



Planning and Transportation Committee

Date: MONDAY, 1 DECEMBER 2014

Time: 10.00 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, MBE
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 Sleigh
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

N.B: Part of this meeting could be subject to audio video recording

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**
To agree the public minutes and summary of the meeting held on 11 November 2014.

For Decision
(Pages 1 - 8)
4. **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 9 - 18)
5. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 19 - 22)
6. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**
 - a) **160 Aldersgate Street, EC1A 4DD**

For Decision
(Pages 23 - 236)
 - b) **Farringdon East Crossrail Oversight Development**

For Decision
(Pages 237 - 354)
 - c) **6 Carmelite Street EC4Y 0BS**

For Decision
(Pages 355 - 386)
 - d) **14 - 17 Carthusian Street EC1M 6AD**

For Decision
(Pages 387 - 440)
 - e) **Bevis Marks House 24 Bevis Marks EC3A 7JB**

For Decision
(Pages 441 - 488)

f) **2 - 6 Cannon Street EC4M 6YH**

For Decision
(Pages 489 - 528)

7. **AMENDMENT TO THE SCHEME OF DELEGATION**

Joint report of the Director of the Built Environment and the Chief Planning Officer and Development Director.

For Decision
(Pages 529 - 544)

8. **CITY OF LONDON LOCAL PLAN: ADOPTION**

Report of the Director of the Built Environment, being considered by the Policy and Resources Committee on 11 December 2014, and the Court of Common Council on 15 January 2015.

For Decision
(Pages 545 - 570)

9. **REVENUE AND CAPITAL BUDGETS - 2015/16**

Joint report of the Chamberlain, Director of the Built Environment and Director of Culture, Heritage and Libraries.

For Decision
(Pages 571 - 586)

10. **ANNUAL ON-STREET PARKING ACCOUNTS 2013/14 AND UTILISATION OF ACCRUED SURPLUS ON HIGHWAY IMPROVEMENTS AND SCHEMES**

Report of the Chamberlain, being received by the Finance Committee on 9th December 2014, the Court of Common Council on 15 January 2014 and the Streets and Walkways Sub Committee on 19th January 2015.

For Information
(Pages 587 - 590)

11. **CITY FUND SURPLUS HIGHWAY - BARTS SQUARE, EC1**

Report of the City Surveyor.

For Decision
(Pages 591 - 596)

12. **RESOLUTION FROM THE POLICE COMMITTEE**

The Police Committee requests that the Planning and Transportation Committee, during their consideration of the development application in relation to 21 Moorfields, gives consideration to including a planning condition such that any planning consent which may be granted is contingent upon the development providing sufficient CCTV coverage of the nearby entrances to the Barbican Highwalk on the grounds that this would have a significant benefit to public safety.

For Information and comment
(Pages 597 - 598)

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

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

15. **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

16. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 11 November 2014.

For Decision
(Pages 599 - 600)

17. **DEBT ARREARS**

Report of the Director of the Built Environment.

For Information
(Pages 601 - 608)

18. **DELEGATION OF ADDITIONAL POWERS TO LONDON COUNCILS TRANSPORT & ENVIRONMENT COMMITTEE - DELIVERY OF THE PARKING ON PRIVATE LAND APPEALS SERVICE**

Report of the Comptroller and City Solicitor, being considered by the Policy and Resources Committee on 11 December 2014.

For Decision
(Pages 609 - 612)

19. **FARRINGDON STREET BRIDGE - GATEWAY 7 FINAL**

Report of the City Surveyor, being considered by the Projects Sub Committee under Urgency provisions.

For Decision
(Pages 613 - 620)

20. **NON-PUBLIC 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**

Part 3 - Confidential Members Only Agenda

22. **CONFIDENTIAL MINUTES**

To agree the confidential minutes of the meeting held on 11 November 2014.

For Decision
(separately circulated)

, PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 11 November 2014

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall on Tuesday, 11 November 2014 at 11.00 am

Present

Members:

Deputy Michael Welbank (Chairman)	George Gillon
Randall Anderson	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 Matthew Richardson
Alderman Peter Estlin	Angela Starling
Sophie Fernandes	Patrick Streeter
Marianne Fredericks	Deputy James Thomson
Deputy Bill Fraser	

In Attendance

Officers:

Julie Mayer	Town Clerk's Department
Deborah Cluett	Comptroller's and City Solicitors Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Paul Beckett	Department of the Built Environment
Paul Monaghan	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Martin Rodman	Open Spaces Department
Alan Rickwood	City Police
Alexander Williams	City Police

1. APOLOGIES

At the start of the meeting, Members left the Livery Hall and went into the Guildhall Yard to observe 2 minutes' silence in respect of Remembrance Day.

Apologies for absence were received from Oliver Lodge (Deputy Chairman); Brian Harris; Christopher Hayward; Gregory Jones QC; Deputy Henry Jones;

Deputy Keith Knowles; Alderman Neil Redcliffe; Tom Sleigh and Graham Smith.

Before commencing the business on the agenda, Members were asked to stand in a minute's silence to remember Mrs Dorothy Robinson who had recently passed away. Mrs Robinson had been a Member of the Court since 1989 and a serving Member of the Planning and Transportation Committee for many years.

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

Marianne Fredericks declared a general, non-pecuniary interest in respect of Item 12 (Public Car Parks – review of provision and asset management strategy) as she is a residential parking season ticket holder.

3. MINUTES

RESOLVED –That:

- a) the public minutes and summary of the meeting held on 14 October 2014; and
- b) the minutes of the Streets and Walkways Sub Committee meetings held on 22 September and 20 October 2014 be noted.

4. DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR

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.

In response to a question about retrospective planning applications, the Chief Planning Officer advised that these generally applied to temporary use. However, she agreed to investigate the circumstances and report back to Members.

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. CHANGES TO ENGLISH HERITAGE

The Committee received a report of the Chief Planning Officer in respect of changes to English Heritage. Members noted that on 14 October 2014, the Government announced the separation of English Heritage into two organisations; English Heritage and Historic England, with effect from 1 April 2015.

The Chairman advised that Members of the Planning and Transportation Committee would receive a training session on English Heritage following the next meeting of the Planning and Transport Committee, after lunch.

RESOLVED, that:

The Historic England Draft Corporate Plan (2015-18); '*Valuing our Past, Enriching our Future*', be noted.

7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

7a) Riverside Walk Enhancement Strategy

The Committee considered a report of the Director of the Built Environment in respect of the Riverside Walk Enhancement Strategy. Given that the Consultation Document was very large, a copy had been made available in the Members' Reading Room and was available on line. The Court of Common Council would also consider the report on 15 January 2015. Members received a presentation on the Strategy at the start of the item.

During the discussion and questions, the following matters were raised/noted:

- The noise from South of the River was acknowledged and officers explained that, as this was such a flat area, noise tended to bounce and travelled further. However, this issue and that of buskers, was under scrutiny by the Environmental Health team.
- To avoid confusion, signage was being kept to a minimum and under constant review.
- In respect of Queensbridge House, if there was no start on site by January, Members would receive a report on alternative options.
- The Cycle Super Highway (which was the subject of an item of urgent business on this agenda) could enhance the walkway, if well designed.
- It was possible to adjust vehicle capacity at White Lion Hill.

RESOLVED, that:

The revised Riverside Walk Enhancement Strategy be adopted.

7b) Major Highway Works

The Committee received a report of the Director of the Built Environment in respect of Major Highway Works. In response to questions, Members noted that Planning Officers worked closely with Transport for London (TfL) to reduce the impact of road and bus route closures and would remain vigilant of unclear signage for diversions and alternative bus stops. Social media was also being used to ensure that the information reached as wide an audience as possible.

Members felt strongly that local road networks were close to capacity and therefore non-essential traffic should be discouraged. Whilst accepting this as a valid point, the Chairman reminded Members that this was outside the scope of the report. However, officers advised that work was on-going with Transport for London (TfL) on the pollution levels from the Beech Street Tunnel and traffic surveys were also exploring the impact of freight and deliveries. In addition, Crossrail would be a major focus for TfL and the Local Implementation Plan.

RESOLVED, that:

The Major Highways Works report (2015/16) be noted.

7c Street Works update

The Committee considered a report of the Director of the Built Environment in respect of street works.

RESOLVED, that:

The Street Works Update be noted.

7d) Highways Maintenance funding and effectiveness.

The Committee considered a report of the Director of the Built Environment in respect of Highway Maintenance: funding and effectiveness.

During the discussion and questions on this item, the following matters were raised/noted:

- In respect of pedestrian and motorist injuries, the Department of the Built Environment worked closely with the Chamberlain's Department in tracking and monitoring insurance claims. This work informed the new inspection regimes. Members noted that the number of motoring claims was higher than that for pedestrians but the numbers for both were manageable.
- All enforcement penalties were in line with the statutory rate as prescribed in the Streets and Walkways Act.
- It was accepted that the gulleys at Holborn Viaduct often flooded, due to the loading of heavy vehicles on the highway at Police checkpoints but the lessons learnt would be applied to future projects.
- In response to a question as to whether cafes or other commercial users should contribute to the upkeep of the pavements, the Chairman of the Licensing Committee advised that the City of London Corporation could not make a profit from pavement use but if the pavements were not maintained in a satisfactory condition, then the premises' license would be at risk. The Chairman suggested that a report be presented to both

the Planning and Transportation and Port Health Committees on the use of Walkways for commercial purposes.

RESOLVED, that:

No further savings be made from the highways maintenance budgets as part of the current review.

Officers continue to monitor the highways through the various measures outlined in this report and bring a further report, on the highways' condition and the resources needed to maintain it, in 12 months' time.

7 e) A Review of the Current Notification Policy

The Committee considered a report of the Chief Planning Officer and the Development Director in respect of the Current Notification Policy and whether to include commercial neighbours as part of the consultation process.

RESOLVED, that:

There be no change to the current policy on notification of commercial occupiers/owners but a review of the site notices.

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

- In respect of a question about enforcement action following the recently imposed 20 mph limit in the City, Members noted that the Police had accepted the signage as compliant and enforcement action had doubled since the limit was introduced in July. Ten sites were currently being monitored and the Planning and Transportation Committee would receive a report once the scheme had been in operation for 6 months.
- Members noted that the Millennium Indicator would be back in operation by 14th November and the Chairman asked for a report at the next meeting.
- In respect of enforcement action on ice cream vans, Members noted that enforcement action (i.e. seizure of the vans) was more effective than ever and could be taken by both Environmental Health and the Police.
- Ian Hughes and his team were highly commended for their assistance in managing the crowds viewing the poppies at the Tower of London.

9. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Committee considered a report of the Director of the Built Environment in respect of the Cycle Superhighways and sought approval to the City's formal response to the public consultation. The report was before the Committee as an item of Urgent Business as there had been various extensions to the Mayor of London's deadlines and, since the latest had been extended to 30th November, this had allowed the Committee to consider the item, rather than

deal with it under 'urgency' provision. Members noted that the Chairman of Policy and Resources was content to sign the letter.

During the discussion of this item, the following issues were raised/noted:

- Members suggested that Paragraph 13 could either be clearer or removed altogether. If it were to remain in, it should be very clear that the use of Castle Baynard Street was essential and it was also suggested that the paragraph state that that the City of London Corporation '*might support*' etc.
- Officers assured Members that the letter made the City's serious reservations very clear.
- Members also felt that reservations about Ludgate Circus (para 3) could be stronger.
- Members were concerned that the pavements at Tower Hill were already too narrow and this had come to light during the recent poppies display. Members suggested that this should also be taken into account in future highway schemes.
- There should be reference to the behaviour of cyclists and their illegal use of footpaths.

