the premises associated with this permission. In other words, all tables and chairs may be used by the general public at no charge.
14. No advertising material may be attached to, or form part of, any of the furniture.
15. No supplemental lighting may be used in connection with the furniture.
16. The permission holder shall obtain all necessary consents that may be required relative to the use of the Public Footway for the permitted purpose and comply with all bye-laws and statutory requirements relating thereto.
17. This permission may be withdrawn or suspended at any time by the City of London Corporation if any of the terms and/or conditions are not complied with by the permission holder. No reimbursement of licence fees, nor compensation for any loss occasioned thereby will be made by the City of London Corporation.
18. In the event of withdrawal or suspension of this permission by the City of London Corporation for its highway or similar works, the Director of Markets & Consumer Protection may agree a proportional reimbursement of the permission fee.
19. Furniture must be capable of being stored off the highway on cessation of the permitted hours. No tables and chairs will be permitted on the highway after 23:00.



APPLICATION FOR PERMISSION TO PLACE TABLES AND CHAIRS ON THE PAVEMENT IN ACCORDANCE WITH THE HIGHWAYS ACT 1980 PART VIIA

PLEASE REFER TO GUIDANCE NOTES

DETAILS OF PREMISES AND INTERESTED PARTIES		OFFICIAL USE : APPLICATION NUMBER
1	NAME OF PREMISES: ADDRESS: TELEPHONE:	
2	PROPOSED LICENCE HOLDER(Company or Individual) NAME ADDRESS: TELEPHONE FAX E-MAIL	CONTACT OR AGENT NAME ADDRESS: TELEPHONE FAX E-MAIL
3	FREEHOLDER(S) NAME ADDRESS: TELEPHONE FAX E-MAIL	ADDITIONAL FREEHOLDER(S*) NAME ADDRESS: TELEPHONE FAX E-MAIL
4.	LEASEHOLDER OF THE UNIT NAME ADDRESS: TELEPHONE FAX E-MAIL	OTHER LEASEHOLDER(S*) IN THE BUILDING NAME ADDRESS: TELEPHONE FAX E-MAIL
*PLEASE CONTINUE ON AN ADDITIONAL SHEET		
	DETAILS OF PREVIOUS PERMISSION(s)	
5	DATE OF EXPIRY	Do you hold a premises licence issued under the Licensing Act 2003? Y/N
	PERMISSION NUMBER	Premises Licence No if applicable:

DETAILS OF APPLICATION SITE		
6	TYPE OF AMENITY	NUMBERS
	TABLE	
	CHAIRS	
	UMBRELLAS	
	PLANTERS	
	OTHER	
7	STORAGE FACILITIES	
	LOCATION OF ALL ITEMS WHEN NOT IN USE	
	SIZE OF STORAGE FLOORSPACE IN METRES	
8	DAYS OF THE WEEK AMENITIES TO BE PLACED ON THE PUBLIC HIGHWAY	
	MONDAY	
	TUESDAY	
	WEDNESDAY	
	THURSDAY	
	FRIDAY	
	SATURDAY	
	SUNDAY	
9	SIZE	
	SIZE OF PROPOSED LICENSED AREA(S)	
	SIZE OF EXISTING PRIVATE FORECOURT (IF ANY)	
	TOTAL DISTANCE FROM BUILDING LINE TO KERB EDGE	
10	REFUSE	
	EXISTING REFUSE DISPOSAL AND STORAGE ARRANGEMENTS	
	PROPOSED REFUSE AND STORAGE ARRANGEMENTS FOR THE LICENSED AREA(S)	
11	LOCATION OF FIRE EXITS AND ESCAPE HATCHES WITHIN OR NEXT TO THE PROPOSED LICENCE AREA	

FINISHES (Materials)	SIZE (Width/Depth/Height In Metres)

FROM (HOURS)	TO (HOURS)
WIDTH (Metres)	LENGTH (Metres)

TABLES AND CHAIRS INDEMNITY CERTIFICATE

PROPOSED LICENCEE NAME: ADDRESS:		PREMISES NAME: ADDRESS:

I the undersigned, confirm that the above named proposed licensee to the City of London Corporation has in force, on an annual basis, the policy of insurance as described below, and the details given are a true record of the insured's insurance arrangements currently in force in respect of the above premises.

Public Liability Insurance against the insured's legal liability for death of or bodily injury to or disease contracted by a third party and/or loss of or damage to a third party properly arising out of or in the course of or in connection with the carrying out of the insured's business at the above premises.

- 1) Provision of an automatic indemnity to the City of London Corporation.
- 2) Inclusion of liability assumed under contract or agreement.
- 3) No exclusion for fire or explosion.
- 4) A minimum limited of indemnity for any one occurrence of £2,000.000.

NAME OF INSURER: ADDRESS OF INSURER/BROKER PROVIDING THIS CERTIFICATE: 	POLICY NUMBER: INDEMNITY LIMITED: PERIOD COVERED BY INSURANCE: TO..... ...

TO BE SIGNED BY THE APPLICANT

SIGNED

PRINT NAME

DATE

Appendix 4

Fees for tables and chairs consents on the highway April 2014

No. of items	New application	Renewal application	No. of items	New application	Renewal application
1	£435	£395	16	£1200	£1160
2	£470	£430	17	£1250	£1210
3	£505	£465	18	£1300	£1260
4	£540	£500	19	£1350	£1310
5	£575	£535	20	£1400	£1360
6	£610	£570	21	£1450	£1410
7	£645	£605	22	£1500	£1460
8	£680	£640	23	£1550	£1510
9	£715	£675	24	£1600	£1560
10	£750	£710	25	£1650	£1610
11	£785	£745	26	£1700	£1660
12	£820	£780	27	£1750	£1710
13	£855	£815	28	£1800	£1760
14	£890	£850	29	£1850	£1810
15	£925	£885	30	£1900	£1860

If you wish to have more than 31 items on the highway, please use the following table to calculate the correct fee. The same table has been used to calculate the fees above.

Application Type	Base cost	Fee per item (Up to 15 items)	Fee per item (Up to 30 items)	Fee per item (Up to 45 items)	Fee per item (Over 46 items)
Application for a new licence	£400.00	£35	£50.00	£60.00	£65
Application to renew licence	£360.00	£35	£50.00	£60.00	£65
Application to vary licence*	£360.00	£35 per additional item	£50 per additional item	£60 per additional item	£65 per additional item
Application for a minor variation**	£40.00	N/A	N/A	N/A	N/A

- * A variation application may be considered by the City of London Corporation in circumstances where a licence has been granted and the licence holder wishes to make amendments to the terms and conditions of that licence during the course of the licence. A variation application may relate to a change in the number of tables and chairs permitted, the terminal hour of the permission, the layout of the furniture or a change to the design and size of the furniture.
- ** A minor variation may be considered by the City of London Corporation where the licence holder wishes to change their name or address details on the licence or to make some minor changes to the furniture materials. This does not apply to a change of ownership of the premises in which case an application for a new licence must be made.

Refund table:

Application type	Refundable element for unsuccessful applications	Refundable element for withdrawn applications
Application for a new tables and chairs licence	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.
Application to renew a tables and chairs licence	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.
Application to vary a tables and chairs licence*	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.	The additional fee paid for items to be placed on the highway. The base cost will be kept in full.

Note: There is no refund available if a licence is surrendered part way through the year.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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