RESOLVED, that:

1. The City support the future use of Castle Baynard Street for the E-W Cycle Superhighway on the condition that the N-S Cycle and E-W Superhighway proposals be agreed with the City, prior to implementation.
2. The City's response, as detailed in Annexe 2, be re-drafted in accordance with the wording and design suggestions set out above.

10. 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 Schedule 12A of the Local Government Act.

Item No	Para No
12-14	3

11. **MINUTES**

RESOLVED –That:

The non-public minutes of the Streets and Walkways Sub Committee meetings held on 22 September and 20 October 2014 be noted.

12. **PUBLIC CAR PARKS - REVIEW OF CAR PARK PROVISION AND ASSET MANAGEMENT STRATEGY**

Members considered a joint report of the City Surveyor and the Director of the Built Environment in respect of Public Car Parks – review of provision and asset management strategy.

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

There were no questions.

14. **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 ended at 1.15 pm

Chairman

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Agenda Item 4

Committee:	Date:	Item no.
Planning and Transportation	1 st December 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 or those so authorised 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
14/00228/PODC Aldgate	Mitre Square, International House, Duke's Place, 11 Mitre Street & 1 Mitre Square London EC3	Submission of a full Draft Construction Method Statement pursuant to schedule 3 paragraph 16.3 of the S106 agreement dated 27.06.2011.	04.11.2014
14/00903/MDC Aldgate	Mitre Square, International House, Duke's Place, 11 Mitre Street & 1 Mitre Square London EC3	Details (in part) of a programme of archaeological work for area 3 and foundations with piling configuration pursuant to conditions 2 and 3 of planning permission dated 9th June 2014 (application no.13/01082/FULMAJ).	28.10.2014
14/00985/ADVT Aldgate	Cutlers Court 115 Houndsditch London EC3A 7BR	Installation and display of one internally illuminated building name totem measuring 3.48m high, 0.45m wide, situated at ground floor level.	13.11.2014

14/01098/ADVT Aldgate	3 Cutler Street London E1 7DJ	Installation of an externally illuminated projecting sign measuring 0.6m high by 0.9m wide at a height of 3.08m above ground.	13.11.2014
14/00895/LBC Aldersgate	121 Thomas More House Barbican London EC2Y 8BU	Internal alterations to remove partition wall between kitchen and dining room.	06.11.2014
13/00985/FULL Broad Street	1 Angel Court And 33 Throgmorton Street London EC2N 2BR	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 44 of planning permission dated 15th March 2013 (10/00889/FULMAJ) to incorporate minor material amendments for the redevelopment of 33 Throgmorton Street and 1a-1d Angel Court and extensive refurbishment of the 1 Angel Court for office (B1) and retail (A1, A2, A3) and minor alterations to 41 Lothbury. (44,009sq.m GIA)	17.11.2014
14/00991/TCA Broad Street	Drapers' Hall Throgmorton Avenue London EC2N 2DQ	Works of pruning to six trees (4x Black Mulberry, 1x White Mulberry and 1x Magnolia).	11.11.2014
14/00909/FULL Bridge And Bridge Without	6 Eastcheap London EC3M 1AE	Replacement of shopfront roller shutter with automatic sliding glazed doors.	11.11.2014
14/00996/ADVT Bridge And Bridge Without	1 Lovat Lane London EC3R 8DT	Installation of (i) one internally illuminated fascia sign measuring 0.45m high by 1.65m wide and 2.45m above ground level; (ii) one internally illuminated projecting sign measuring 0.65m in diameter and 3.02m above ground level; and (iii) one internally illuminated menu box measuring 0.80m high by 0.34m wide and 1.06m above ground level.	18.11.2014

14/00530/FULL Bishopsgate	222 Bishopsgate London EC2M 4QD	Installation of a roller shutter to the main entrance.	18.11.2014
14/00692/MDC Bishopsgate	5 Broadgate London EC2M 2QS	Details of all structures which form the boundary between the bus station and pedestrian footway pursuant to condition 35 of planning permission dated 29 July 2011 (10/00904/FULEIA).	11.11.2014
14/00806/PODC Bishopsgate	117, 119 & 121 Bishopsgate, Alderman's House, 34-37 Liverpool Street, 1 Alderman's Walk & Part of White Hart Court, London EC2	Submission of Local Training Skills and Job Brokerage Strategy pursuant to schedule 3 paragraph 4.1 and Local Procurement Strategy pursuant to paragraph 3.1 of Section 106 Agreement dated 23 June 2014, planning application reference 13/01199/FULMAJ.	30.10.2014
14/00826/FULL Bishopsgate	12 Widigate Street London E1 7HP	Replacement of the ground floor restaurant windows and restaurant entrance doors.	28.10.2014
14/00827/ADVT Bishopsgate	12 Widigate Street London E1 7HP	Installation and display of 2 externally illuminated fascia signs comprising individual letters measuring 0.297m (h) by 0.899m (w) at a height of 2.77m above ground.	28.10.2014
14/00872/FULL Bishopsgate	55 Old Broad Street London EC2M 1RX	Replacement shop front.	17.11.2014
14/00873/ADVT Bishopsgate	55 Old Broad Street London EC2M 1RX	Installation of one externally illuminated projecting sign measuring 0.475m high by 0.815m wide at a height of 2.9m above ground and four back illuminated fascia signs, measuring 0.54m high by 2.7m, 4.1m, 1.8m and 4.2m wide respectively.	18.11.2014

14/00961/MDC Bishopsgate	5 Broadgate London EC2	Details of a noise report pursuant to condition 3 of planning permission dated 29 July 2011 (10/00904/FULEIA).	13.11.2014
14/00965/MDC Bishopsgate	Alderman's House 117, 119, 121 Bishopsgate 34 - 37 Liverpool Street London EC2M 3TH	Details of a programme of archaeological work (in part) for underpinning and propping and contiguous pile design (in part) pursuant to conditions 11 and 12 of planning permission dated 23 June 2014 (application number 13/01199/FULMAJ).	06.11.2014
14/00953/FULL Bread Street	St Paul's Cathedral School 2 New Change London EC4M 9AD	Installation of stainless steel infill panel to boundary wall.	18.11.2014
14/00954/LBC Bread Street	St Paul's Cathedral School 2 New Change London EC4M 9AD	Installation of stainless steel infill panel to boundary wall.	18.11.2014
14/00082/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 temporary fire escapes from London Wall Car Park at ground floor level pursuant to condition 3 (in part) of planning permission dated 30th June 2014 (application reference: 14/00259/FULL).	30.10.2014
14/00793/MDC Billingsgate	Sugar Quay Lower Thames Street London EC3R 6EA	Details of the Riverside Walkway pursuant to condition 14 of planning permission 12/01104/FULMAJ dated 16/09/2013	06.11.2014

14/00897/FULL Billingsgate	30 - 40 Eastcheap London EC3M 2HP	Installation of an ATM on the Eastcheap elevation.	28.10.2014
14/00928/ADVT Billingsgate	30 Eastcheap London EC3M 1HD	Installation and display of i) one halo illuminated fascia sign measuring 0.49m high by 1.57m wide at a height above ground of 4.2m, ii) one halo illuminated fascia sign measuring 0.49m high by 1.57m wide at a height above ground of 4.3m and iii) one halo illuminated fascia sign measuring 0.49m high by 1.57m wide at a height above ground of 4.71m.	06.11.2014
14/01010/NMA Billingsgate	21-22 Lovat Lane London EC3R 8EB	Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 11/00154/FULL dated 21st April 2011 to enable the partial implementation of the approved scheme at roof level.	18.11.2014
14/00922/DPAR Castle Baynard	167 Fleet Street London EC4A 2EA	Determination under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as to whether prior approval is required for the installation of two replacement telecommunications antennae, one additional telecommunications antenna and the installation of two associated breakout boxes on the roof of the building.	06.11.2014

14/00967/ADVT Castle Baynard	Knightrider House 30 Knightrider Street London EC4V 5JT	Installation and display of two lettering only illuminated fascia signs measuring 0.58m high by 1.3m wide at a height above ground of 2.25m	18.11.2014
14/00625/FULL Cripplegate	Frobisher Crescent Barbican London EC2	Alteration to surface drainage and replacement doors.	04.11.2014
14/00918/LBC Cripplegate	190 Andrewes House Barbican London EC2Y 8BA	Installation of double glazed units into existing hardwood window frames.	04.11.2014
14/00989/FULL Cripplegate	1 The Postern Barbican London EC2Y 8BJ	Retention of use for physiotherapy clinic (D1) in lieu of residential use (C3).	13.11.2014
14/00851/LBC Cornhill	26 Royal Exchange London EC3V 3LP	Refurbishment and fit-out of the shop unit to include new floor finishes, suspended ceilings, new lightfittings, services, new ventilation grilles to the stallriser and re-instatement of high level glazing in the shopfront.	30.10.2014
14/00886/FULL Cornhill	26 Royal Exchange London EC3V 3LP	Installation of ventilation grilles to the stallriser and reinstatement of high level glazing in the shopfront.	30.10.2014
14/00789/MDC Candlewick	1 King William Street London EC4N 8DH	Details of the construction logistics plan pursuant to condition 3 of planning permission 13/00366/FULMAJ dated 1/10/2013	06.11.2014
14/00455/FULL Coleman Street	Chartered Accountants Hall Moorgate Place London EC2R 6EA	Removal of non-structural glazed facade and construction of new glazed enclosure to existing terrace at level 9 (North).	18.11.2014

14/00935/FULL Coleman Street	Salisbury House London Wall London EC2M 5QQ	Removal of two windows and base walls. Installation of two new larger windows within the lightwell at ground and upper ground floor levels.	11.11.2014
14/00936/LBC Coleman Street	Salisbury House London Wall London EC2M 5QQ	Removal of two windows and base walls. Installation of two new larger windows within a lightwell at ground and upper ground floor levels.	11.11.2014
14/00801/FULL Farringdon Within	41 Farringdon Street London EC4A 4AN	Installation of 1 microcell antenna onto existing louvres within window opening.	11.11.2014
14/00802/LBC Farringdon Within	41 Farringdon Street London EC4A 4AN	Installation of 1 microcell antenna onto louvres within window openings.	11.11.2014
14/00902/MDC 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	Submission of an assessment of the potential for the use of renewable energy in the development pursuant to condition 23 of planning permission 12/00256/FULEIA dated 29th May 2013.	04.11.2014
14/00905/MDC 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	Submission of details of the trees in Bartholomew Close and means of protection during demolition and construction pursuant to condition 5 of planning permission 12/00256/FULEIA dated 29th May 2013.	30.10.2014
14/00981/TCA Farringdon Within	Stationers Hall Ave Maria Lane London EC4M 7DD	Works of pruning to a London Plane Tree.	13.11.2014

14/00880/LBC Farringdon Without	10 Furnival Street London EC4A 1AB	Internal alterations comprising installation of partition walls, formation of new doorways in existing walls, and upgrading of services.	30.10.2014
14/00994/TCA Farringdon Without	St Bartholomew's Hospital West Smithfield London EC1A 7BE	Works of pruning to a London Plane Tree.	11.11.2014
14/00883/ADVT Langbourn	153 Fenchurch Street London EC3M 6BB	Installation of (i) one non-illuminated fascia sign measuring 0.21m wide x 1.90m wide situated at a height of 3.3m above ground and (ii) one externally illuminated projecting sign measuring 0.6m high x 0.6m wide situated at a height of 3.3m above ground.	28.10.2014
14/00925/LBC Langbourn	3 Castle Court London EC3V 9DL	Internal alterations at 2nd floor level to form ancillary manager's accommodation.	11.11.2014
14/00790/FULL Langbourn	153 Fenchurch Street London EC3M 6BB	Installation of a new shopfront.	28.10.2014
14/00738/FULL Queenhithe	Flat 10 Norfolk House Trig Lane London EC4V 3QQ	Installation of two roof mounted air conditioning condenser units.	13.11.2014
08/00824/FULM AJ Tower	76 - 86 Fenchurch Street, 1 - 7 Northumberland Alley & 1 & 1a Carlisle Avenue London EC3N 2ES	Demolition of existing buildings and redevelopment of a building ranging from 9 to 15 storeys (plus ground and mezzanine floors) to comprise retail (A1 - A3), office (B1) and ancillary space, including 14 car parking spaces, 49 motorcycle spaces and 137 bicycle spaces, with vehicle access from Carlisle Avenue.	11.11.2014

13/00843/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of refuse storage and collection facilities; the appearance and location of plant, ventilation, air-conditioning, ductwork louvres and enclosures; and the provision of motorcycle parking pursuant to conditions 5, 10(h), and 26 of planning permission (application no. 11/00317/FULMAJ) dated 29th March 2012 and condition 3(h) of listed building consent (application no. 13/00919/LBC) dated 20th December 2013.	18.11.2014
14/00706/NMA Tower	10 Trinity Square London EC3N 4AJ	Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 11/00317/FULMAJ dated 29th March 2012 to enable additional excavation within the basement to provide increased floorspace.	18.11.2014
14/00882/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of particulars and materials of the proposed pavilions pursuant to condition 10(a) (in part) of planning permission 11/00317/FULMAJ dated 29/03/2014 and condition 3(a) (in part) of planning permission 11/00318/LBC dated 29/03/2014.	30.10.2014
14/00888/FULL Tower	Pinnacle House 23 - 26 St Dunstan's Hill London EC3R 8HL	Change of use of first floor from Class B1 (offices) to a flexible use for either Class B1 (offices), or Class D1 (Non-residential institutions) (148sq.m.).	13.11.2014
14/00916/LBC Tower	27 Great Tower Street London EC3R 5AQ	Internal alterations to remove partitions and relocate bar counter.	18.11.2014

14/00942/MDC Tower	28 Great Tower Street London EC3R 5AT	Submission of a Construction Environmental Management Plan including a Construction Logistics Plan pursuant to Conditions 4 and 5 of planning application 13/00360/FULL dated 27.02.2014.	13.11.2014
14/00575/MDC Vintry	19 - 20 Garlick Hill And 4 Skinners Lane London EC4V 2AL	Submission of details of a programme of archaeological work, foundations and piling configuration pursuant to conditions 3 and 4 of planning permission dated 29 August 2013 (app no 13/00647/FULL).	28.10.2014
14/00576/MDC Vintry	19 - 20 Garlick Hill And 4 Skinners Lane London EC4V 2AL	Submission of details of a programme of archaeological work, foundations and piling configuration pursuant to conditions 3 and 4 of planning permission dated 10/04/2014 (Application number 14/00139/FULL).	28.10.2014
14/00839/MDC Walbrook	27 - 32 Poultry London EC2R 8AJ	Submission of Deconstruction and Construction Logistics Plans pursuant to Conditions 2 and 3 of planning permission 13/01036/FULL dated 03.06.2014.	04.11.2014
14/01030/MDC Walbrook	27 - 35 Poultry London EC2R 8AJ	Submission of details of acoustic measures to mitigate the impact of existing Central and Northern line tunnels/trains upon the hotel pursuant condition 7 of planning permission dated 03.06.2014 (13/01036/FULMAJ).	06.11.2014

Agenda Item 5

Committee:	Date:	Item no.
Planning and Transportation	1 st December 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
14/01085/FULL Aldersgate	Health Centre, 3 White Lyon Court, Barbican, London, EC2Y 8EA,	Change of use of existing ground floor D1 unit at 3 White Lyon Court to a temporary marketing suite (sui generis) for a period of three years in connection with the proposed development at 2 Fann Street, including provision of new entrance door, bays and canopy to the west facade and internal works to accommodate a 'show' apartment and meeting rooms.	03/11/2014
14/01033/FULL Aldgate	Cutlers Exchange, 123 Houndsditch, London, EC3A 7BU,	Installation of a new shopfront.	30/10/2014
14/01050/FULL Bishopsgate	Sun Street Square, London, EC2,	Installation of a public artwork 'chromorotation' comprising of a 20m totemic structure with 40 stainless steel, illuminated light boxes, removal of an existing tree and other associated alterations.	07/11/2014
14/01056/FULL Broad Street	46 New Broad Street, London, EC2M 1JH,	Creation of a new external opening within the south-east elevation of the building, leading from the existing office space to the existing adjacent flat roof area. Installation of new double patio doors, decking to the	27/10/2014

		existing flat roof finishes and the erection of balustrading to the existing parapet walls on two sides and to the roof edge at the adjacent light well, including perimeter bamboo screening panels.	
14/01084/FULL Broad Street	111 Old Broad Street, London, EC2N 1AP,	Installation of eleven new condenser units and one chiller unit behind louvred screening and mesh grating roof cover at roof level.	18/11/2014
14/01096/FULMAJ Candlewick	24 King William Street, London, EC4R 9AJ,	Refurbishment and alterations to the property, including conversion of eighth floor plant level and additional floor at ninth level for Class B1 offices; new plant within roof volume; extension of floor plates at ground to seventh floors; partial change of use on ground floor for flexible shop/cafe and restaurant uses (Class A1/A3) including associated shop front alterations; recladding to exterior elevations and replacement fenestration; alterations to main office entrance on King William Street; re-landscaping of rear ground floor terrace; the provision of basement cycle parking and other associated works.	03/11/2014
14/01071/FULL Cripplegate	City of London School For Girls, St Giles' Terrace, Barbican, London, EC2Y 8BB	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 6 (approved drawings) of planning permission 13/01197/FULL dated 10th February 2014 and as amended by planning permission 14/00627/FULL dated 1st October 2014, to enable the plant enclosure to be increased in size.	03/11/2014
14/01018/FULL Cripplegate	Cromwell Tower, Barbican, London, ,	Installation of replacement railings and additional handrail to steps.	06/11/2014
14/01011/FULL Dowgate	Cannon Green Building, 27 Bush Lane, London, EC4R 0AN,	Refurbishment of Bush Tower including: change of use from office (Class B1) to restaurant (Class A3) at part ground floor level; change of use from ancillary office (Class B1) to gym (Class D2) at part basement level 2; provision of ancillary cycle parking and additional cycle	03/11/2014

		parking storage; external alterations including replacement fenestration, new entrance portal and extensions to the north and west elevations; pergola at the eastern boundary, extension of a bridge link connecting to Thames Tower, landscaping of existing external terrace, additional plant equipment at roof level and other incidental works.	
14/01054/FULL Farringdon Within	Fleet Building, 40 Shoe Lane, , 70 Farringdon Street, Plumtree Court,, 42 Shoe Lane, 12 Plumtree Court &, 57 Farringdon Street, London, EC4A 4AP	Application under Section 73 for minor material amendments to planning permission 13/01221/FULL dated 10/03/2014 for the installation of a secant pile wall and associate works.	23/10/2014
14/01114/FULL Farringdon Within	32 Farringdon Street, London, EC4A 4HJ,	Replacement of windows to all elevations.	10/11/2014
14/01037/FULL Farringdon Without	53 Fleet Street, London, EC4Y 1BE,	Change of Use of part retail use (A1) at ground and basement level and existing offices (B1) at 1st to 5th floor level to create 5 residential apartments including a roof terrace and new 33sq.m GIA infill at rear of building.	21/10/2014
14/01067/FULL Farringdon Without	Mitre House, 45 Fleet Street, London, EC4Y 1BP	Installation of a new timber framed shopfront to provide level access to the existing retail unit and remodelled entrance to Mitre House. Change of use of part of the existing ground floor retail unit (Class A1) to office use (Class B1) to enable construction of new entrance lobby to link staircase/lift lobby to new Fleet Street entrance.	27/10/2014
14/00583/FULL Farringdon Without	166 Clifford's Inn, Fetter Lane, London, EC4A 1BY,	Alterations to the existing 9th floor flat including (i) insertion of a window on the south elevation (ii) erection of replacement glazed roof terrace balustrading to the north, west and south perimeter (iii) installation of two air conditioning units to the roof terrace area.	30/10/2014
14/01090/FULL Farringdon Without	2 Hosier Lane, London, EC1A 2AL	Insertion of 15 new window openings in the south facing courtyard elevation.	03/11/2014

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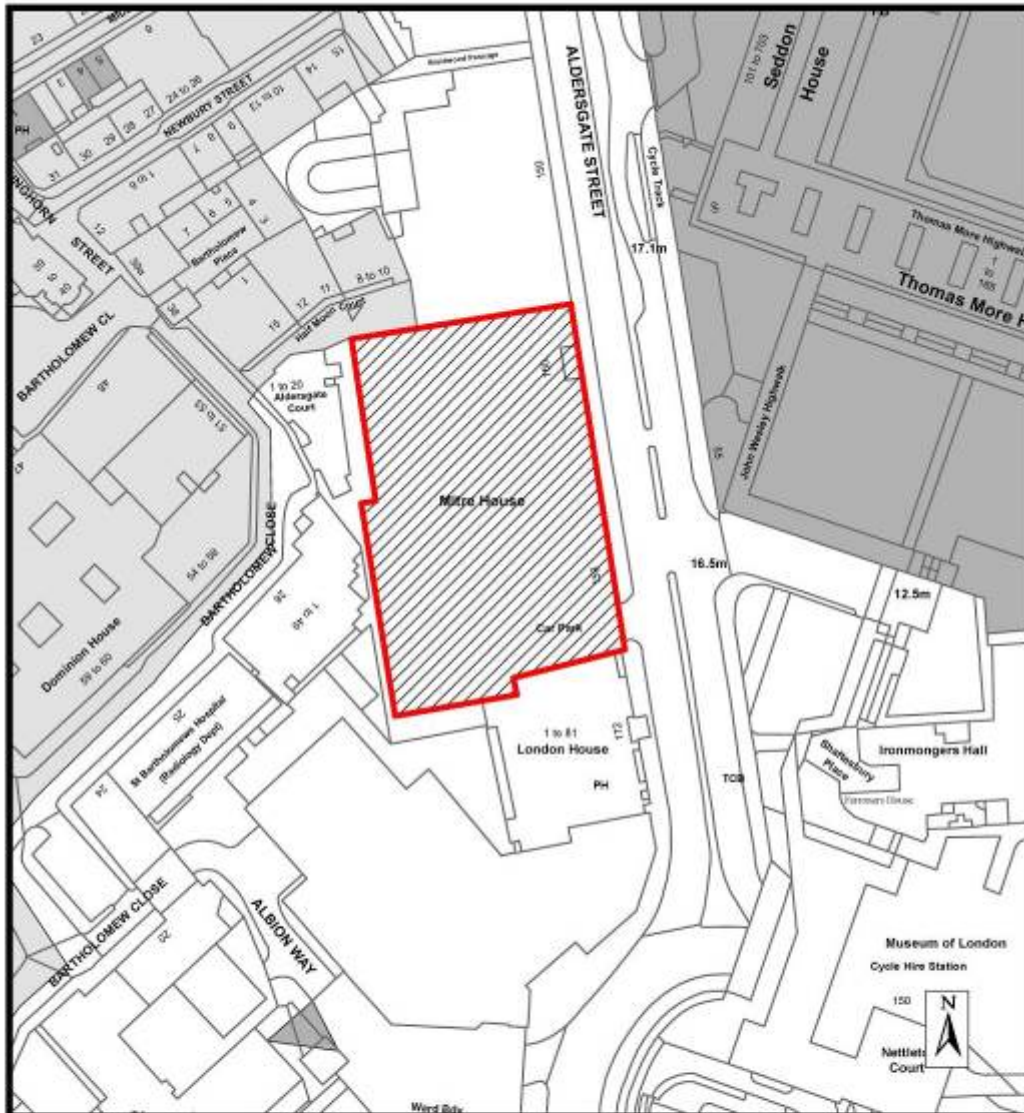
Committee:	Date:
Planning and Transportation	1 December 2014
Subject:	
<p>160 Aldersgate Street London EC1A 4DD</p> <p>Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace (Class A1) at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).</p>	
Ward: Farringdon Within	Public For Decision
Registered No: 14/00878/FULMAJ	Registered on: 3 September 2014
Conservation Area: No	Listed Building: No
<u>Summary</u>	
<p>Planning permission is sought for the refurbishment and extension of the existing office building, including the replacement of the Aldersgate Street facade, the replacement of the existing rooftop plant storey with a new office storey and the construction of an additional storey incorporating plant. The refurbished building would provide 24,048sq.m (GIA) of Grade A office accommodation with a ground floor retail unit to Aldersgate Street and a new rear pedestrian office entrance to Half Moon Court.</p> <p>110 Objections have been received. The objections relate to the increase in the height of the building and its impact on the skyline and the potential impact of the development on residential amenity including loss of daylight and sunlight, excessive light spillage, a loss of privacy from overlooking and increased noise and disturbance from the proposed roof terraces, retail unit, rooftop plant, rear access and construction works.</p> <p>The design of the proposed refurbished building is considered to be a substantial improvement on its existing appearance and would relate more satisfactorily to the immediate townscape and the setting of the adjacent Smithfield Conservation Area and listed Barbican Estate. The applicant has satisfactorily demonstrated that the building has been designed to safeguard daylight and sunlight, mitigate light spillage and overlooking and reduce the plant noise emitted from the site. The applicant has agreed to conditions relating to the use of the proposed roof terraces and retail unit that would help to ensure that the amenity of surrounding residential properties is sufficiently protected.</p> <p>The proposed refurbishment would support the City of London's business function and is in substantial compliance with relevant development plan policies. The proposal is considered to be acceptable subject to conditions, a CIL payment and a Section 106 agreement being entered into to cover matters set out in the report.</p>	

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.

Site Location Plan



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ADDRESS:
160 Aldersgate Street

CASE No.
14/00878/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



160 Aldersgate Street, view from south east

Case No. 14/00878/FULMAJ

Site

1. The site is located on the west side of Aldersgate Street, to the north of the Aldersgate Street and London Wall rotunda. The existing building was designed by Seifert Architects in the late 1980s in a Post-Modern style. It comprises ground plus seven storeys of office accommodation with an additional rooftop plant enclosure (Class B1) (22,251sq.m GIA). There is a seven storey basement car park beneath the building which is not part of the current application.
2. The Aldersgate Street elevation of the building is clad in polished pink and grey stone with a section of redundant highwalk at first floor level and a series of projecting stone 'mitres' between second and seventh floors. At street level the building incorporates the ramped car park and inset office entrances with metal grilles to the office windows in between.
3. The rear elevation facing Half Moon Court and Bartholomew Close is clad in brick with a prominent lift/stair tower rising above the parapet line by one additional storey. The building has a mansard roof and plant storey clad in grey sheet metal incorporating dormer windows to the office floor.
4. The west side of Aldersgate Street is characterised by substantial office buildings, including the converted residential apartments of London House, which are predominantly between seven and nine storeys in height and of brick or stone with a clear rhythm of columns and openings. They form a distinct element between the historic streets of the Smithfield Conservation Area to the west and the 20th century Barbican buildings to the east.
5. To the south, 200 Aldersgate Street is a departure in terms of scale and design, rising to 21 storeys in a stepped form, and does not relate to the general character of Aldersgate Street or the surrounding area.

Proposal

6. The proposal is for the refurbishment and extension of the existing office building, including:
 - the replacement of the Aldersgate Street facade with a new cladding system and office entrance;
 - the retention and refurbishment of the west and part north and south facades;
 - the creation of an additional pedestrian access point at the rear of the building at Half Moon Court;
 - the replacement of the existing roof top plant storey with a full width set back office storey and the construction of an additional storey incorporating new plant and a glazed atrium roof;
 - the provision of a new ground floor retail unit at Aldersgate Street (84sq.m GIA);
 - the creation of roof terraces at 7th and 8th floor levels;

- upgraded office space including the extension and reconfiguration of the central office atrium, an enlarged office reception, the incorporation of the redundant city walkway, and provision of bicycle parking and associated facilities.
7. The proposed increase in office floorspace is 1,835sq.m (GIA), which would provide a total of 24,048sq.m (GIA) of refurbished office accommodation. Public realm improvements are proposed as part of the refurbishment works, the details of which would be secured by condition, and the implementation of which would be secured through an agreement under Section 278 of the Highways Act 1980.

Consultations

6. The application has been advertised on site and in the local press. The residential premises of London House, 28 Bartholomew Close, 30 Bartholomew Close, Ironmongers Hall, Mountjoy House, Thomas More House, Seddon House, Lauderdale Tower, Newbury House, 1 – 3 Newbury Street, and 39-40 Bartholomew Close have been individually consulted.
7. The applicant has carried out their own public consultation prior to and following the submission of the application. A public exhibition and a total of six meetings were held separately with the Barbican Association and local residents groups prior to submission, and a further 3 meetings have been held with the Barbican Association, Spencer Heights residents and representatives from London House following submission.
8. Transport for London (TfL) has advised that the proposed increase in floorspace would be unlikely to cause significant traffic impact to the local road network. TfL has requested that a travel plan, delivery and servicing plan and construction management and logistics plans be secured through a section 106 agreement or by condition, which is proposed.
9. The views of other City of London departments have been taken into account in the preparation of this development scheme and in this report. Some detailed matters remain to be dealt with by conditions.
10. 110 objections have been received from local residents and residents' groups. The objections are summarised below:
- The increase in the height of the building will make it noticeably higher than neighbouring buildings destroying the harmony and uniformity of the rooflines and sets a precedent for further additions to adjoining buildings in the future;
 - The change from a mansard roof to a vertical elevation is unsympathetic to the existing established building lines;
 - The increase in height and bulk at roof level will result in a loss of daylight and sunlight enjoyed by nearby residential properties and public spaces;

- The increase in window area, particularly at roof level, will result in light spillage and a loss of privacy from overlooking;
 - The building will lose its characteristic appearance that is inspired by the shape of a bishop's mitre;
 - The development will prevent the future implementation of a high walk bridge across Aldersgate Street;
 - The rear access at Half Moon Court will increase footfall, and noise and disturbance for the nearby residents and occupiers;
 - The proposed plant will create further noise for adjoining residential properties;
 - The proposed terraces would have a detrimental impact on residential amenity;
 - The proposed retail unit could have a detrimental impact on residential amenity;
 - There will be noise and disruption caused by the demolition and construction works.
11. One letter of support has been received from the prospective tenants of the proposed refurbished office accommodation.

Policies

12. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan (UDP) and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this proposal are set out in Appendix A to this report.
13. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.
14. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
15. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
16. 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

16. 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 they are 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).
17. 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..'
18. The principal issues to be considered in the determination of 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 and the setting of listed buildings;
 - The appropriateness of the bulk, massing and design of the proposals in the context of the local area and local views;
 - The provision of high quality office accommodation;
 - The removal of the redundant highwalk at 1st floor level;
 - The impact of the proposal on residential amenity and specifically:
 - a) The impact of the proposals on the daylight and sunlight enjoyed by neighbouring properties and amenity spaces;

- b) The potential for light spillage and overlooking as a result of the proposed development;
- c) The impact of the proposed rear entrance, retail unit and roof terraces;
- d) The noise impact of the proposed plant;
- e) The potential impact of the refurbishment works.

Bulk, Massing and Design

19. The proposed external alterations would comprise the modification and re-cladding of the Aldersgate Street facade; the replacement of the plant storey with a full width set-back office storey; the addition of a full width set-back plant storey and glazed atrium roof; the removal of the top section of the brick stair tower on the rear of the building; and the formation of a new roof section with different treatments to front and rear. The overall height of the building would increase 2.6m above its existing highest point.
20. The Aldersgate Street elevation would be modified to lower the existing parapet line, stepping back the sixth storey from its current plane, and providing a new seventh storey. A roof terrace would be created behind the new parapet line. The ground and first floors would be opened up to provide a new recessed office entrance and retail unit and window openings, divided by double height stone columns. The alterations to the lower part of the building would activate the street frontage for pedestrians.
21. A new eastern elevation would be applied to the retained structural frame, comprising a limestone frame with deep brick window reveals and window openings arranged in alternate alignments to each floor, creating a faceted appearance. The brick of the window reveals would be pale in colour to harmonise with the limestone and provide an appropriate level of solidity, whilst the glazing would incorporate an opaque lower section to reduce light spillage and minimise the visibility of office clutter and activity from the street. Between the 3rd and 6th floors the outer elements of the new facade would project by approximately 800mm, maintaining the current projection of the original 'mitre' features.
22. The redundant highwalk at 1st floor level would be incorporated into the building as additional office floorspace, as it is no longer required by the City of London for the creation of a highwalk bridge across Aldersgate Street to and from the Barbican.
23. The upper two storeys would be glazed with regular stone fins designed to provide a solid appearance, particularly when viewed obliquely. The fins would incorporate a discreet break at the level of the internal floor plate to provide a horizontal division and mitigate the visual impact of the height of the upper section of the building.
24. The windows, brick reveals, and stone fins to the upper floors would be set at an angle to direct light from the building in a south-easterly direction away from the Barbican residential blocks, as well as provide

a more solid appearance to the building when viewed obliquely from the north-east.

25. Minor alterations would be made to the western Bartholomew Close/ Half Moon Court elevation. The brick stair tower, which currently forms a dominant and unsightly element to the building when viewed from Smithfield Conservation Area, would be reduced in height to the level of the parapet, with windows inserted to its blank elevation. The parapet embellishments would be removed and the brickwork made good. The existing windows would be replaced with new high performance units that would improve thermal efficiency and enhance the appearance of the building.
26. A new rear entrance would be incorporated with glazed doors and enlarged window openings to either side. The alley to the rear of the building is currently dark and uninviting and the increase in illumination and activity would provide a localised enhancement that will further relate the building to forthcoming developments in the immediate area.
27. A more restrained treatment would be used for the west elevation of the two new office floors in order to provide an appropriate backdrop to the adjacent conservation area and relate more closely to the retained facade. The additional storeys would each step back from the south and west and be clad in brick. Full height windows and doors would be aligned with the windows below, whilst providing access to two roof terraces enclosed by balustrades. The treatment of the west elevation would be carried around the north and south flank walls where it would meet the stone fins of the east elevation.
28. The new plant storey would be enclosed by metal louvered sides and a metal grille to its roof, with a glazed roof to the atrium at the building's centre. Green roofs would be incorporated to the front and rear of the plant room at eighth storey level.

Views

29. The proposed development would not impact on any Local View Management Framework (LVMF) protected vistas and is not within the St Paul's Heights Policy area.
30. A range of local views have been considered in assessing the proposed development, including those from the Barbican Estate, Bartholomew Close, Cloth Fair, Charterhouse Square, Aldersgate Street and Long Lane.
31. The refurbished and extended building would maintain the scale and prominence of the existing building in local views. The additional height would amount to the replacement of the existing plant storey with a full set-back office storey and the addition of a new plant storey.
32. The east elevation of the building would be highly visible in views from Thomas More Highwalk beside Thomas More House and Mountjoy House. The proposed additional height of the building would be appreciable from this location although the setback of the upper two

storeys would mitigate its impact, whilst the new plant storey would not be visible in this view.

33. The existing building is visible in local views from Bartholomew Close, Cloth Street and Kinghorn Street. The increase in the height of the building resulting from the additional storey and plant storey would be mitigated by the setbacks and the general improvement of its appearance, particularly the reduced height of the prominent brick stair tower. There would be a marginal increase in the visibility of the building from the north side of the church of St Bartholomew the Great on Cloth Fair, where it would be seen in the context of a varied roofscape and would not detract from the setting of the church.
34. From the junction of Aldersgate Street and Beech Street, as well as John Trundle Highwalk, the building would be seen in oblique views. The upper floors of the building would continue to be visible above the main section of the building, in the foreground of 200 Aldersgate Street, with the additional height and new vertical profile making them more prominent. From this general location the projection of the facade between 3rd and 6th floors would be most apparent, although it would largely maintain the existing projection of the mitre features, and the majority of its extent would comprise deep window reveals.
35. The building would continue to be hidden from view in Charterhouse Square, while its visibility from Charterhouse Street / Lindsay Street would be restricted by the forthcoming Crossrail station over-site development, which is also before you today.

Heritage Assets

36. Consideration should be given to the setting of the following designated heritage assets:
 - Smithfield Conservation Area
 - The Barbican Estate – Grade II listed.
 - The Barbican registered landscape – Grade II* listed.
37. There are no non-designated heritage assets of relevance to this application.
38. 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'.
39. 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."
40. The existing building forms a prominent edge to the eastern part of the Smithfield Conservation Area, where it marks a change in scale from

the domestic scale buildings around Bartholomew Close and the larger post-war buildings to the east. The additional storey would be visible in local views and would have a marginal impact on the setting of the conservation area, although the reduction in height of the stair tower and associated facade alterations would provide a slight enhancement to the area.

41. The south-western corner of the Barbican Estate is directly opposite the site on Aldersgate Street. John Wesley Highwalk and the stair turret are closest to the site, where the disused highwalk within 160 Aldersgate Street was originally intended to connect with a bridge over the road. The nearest residential Barbican block is situated some distance to the east, with its diagonal alignment avoiding any direct relationship with the building. It is considered that the proposed extended building would not have any further detrimental impact on the listed Estate and Registered Landscape than the existing building, whilst the improved design would provide a slight enhancement to its setting.
42. The existing building is not considered to be of architectural merit and does not make a positive contribution to local area. Its refurbishment, alteration and extension would not cause harm to the setting of heritage assets and is considered to be acceptable.
43. The design of the proposed refurbished building would be a substantial improvement on its existing appearance. It would relate more satisfactorily to the immediate townscape and the setting of Smithfield Conservation Area, whilst providing a minor enhancement to the setting of the Barbican Estate.

Daylight and Sunlight

44. The impact of the increase in height and bulk at roof level on the daylight and sunlight received by surrounding residential properties, and the play area adjacent to Seddon House have been assessed. The Daylight and Sunlight Report submitted with the application demonstrates that as a result of the proposed development all windows within the surrounding residential properties would meet the Building Research Establishment (BRE) good practice guidelines for site layout planning for daylight and sunlight.
45. In addition, the Light Pollution and Amenity Report submitted during the application process demonstrate that the proposals would result in no change to the sunlight condition to the play area adjacent to Seddon House.

Light Spillage and Overlooking

46. Whilst the proposed refurbished Aldersgate Street facade and roof extension have been designed to allow increased daylight to the office accommodation the design includes features to minimise the potential for light spillage or overlooking from the building.
47. The orientation of the windows on Aldersgate Street has been angled to the south east, and the glazing is visually screened from the

Barbican Estate by the solidity of the adjacent masonry panels that project forward and face north east. The series of vertical masonry fins to the upper two floors would shield the proposed glazing, mitigating light spillage and directing views away from the Barbican Estate.

48. The extent of the glazing has been reduced by the inclusion of an opaque spandrel panel to the lower portion of the office glazing, which would reduce light spillage and hide clutter which can accumulate at floor level within an office building. In addition, all light fittings would be activated by zonal motion sensors, and would automatically switch off when a particular zone is not occupied.
49. A quantitative light spillage report has been submitted with the application that assesses the light spillage which would result from the proposed additional storey and new facade treatment. The report demonstrates that there would be an additional 2 - 3 lux cast by the top floor of the proposed development to facades of the surrounding residential buildings, which is likely to be imperceptible to the human eye, indicating that the amenity of neighbouring properties would be maintained in this regard.

Rear Access

50. The proposed rear access to the building would be for pedestrians only. The original scheme proposed access to cycle storage. This was relocated to Aldersgate Street for submission following concerns raised by residents.
51. A review of pedestrian movements to the rear access has been undertaken by the applicant's transport consultants. It estimates that, taking account of the arrival of Crossrail at Farringdon, there would be approximately up to 115 people arriving at the rear entrance in the AM peak and around 90 people leaving during the PM peak hour with the majority of arrivals and departures via the main entrance on Aldersgate Street. Spread over an hour this level of pedestrian movement is considered to be low and would not have a material impact on the footways and streets to the rear of the site.

Roof Terraces

52. Three roof terraces are proposed at 7th and 8th floor levels: one terrace at 7th floor level on Aldersgate Street, and a terrace on each of the rear elevation setbacks at 7th and 8th floor levels.
53. The 7th floor roof terrace to Aldersgate Street is considered to be sufficiently shallow and distant from residential properties in the Barbican so as to not have a detrimental impact on their amenity. The landscaping of the rear terraces has been designed to prevent overlooking of the adjacent residential properties at London House by the inclusion of a low level planting zone along the southern part of the terrace return, which would act as a buffer.
54. The applicant has confirmed that they would accept restrictions on the hours of the use of the terraces. Conditions have been included to restrict the use of the terraces from 08:00 to 21:00 Monday to

Saturday, with no use on Sundays or Bank Holidays, and to permit the 8th floor roof terrace to be used until 22:00 on five occasions during the months of May to September, provided that residents would be informed of such occasions two weeks in advance. A condition is included requiring that no amplified or other music shall be played on the roof terraces.

55. The design of the terraces and the restrictions on use and the playing of music will help to ensure that the amenity of the surrounding residential properties is sufficiently protected.

Retail Unit

56. The proposed retail unit on Aldersgate Street has been amended to allow A1 use only in response to residents' concerns. The applicant has also agreed to the inclusion of a condition restricting the hours of operation from 07:00 until 21:00.

Noise Impact of Plant

57. The refurbishment proposals include the replacement of all the existing office plant and equipment on the building and the removal of the existing third floor kitchen extract vents adjacent to the rear of London House. The proposed new plant at roof level would be screened from view and acoustically attenuated to minimise noise.
58. The noise assessment submitted with the application demonstrates that the cumulative noise levels from the proposed new plant (both at roof, ground and ground floor mezzanine levels) would achieve at least 10dB below the minimum background level at the nearest sensitive receptors.
59. Given the noise sensitivity of the surrounding area and in response to concerns raised by residents with regards to plant noise, further environmental noise survey work has been undertaken during the application process. The additional survey work has concluded that the net effect of the proposed refurbishment works on the nearest residential properties would be a significant reduction in the plant noise levels emitted from the site.
60. A condition has been included requiring the noise level from any plant and associated ducting to be maintained at 10dB (A) or more below the minimum background level at the nearest sensitive receptors.

Mitigating the impact of construction works

61. Conditions have been included requiring the submission of details of a scheme for the protection of nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition and construction. The scheme would be required to adhere to the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites.

Servicing and Parking

62. Servicing for the refurbished office and new retail unit would be undertaken off-street within the existing dedicated service yard,

accessed from Aldersgate Street. The service yard can accommodate vehicles up to the size of large refuse vehicles, allowing them to enter and exit in forward gear. The servicing times would be restricted by condition to between 07:00 and 23:00.

63. The proposed development would in itself be car free, with the exception of one disabled parking space. A total of 302 cycle parking spaces would be provided together with associated ancillary changing and showering facilities at a standard that exceeds the City of London's emerging cycle parking standards and current adopted London Plan standards.

Sustainability and Energy

64. The proposed refurbishment of the building provides the opportunity to improve its energy performance over the Building Regulations 2010 compliant baseline. Passive design measures, such as an energy efficient building envelope, energy efficient lighting and controls and specification of energy efficient plant would be incorporated and are estimated to achieve 18% carbon emissions savings over the Building Regulations 2010 compliant baseline scheme.
65. The development would be connected into the Citigen district heating network which would amount to further carbon emissions savings of 23%. The BREEAM pre-assessment rating for the building has an "excellent" rating.
66. A large green roof of 450sq.m would be provided along with planted terraces. The green roof would improve the thermal mass of the roof, reduce overheating and contribute to rainwater attenuation and biodiversity. Rainwater and grey water harvesting would further contribute to water attenuation and reduce the water demand of the building. A condition has been included requesting details of how these measures would be incorporated in to the refurbishment of the building.

Provision of high quality office accommodation

67. 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.
68. 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.
69. The refurbished building would provide Grade A office accommodation to meet the demands of the City's commercial occupiers. The proposed development would provide a 1,835sq.m (GIA) increase in office floorspace, which would help to facilitate the extensive refurbishment of the existing building.
70. The development would support London's business function in accordance with development plan policies.

Planning Obligations and Community Infrastructure Levy

71. 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.
72. 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.
73. 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
74. Regulation 123 states that a planning obligation may not constitute a reason to grant planning permission to the extent that it provides funding for infrastructure included in the regulations "Regulation 123" list as the type of infrastructure on what CIL will be spent on.
75. 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).

Mayor of London Policies

Mayoral Community Infrastructure Levy (CIL)

76. 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 J50 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

77. 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 (J140 per sq.m net gain in GIA floorspace), retail (J90) and hotels (J61) provided there is a net gain of 500sq.m.
78. Developments that are liable for both Mayoral CIL and Mayoral planning obligations payments for Crossrail, the Mayor will not double charge. His approach is to treat Mayoral CIL payment as a credit towards Mayor planning obligation liability. Therefore the Mayoral planning obligation liability can be reduced by the Mayoral CIL.
79. At the time of preparing this report the Mayoral CIL has been calculated to be J95,650. The full Mayoral planning obligation has been calculated to be J263,620. This would be reduced to J167,970 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.
80. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income as an administration fee; the remainder will be forwarded to the Mayor of London. The whole of the Mayoral planning obligation income received will be forwarded to the Mayor. However, the developer will also be liable to pay an additional J3,500 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	95,650	91,824	3,826
Mayoral planning obligation net liability*	167,970	167,970	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	267,120	259,794	7,326

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City of London's Planning Obligations SPG policy

City Planning Obligations

City CIL

81. The City introduced its CIL on 1st July 2014 and will be chargeable in addition to the Mayoral CIL and Mayoral planning obligations. CIL will be charged at a rate of J75 per sq.m for offices, J150 for Residential Riverside, J95 for Residential rest of the city and J75 for all other uses. At the time of preparing this report the City CIL has been calculated to be J143,475. 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.
82. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income as an administration fee. The contributions collected will be used to fund the infrastructure required to meet the requirements of the City's Development Plan.
83. 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.
84. 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 (J20 per sq.m), Local Training, Skills and Job Brokerage (J3 per sq.m) and Carbon Offsetting (J46 per tonne of

carbon offset). The section 106 agreement would normally follow the agreement template available on the City of London website.

85. In this case the proposed net increase in floorspace would be 1913sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the planning obligation figure would be J143,475. It is the City's practice that all financial contributions should be index-linked with reference to the appropriate index from the date of adoption of the 1st July 2014 to the date of permission.
86. The applicant has agreed a breakdown which accords with the Supplementary Planning Document as follows:

Liability in accordance with the City of London's policies	Contribution £	Available for Allocation £	Retained for Administration Charge £
City Community Infrastructure Levy	143,475	91,824	3,826
City Planning Obligation Affordable Housing	38,260	37,877	382.60
City Planning Obligation Local, Training, Skills and Job Brokerage	5,739	5,682	57.39
City Planning Obligation Monitoring Charge (Non-Financial)	2,500	Nil	2,500
Total liability in accordance with the City of London's policies	189,974	135,383	6,766

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.

Method Statement, Plans and Audits

Local Training, Skills and Job Brokerage Strategy (Construction)

93. 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 to be submitted prior to Implementation in respect of the Main Contract Works Package.
94. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to 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

95. 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.
96. 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.
97. 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.

Delivery and Servicing Management Plan

98. 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

99. 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

Carbon Offsetting

100. The London Plan sets a target for major developments to achieve an overall carbon dioxide emission reduction of 35% over Part L Building Regulations 2013, through the use of on-site renewable energy generation, in line with London Plan energy hierarchy. A detailed assessment will be required and if the assessment demonstrated that the target is not met on site the applicant will be required to meet the shortfall through cash in lieu contribution. The contribution will be secured through the section 106 agreement, at an initial cost of J60 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 prior to occupation.

Monitoring and Administrative Costs

101. A 10 year repayment period would be required where by any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.
102. 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. 1% of the total contribution (secured under the City's SPG) will be allocated to the monitoring of the agreement.
103. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Site Specific Mitigation

104. The City Corporation will principally seek to mitigate the impact of development and provide necessary infrastructure through the use of CIL but, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are still yet to be fully scoped.

Conclusion

105. The proposed refurbished building would provide an increase in high quality office accommodation in accordance with development plan policies.
106. The design of the proposed refurbished building would be a substantial improvement on the existing. It would relate more satisfactorily to the immediate townscape and the setting of the adjacent Smithfield Conservation Area and listed Barbican Estate.
107. The applicant has satisfactorily demonstrated that the building has been designed to safeguard the amenities of nearby residential occupiers, and has agreed to the inclusion of conditions relating to the use of the building that would help to ensure that residential amenity is further protected.
108. The proposal is in substantial compliance with relevant development plan policies, and is considered to be acceptable subject to conditions, a CIL payment and a Section 106 agreement being entered into to cover matters set out in the report.

Background Papers

Internal

Memo 15th September 2014 Terry Chown

Memo 11th November 2014 Dawn Patel, Department of Markets and Consumer Protection

External

Letter Undated D.A. Rogers

E-mail 18th September 2014 Dr. Neil Sanders

E-mail 19th September 2014 Nick Grosse

E-mail 20th September 2014 Mrs. Helen Barnes

E-mail 22nd September 2014 Mr. Mark Baker

E-mail 23rd September 2014 Professor Raymond P. Clark OBE

Letter 23rd September 2014 Paul & Marie Lee

E-mail 24th September 2014 Mr. Keith Jenkins

E-mail 24th September 2014 Mr. Gareth Randell

E-mail 25th September 2014 Mrs. Clare James

E-mail 26th September 2014 Deborah Tompkinson

Letter 29th September 2014 Dr. Garth Leder, Barbican Association

E-mail 30th September 2014 Mr. Brian Johnson

E-mail 30th September 2014 Mr. Russell Bell

E-mail 1st October 2014 TC Chang and Jacqueline YC Ioh

E-mail 1st October 2014 Lesley Thrift

E-mail 2nd October 2014 John Fitzpatrick

E-mail 2nd October 2014 Krishna Kakad

E-mail 2nd October 2014 Tony Welsh

E-mail 2nd October 2014 Karen Young

E-mail 2nd October 2014 Edward Malden

E-mail 2nd October 2014 Jonathan Perks

E-mail 2nd October 2014 Julia Onslow-Cole

Letter 2nd October 2014 Gail Elizabeth Evans

E-mail 2nd October 2014 Eloise Logan

E-mail 2nd October 2014 A. Afshari and A Haigh

E-mail 2nd October 2014 Dr. Folashade Okutubo

E-mail 3rd October 2014 Pak-Lim Wong, Transport for London

E-mail 3rd October 2014 Dr. Leslie Joffe
E-mail 3rd October 2014 Mr. Andrew Gallichan
E-mail 3rd October 2014 Karen Young
E-mail 3rd October 2014 Alpesh and Mina Lad
E-mail 3rd October 2014 Joseph Robinson
E-mail 3rd October 2014 Colm Whelan
E-mail 3rd October 2014 Michael Pearman and Sue-Wei Wong
E-mail 3rd October 2014 Mr. Paul Stanton
E-mail 3rd October 2014 Mohan Subbiah
Letter 3rd October 2014 J. C. Slaughter
Letter 4th October 2014 Paul Tilley
E-mail 4th October 2014 Eric Lai
E-mail 5th October 2014 William Russell
Letter 5th October 2014 David & Jeanette Webster
E-mail 5th October 2014 Ian Bull
E-mail 5th October 2014 Mr. Richard Cowan
Letter 6th October 2014 G. Hewitson
E-mail 6th October 2014 Lind Wright
E-mail 6th October 2014 Mr. Allan Kerr
E-mail 6th October 2014 Dr. Dilys Cowan
E-mail 6th October 2014 Alderman Vincent Keaveny
Letter 6th October 2014 Vincent and Edwina Power
E-mail 6th October 2014 Diana B. Tyson
E-mail 6th October 2014 Jonathan Dennis
E-mail 6th October 2014 Jane Smth, Seddon House Group
E-mail 6th October 2014 Dr. Muriel Cullen
Letter 7th October 2014 Mrs. Averil Baldwin, Thomas More House Group
Letter 7th October 2014 Paulin Pearson
E-mail 7th October 2014 Mr. Harry Boucher
E-mail 7th October 2014 Mrs. Caroline Pearce
E-mail 7th October 2014 Dr. Peter Poore
E-mail 7th October 2014 Alberto Garciga
E-mail 7th October 2014 Jan & Phillippa Bors
E-mail 7th October 2014 Veena Williams
E-mail 7th October 2014 Salina Gilhotra & Nilesh Parmar

E-mail 7th October 2014 Jonathan Morton, London House Residents' Association

Letter 8th October 2014 Claire & Richard Ringrose

Letter 8th October 2014 J. Freewell

Letter 8th October 2014 Dr. P D Simmons

E-mail 8th October 2014 Tom Morris

E-mail 8th October 2014 Mr. Peter Jennings

E-mail 8th October 2014 Mrs. Helen Bayliss

E-mail 8th October 2014 Mrs. Sheila McIntosh

E-mail 8th October 2014 Ross Everett

E-mail 9th October 2014 Mr. Michael Callow

Letter 9th October 2014 David Saunders

E-mail 9th October 2014 Mr. & Mrs. David Reeves

E-mail 9th October 2014 Jonathan Mendelow

E-mail 9th October 2014 Annabel Gillings

E-mail 9th October 2014 Dr. Simon Jones

E-mail 9th October 2014 Mr. Richard Pavitt

E-mail 10th October 2014 Mr. Tim Macer

E-mail 10th October 2014 Mrs. Helen Clifford nee Hudson

E-mail 10th October 2014 Mr. Paul Clifford

E-mail 10th October 2014 Mrs. Vivien Fowle

E-mail 11th October 2014 Professor John Lumley

E-mail 11th October 2014 Lesley Craze

E-mail 12th October 2014 Adam Cordery & Paula Johnson

E-mail 12th October 2014 Ms. Jane Smith

E-mail 12th October 2014 Dr. Robert Harris

E-mail 12th October 2014 Dr. C Pardy

E-mail 12th October 2014 Dr. Gianetta Corley

E-mail 12th October 2014 Mary Bonar

E-mail 12th October 2014 Kai Virtanen

E-mail 12th October 2014 Diana Morgan Gray

E-mail 13th October 2014 Ms. Kerry Pannell

E-mail 13th October 2014 Mr. Brian Parkes

E-mail 13th October 2014 Mr. Henry Ritson

E-mail 13th October 2014 Dr. Andrew Ormsby

E-mail 13th October 2014 Mr. Jonathan Dow
E-mail 13th October 2014 Susan Weeks
E-mail 13th October 2014 Rainer Pratl
E-mail 13th October 2014 Maraget Urry
E-mail 13th October 2014 Gillian Laidlaw
E-mail 13th October 2014 Barbara Mchugh De Clare
E-mail 13th October 2014 Satu Pikanen
E-mail 13th October 2014 John Thirlwell
Letter 14th October 2014 Robert B. Barker
Letter 14th October 2014 Gillie Bexson
E-mail 14th October 2014 Mr. Nigel Dixon
E-mail 14th October 2014 Mr. John Weeks
Letter 14th October 2014 Ann Holmes
E-mail 14th October 2014 Ms. Caroline Reed
E-mail 14th October 2014 Professor Richard Lynch
E-mail 23rd October 2014 Richard Gaskell
Letter 3rd November 2014 DLA Piper

Application Documents

Existing drawings: A1254 EX 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2015, 2101, 2102, 2103, 2104, 2201/1, 2202.

Removal of fabric drawings: A1254 PA 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1011, 1012, 1013, 1014, 1020/1, 1021.

Roof terrace usage drawing: A1254 GA 2012

Sustainability Statement July 2014 Waterman

Daylight & Sunlight Report 8th July 2014 Waldrams

Design and Access Statement August 2014 Fletcher Priest Architects

Transport Assessment August 2014 TTP Consulting

Draft Travel Plan August 2014 TTP Consulting

Draft Delivery and Servicing Plan August 2014 TTP Consulting

Air Quality Neutral Assessment August 2014 Waterman

Energy Statement August 2014 Waterman

Planning Statement August 2014 DP9

Statement of Community Involvement August 2014 Four Communications

Noise Impact Assessment 27th August 2014 Clarke Saunders Associates

Heritage, Townscape and Visual Impact Assessment September 2014
Peter Stewart Consultancy

Statement of Community Involvement – Interim Addendum Report undated
Four Communications

Statement of Community Involvement – Addendum Report 2014 Four
Communications

Letter 22nd October 2014 Clarke Saunders Associates

Response to resident concerns 23rd October 2014 Fletcher Priest
Architects

Light Pollution & Sunlight Amenity Report 3rd November 2014 Waldrams

E-mail 3rd November 2014 DP9

Environmental Noise Survey Proposals 3rd November 2014 Clarke
Saunders Associates

Letter 7th November 2014 DP9

Letter 11th November 2014 DP9

Memo 12th November 2014 Clarke Saunders Associates

Appendix A

London Plan Policies

Policy 2.10 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 2.12 Identify, protect and enhance predominantly residential neighbourhoods within CAZ and develop sensitive mixed use policies to ensure that housing does not compromise CAZ strategic functions elsewhere in the zone.

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 4.3 Within the Central Activities Zone 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.

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 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.

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 7.6 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 7.7 Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria set out in this policy.

Policy 7.15 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

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.

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.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

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.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

HOUS10 Respect residential privacy, etc.

To require where practicable that the privacy, outlook and daylighting levels of residential accommodation is respected by the form of adjacent development.

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.

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.

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.

ENV29 High standard of shopfront design

To ensure that the provision of shopfronts is of a high standard of design and appearance and to resist inappropriate designs and alterations.

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.

SCHEDULE

APPLICATION: **14/00878/FULMAJ**

160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace (Class A1) at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.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 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.
- 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 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.

- 4 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.

- 5 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.

- 6 The development shall incorporate such measures as are necessary within the site to resist structural damage arising from an attack with a road vehicle or road vehicle borne explosive device, details of which must be submitted to and approved in writing by the Local Planning Authority before any works hereby permitted are begun.

REASON: To ensure that the premises are protected from road vehicle borne damage within the site in accordance with the following policy of the Core Strategy: CS3.

- 7 Before any construction works hereby permitted are begun details of rainwater harvesting and grey water recycling systems shall be submitted to and approved in writing by the local planning authority.

REASON: To improve sustainability and reduce flood risk by reducing potable water demands and water run-off rates in accordance with the following policies of the Core Strategy CS15 and CS18

- 8 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 masonry, to include face bonding, pointing, and any expansion joints;
 - (c) details of the ground floor office entrances;
 - (d) details of windows and external doors;
 - (e) details of soffits, hand rails and balustrades;
 - (f) details of shopfronts;
 - (g) details of all alterations to the retained west elevation;
 - (h) details of junctions with adjoining premises;
 - (i) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
 - (j) details of all ground level surfaces including materials to be used.

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, ENV6, ENV28, ENV29.

- 9 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, CS19.

- 10 Before any new plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound, in accordance with a scheme to be agreed in writing with the Local Planning Authority.

REASON: In order to protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 11 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 use of the kitchen and the duct shall terminate above roof level. The details approved must be implemented before the use of the kitchen takes place.
REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.
- 12 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 including materials and construction method and all ducts must terminate above roof level. The details approved must be implemented before use of the kitchen takes place and shall be so maintained thereafter for the life of the building.
REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.
- 13 (a) The rating noise level from any plant, together with any associated ducting shall be 10 dB (A) or more below the lowest LA90, 15min at the nearest noise sensitive premises.
(b) 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.
(c) 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.
- 14 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, and CS19.

- 15 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.
- 16 The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.
REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS 15, ENV 8, CS10, CS16.
- 17 No doors or gates shall open over the public highway.
REASON: In the interests of public safety
- 18 The roof terraces on level 7 hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 19 The roof terrace on level 8 hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day or between the hours of 22:00 on one day and 08:00 on the following day on a maximum of 5 occasions per annum between May and September (inclusive), other than in the case of emergency. The roof terrace on level 8 shall not be used or accessed on each of these 5 occasions without prior notification of neighbouring residents by the building occupier at least 14 days in advance of each of these 5 occasions. The roof terrace shall not be used or accessed at any time on Sundays or Bank Holidays, other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 20 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 21 The A1 use hereby permitted shall not be open to customers between the hours of 21:00 on one day and 07:00 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.

- 22 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, CS16, CS21.
- 23 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 one pedal cycle per 125sq.m. of floorspace (minimum 302 spaces). 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 following policies of the London Plan and the City of London Core Strategy and Unitary Development Plan: 6.9, CS16, TRANS22.
- 24 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.
- 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 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: Location Plan, Drawing Nos.

A1254PA2000, A1254PA2001, A1254PA2002, A1254PA2003, A1254PA2004, A1254PA2005, A1254PA2006, A1254PA2007, A1254PA2008, A1254PA2009, A1254PA2010, A1254PA2011, A1254PA2015, A1254PA2016, A1254PA2012, A1254PA2101, A1254PA2102, A1254PA2103, A1254PA2104, A1254PA2200, A1254PA2201.

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 The Mayoral Community Infrastructure Levy is set at a rate of J50 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 J75 per sq.m for offices, J150 per sq.m for Riverside Residential, J95 per sq.m for Rest of City Residential and J75 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 Section106 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.

- 2 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.

- 3 The Directorate of the Built Environment should be consulted on 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.
- 4 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.
- 5 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.
- 6 The Markets and Consumer Protection Department (Environmental Health Team) must be consulted on the following matters:
 - (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any structures in excess of those shown on drawings for which planning

permission has already been granted, further planning approval will also be required.

(b) Installation of engine generators using fuel oil.

(c) The control of noise and other potential nuisances arising from the demolition and construction works on this site and compliance with the Construction (Design and Management) Regulations 2007; the Environmental Services Department should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.

Air Quality

(d) 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

(e) 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.

(f) 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.

(g) 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.

(h) 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

(i) 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.

(j) 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.

City Planning Officer,
Dept of Planning and Transportation,
City of London,
P.O Box 270, Guildhall,
London,
EC2P 2EJ.

D.A.Rogers,
151, Thomas More House,
Barbican,
London,
EC2Y 8BU.

Dear Sir,

Proposed refurbishment and extension of 160, Aldersgate Street.
Reference: 14/008 78/ FULMAJ.

As a long time resident of Thomas More House and having attended the presentation by Mercer Real Estate Partners on 30th June and read the planning application for the proposed regeneration of 160, Aldersgate Street, I am writing to register my objections for the following reasons. There would be a significant impact caused by this redevelopment from increase in height of the building.

With Thomas More House being situated due East of this building, there will be a major reduction in light, particularly in the afternoons and evenings to residents. As a result, there would be substantial damage to the residential amenity. Whilst at present residents benefit partially from light reflecting from the setting sun, the hours of daylight would be severely diminished by any increase in the height of 160, Aldersgate Street.

The enlarged building would overshadow not only the residential flats of Thomas More House and Seddon House but also the Childrens' play area below these terraced blocks but also the tennis courts and sports area of the City of London Girls School situated between Mountjoy House and the proposed enlarged building.

Should this redevelopment be allowed to proceed, there would also be an increased invasion of privacy from the heightened building.

In these circumstances, I sincerely hope that the proposed application particularly in respect of any increase in height will be declined.

Yours faithfully,

D.A.Rogers.

ACKNOWLEDGED



Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 18 September 2014 16:06
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 4:05 PM on 18 Sep 2014 from Dr Neil Sanders.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

18 SEP 2014

Customer Details

Name: Dr Neil Sanders

Email: [REDACTED]

Address: 162 Defoe House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: 1. The extra storey would affect the skyline as seen from living rooms in parts of Defoe House, thereby further 'walling in' the Barbican Estate. 2. The proposed additional rear access would hugely increase foot traffic, noise and smoking along Half Moon Court which is a very narrow quiet pedestrian alley flanked by residential and office buildings. The only entrance to the Neaman Practice doctors' surgery is at the entrance to Half Moon Court and there would be clashes between those using the new rear access and patients using the surgery,

many of whom are infirm. 3. Without the extra storey and the additional rear access, the proposals would be OK.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 160 Aldersgate Street - 14/00878/FULMAJ - FAO Liam Hart

From: Nick Grosse
Sent: 19 September 2014 11:16
To: PLN - Comments
Cc: Nick Grosse
Subject: 160 Aldersgate Street - 14/00878/FULMAJ - FAO Liam Hart

Dear Mr Hart,

I am writing in connection to planning application ref: 14/00878/FULMAJ for the proposed works at 160 Aldersgate Street. I live at Flat 11, Spencer Heights, 28 Bartholomew Close, EC1A 7ES, one of the buildings adjacent to the subject property. I am in support of the majority of the application as it will improve the tone of the immediate location. However, I strongly object to the new rear entrance and resulting cycle and pedestrian) traffic that will ensue. I object on the following grounds:

1) the pedestrian footpath leading from Kinghorn Street down Bartholomew Close is already limited to such an extent that even walking single file is an obstacle and an exercise of balance. The elderly and infirm simply cannot use this footpath and thus are forced to use the road (reserved for vehicles). An increase in cycle traffic will endanger the health and safety of pedestrians using this thoroughfare which is a main access way to the building in which I reside.

2) Furthermore, the separate consented scheme in Bart's Close being developed by Helical Bar will result in increased construction works traffic during the five year construction period. Once completed, the area will be pedestrianised, leading to increased pedestrian traffic. The addition of the rear entrance for cycles will only encourage cyclists to illegally cycle through this pedestrianised area, using it as a shortcut.

3) 28 Bartholomew Close has a two level underground car park accessed via a car lift. Upon exiting this car lift, the drivers are largely blind to traffic moving in the direction towards Kinghorn Street. Creating a rear entrance will provide a route for cycle traffic, this will endanger cyclists from the threat of collision with vehicles exiting the car lift.

It is for these reasons that I **strongly object to section (v) of the application** as described in the Town and Country Planning Act 1990 correspondence dated 12th September 2014.

Yours Sincerely,

Nicholas Grosse

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 20 September 2014 16:18
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

20 SEP 2014

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

Comments were submitted at 4:18 PM on 20 Sep 2014 from Mrs Helen Barnes

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Helen Barnes
Email: Not specified
Address: 59 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: There is a lack of clarity as to the proposed retail space. The drawings suggest a restaurant/bar and if the space is to be given over to licensed premises I would have an objection due to possible noise disturbance for properties fronting onto aldersgate street.

Hampson, Rebecca

From: PLN - Comments
Sent: 22 September 2014 21:13
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 9:12 PM on 22 Sep 2014 from Mr [REDACTED] Baker.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr [REDACTED] Baker
Email: [REDACTED]
Address: 204 Seddon House, Barbican, London EC2Y 8BX

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: My main objections are: Reduction in Light due to extra floor - especially worried this would set a precedent for further building on Aldersgate, which would impact us greatly if 150/140 were to get taller. Noise impact from plant on roof - despite being mentioned the noise assessment report is NOT included in the documents here. Noise from new commercial premises - especially if opening late nights or taking deliveries early mornings. If commercial premises selling alcohol there is a worry of increased antisocial behaviour. Need clarification on what premises would be permitted & opening hours. At night, light pollution from larger glass/brighter lights - no impact assessment seems to have been carried out of this. Glad that plan includes occupancy sensors as 150/140 never seem to turn majority of lights off. Light

pollution from 'light box' on roof seems unclear and worrying. More clarity needed on this. Timescale for development and managing of noise during construction e.g. working hours, especially early mornings/weekends. Would cranes be needed at weekends, meaning endless workmen bellowing at each other. Working hours will need to be monitored / enforced strongly as we have experience of contractors ignoring them earlier this year on Aldersgate for road works. All of above should be considered in the context of the existing Core Plan CS5 and new policy of Local Plan (yet to be adopted) 21.3.3 and 21.3.5 regarding protecting residential amenity, privacy, sun lighting and the cumulative impact of individual developments. I recommend rejecting the extra floor, scrutinising noise of plant equipment & restriction on type and opening hours of commercial premises including delivery times to reduce noise impact on nearby residents.

Hassall, Pam

From: Professor Raymond P. Clark, OBE [REDACTED]
Sent: 23 September 2014 10:28
To: PLN - Comments
Subject: 160 Aldersgate Street

Dear Mr Hart

I am writing about the planning application in respect of 160 Aldersgate Street London EC1A 4DD (Ref14/00878/FULMAJ).

I have no objection to the construction of an additional story incorporating plant nor to the reconstruction of the facade on Aldersgate Street to include the provision of retail floor space at ground level. I do not object to associated internal and external alterations (which I understand will include replacing all windows)

However I have concerns about the provision of roof terraces to the seventh and eighth floors. The use of such spaces for gatherings, parties etc is likely to produce noise nuisance to those parts of Bartholomew Close that are overlooked by the terraces. What measures will be in place to address this issue?

The installation of an additional entry point to the rear of the building giving access for pedestrians and cyclists is something that I strongly object to. The very idea of up to 300 cyclists per day negotiating the passage between the Neaman practice and Aldersgate house (at its narrowest point only some 2.5 metres wide) is breathtakingly insensitive to the layout, capacity and use of the area.

It would be disastrous for the Neaman Practice where patient movements (frequently elderly people and with limited mobility) would be intermixed with fast moving cyclists in an uncontrolled way. In addition the lower level residents of Aldersgate House would be in very close proximity to this traffic. Moreover, congestion at the pinch point outside 38 Bartholomew Close (already of considerable concern) would become unacceptable at the beginning and end of the working day.

Associated with the Barts Close Working Group I note that this proposal was put forward just after the last meeting in July. At that meeting a traffic/ pedestrian survey was presented by Burro Happold that related it to conditions as they were in 2011. The meeting agreed to request an up to date survey taking into account increases in pedestrian cycle and vehicle traffic that will inevitably come about as a result of the Helical Bar development. I have previously asked that the new survey take into account the 160 Aldersgate rear entrance proposal when estimating total future movements in Bartholomew Close. I believe that this is being actioned.

It is difficult to see how there can be any justification for this rear entrance and the planned levels of increased movement between the Neaman Practice and Aldersgate House if significant issues concerning safety and privacy are to be properly addressed. In my view it would be best to abandon the proposed rear entrance and provide a new one accessible from Aldersgate Street, possibly through the car park, which could also accommodate a bicycle store. I consider that such a revised scheme could actually be safer for all of the constituencies concerned.

I object in the strongest terms to the provision of the new rear entrance to 160 Aldersgate Street.

Yours sincerely

Professor Raymond P. Clark, OBE, PhD, CEng, CEnv, Hon.FSE
Flat 48, 28 Bartholomew Close, London, EC1A 7ES

Department of Built Environment
 City of London
 Guildhall
 London
 EC2P 2EJ

Paul & Marie Lee
 301 Seddon House
 Barbican
 London
 EC2Y 8BX

23 September 2014

Dear Mr Hart

Your ref: 14/00878/FULMAJ
re redevelopment of 160 Aldersgate Street

We wish to object to the above proposed redevelopment on the following grounds:

1. **Height:** The proposed addition of an extra storey sets a precedent for further additions in the future with the prospect, therefore, of crowding the nearby residential blocks even more.
2. **Light:**
 - a) An increase in height will block the skyline for Barbican Estate residents thereby restricting sunlight.
 - b) The larger windows will allow far greater light pollution than at present. These offices do not turn lights off after working hours.
3. **Noise:**
 - a) The proposed retail premises at ground level will possibly be some sort of restaurant or bar therefore residents nearby can expect to be disturbed by customers, deliveries and refuse collection.
 - b) No information has been given as to how noisy the plant on the roof of 160 will be.
4. **Privacy:** Larger windows will give workers in 160 Aldersgate greater views into residences across the road, more so if the proposed roof terraces are used for social functions.

I hope your final decision will be informed by planning policies CS5.5 which calls for "identifying and meeting residents' needs" and DM21.3.3 which says "all development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting, levels to adjacent residential accommodation."

Yours sincerely



Paul & Marie Lee

Hampson, Rebecca

From: PLN - Comments
Sent: 24 September 2014 10:49
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 10:48 AM on 24 Sep 2014 from Mr Keith Jenkins.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Keith Jenkins

Email: [REDACTED]

Address: 602 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This building is too tall already, higher than its northerly neighbours, and any increase in height will reduce natural light to Seddon and Thomas More Houses and increase both light pollution and overlooking, in contravention of the policies in Core Plan CS5.5 and in the Local Plan Policy DM21.3.3 and DM21.3.5.

From: PLN - Comments
Sent: 24 September 2014 11:35
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 11:34 AM on 24 Sep 2014 from Mr Gareth Randell.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Gareth Randell

Email: Not specified

Address: 402 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: 402 Seddon House is south and west facing, at the treeline level of the trees. The current view of 160 Aldersgate occupies occupies 1/2 of our south facing view. I support an improved facade but I object to: 1. Height - The increase in height will negatively impact the skyline and daylight into our residence, particularly when the sun is low in winter. - The 'Daylight & Sunlight Report' is incomplete. For Seddon House, there are no 'Window Maps', no key to the room references and, importantly, there are no Vertical Sky Component (VSC) or Average Probable Sunlight Hours (APSH) metrics for any floors save the Basement. Whilst the report claims to meet BRE guidelines, the negative results indicated conflict with the new Local Plan Housing policy DM21.3 "3. All development proposals should be designed to

avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation" Approving an increase in height will also set a precedent for the neighbouring buildings, particularly #150 (Moore Stephens) which is also of a similar age. 2. Privacy & Lighting - The 2 roof terraces and very much bigger windows will provide an increased and direct view into our flat. Again note the new Local Plan Housing policy DM21.3 "3. All development .. to avoid overlooking and seek to protect the privacy.." - There is no information on how bright the lighting will be, but is likely to be significant 3. Inadequate Consultation - Ref Statement of Community Involvement. Examples: - I informed Four Communications that I was unable to attend on 30th June. I followed up numerous times but was not presented with any opportunity to participate. - Only one respondent out of 29 agreed that "The proposed increase in height is acceptable for the site", yet the plans appear unaffected. This appears contrary to Planning Policy Core Plan CS5 5. "Identifying and meeting residents' needs ... including protection of residential amenity"

Hampson, Rebecca

From: PLN - Comments
Sent: 25 September 2014 07:58
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 7:57 AM on 25 Sep 2014 from Mrs Clare James.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Clare James

Email: [REDACTED]

Address: Members Room PO Box 270, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I have concerns over the proposed planning application for 160 Aldersgate Street as it would result in loss of light, overlooking and loss of amenity, in particular for residents of neighbouring London House. In addition, there is an existing issue of noise disturbance from plant/fans from 160 Aldersgate Street and I would ask for there to be appropriate conditions on the hours of use of any such equipment associated with this planning application.

PLN
26 SEP 2014

Hampson, Rebecca

From: [REDACTED]
Sent: 26 September 2014 15:41
To: PLN - Comments
Subject: 160 Aldersgate Street EC1A 4DD; Application for construction of an additional storey tec

Dear Sirs

I live in Flat 56, London House. 172 Aldersgate Street, next door to Mitre House.

ACKNOWLEDGED

I am opposed to any increase in height to the building:

1 The proposed increase to the height of the building will make it significantly and noticeably higher than the other buildings on that side of the street, destroying the harmony of line of the roof tops. You will note that the current line increases gently as it approaches the Museum of London. The proposal therefore does not comply with London Plan Policies:

- a 7.6 para b (proportion and scale do not enhance the public realm)
- b 7.6 c (details do not complement the local architectural character)

2 The proposal appears to lose the existing provision - never implemented - for a pedestrian bridge across Aldersgate Street which would even now be a useful addition to local amenity.

a The redevelopment of Mitre House would be an ideal opportunity to make good this long neglected amenity.

b This would also meet the Mayoral policy of encouraging the increased provision of pedestrian routes in the urban context.

c It would address a recurrent criticism of the current building, reiterated in the architects report, that this area is currently ill-used.

d It could be made a condition of approval of planning that the bridge is finally realized.

3 The additional height will overshadow and affect rights to light enjoyed by neighbouring properties in London House. This offends London Plan Policy 7.6 d - unacceptable harm to amenity of surrounding land and buildings, particularly residential buildings (London House, with 81 flats, is the vertical equivalent of a residential street) in relation to privacy and overshadowing. Those considering the application will note two particular pieces of sleight of hand. First, although there is plant on the top of Mitre House at present, it is set so far back that it is almost unseen from the street. Councillors may wish to ensure that photographs are available at the planning meeting for comparison. Second, the real height of the new proposal is skilfully camouflaged by a background of cloud in the artist's drawing which gives the impression that the proposal is lower than it really is.

4 The building will also be out of harmony with and overbear the east side of Aldersgate Street, the Museum of London, and pedestrians on both pavements.

5 Concerns might also arise in connection with the installation of machinery on the roof of Mitre House which would impact on the residents of the upper flats. However, I understand that the developer has undertaken to move machinery to the other side of the building and it is not, therefore, necessary to address the point further.

S

6 The Mitre feature (an elegant architectural reference to the location's former association with the Bishop of London) will be lost. The current proposal looks like a 1960s office block complete with infantile blocks of light and dark.

Yours faithfully



Deborah Tompkinson



Representing the interests of Barbican Residents

ACKNOWLEDGED

Dr Garth Leder
85 Defoe House
Barbican
London EC2Y 8DN

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

29 AUG 2014

29 September 2014

For the attention of Liam Hart

Re: Objection to application 14/00878/FULMAJ

Dear Sir/Madam,

I write on behalf of the Barbican Association, a Recognised Tenants' Association representing residents of the Barbican Estate, to object to Mercer Real Estate Partners' application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would damage residential amenity, as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides, so development that might be appropriate elsewhere in the City is not appropriate here. Several Barbican blocks lie directly to the east of the site, including Seddon House and Thomas More House, whilst many residents live in Bartholomew Close immediately to the west of the site.

The proposed substantial increase in height would cut the daylight and sunlight to a substantial number of flats, and leave residents overshadowed by a building significantly taller than its neighbours. The height would also overshadow the play area beneath Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in living rooms in the evening.

a. Office lights have become substantially brighter. Modern lighting is far brighter than streetlights: see, for example, the three-storey foyer at 1 Milton Court, completed in 2013. Residents of neighbouring blocks, including Seddon House, Thomas More House and Lauderdale Tower, should not have to face an increase in office window area in the evening and overnight.

b. Construction standards do not safeguard. The BREEAM (Building Research Establishment Environmental Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several office buildings overlooking the Barbican Estate, such as 125 London Wall.

c. The Local Plan, expected to be adopted in early 2015, includes Policy DM21.3 requiring developments to take account of "the privacy, outlook, daylighting and sunlighting levels to existing adjacent residential accommodation" (privacy must include not living opposite a light box) and "the cumulative impact of individual developments on the amenity of existing residents."

3. The increase in floorspace would be minimal

Under these proposals, 160 Aldersgate would grow by a mere 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m. The extension thus offers no material benefit to the City's provision of office space even as it substantially impairs the City's residential amenity.

We therefore ask the City to reject this application, and to reject any increase in height of 160 Aldersgate Street.

Yours faithfully,



Dr Garth Leder

Chair, Barbican Association Planning Committee

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 30 September 2014 09:11
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 9:11 AM on 30 Sep 2014 from Mr Brian Johnson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
 Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)



Customer Details

Name: Mr Brian Johnson
Email: [REDACTED]
Address: 702 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sirs I would like to lodge an objection to the planning application for the following reasons. The increase in height and the change from Mansard to vertical elevation is unsympathetic to the exiting established building line, and could set a precedence for the rest of Aldersgate. The top two stories appear to be fully glazed and therefore likely to create considerable increased light pollution and overlooking of the residential properties in Seddon House and other Barbican flats. Additional light pollution is expected by the increase in the size of the windows to the lower floor.

Policy CS5.5 should also be taken into consideration. While not a planning issue as such, this increased visibility tends to amplify the detritus of the internal fittings and as in many fully glazed office offices in the City present an dis unified appearance probably not intended by the design team. The new Local Plan which should become policy next year (policy DM21.3) states that 'all developments should be designed to avoid overlooking and seek to protect the privacy, daylighting and sun lighting levels to adjacent residential accommodation. With regards to the design it is a great improvement at street level but insufficient consideration has been given to the upper levels with regards to the impact on its neighbours. regards Brian Johnson

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 30 September 2014 09:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

29 AUG 2014

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

Comments were submitted at 9:20 AM on 30 Sep 2014 from Mr Russell Bell.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal:

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)



Customer Details

Name: Mr Russell Bell
Email: Not specified
Address: 222 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
 - Residential Amenity
Comments: The proposed additional storey and the resulting increase in height, would inevitably reduce the amount of direct light for the residents of Seddon House and Thomas More House. I also fear that if permission is granted for this increase in height, it may set a precedent for other properties that border the Barbican which is home to 4,000 residents. I also think that aesthetically, this increase in height would have a negative impact on the current roof line. I also believe the enlarged windows would be detrimental to the residents of Seddon House and Thomas More House and

would infringe on their privacy and have a negative effect on their quality of life, in so far that they will be, or appear to be, much more overlooked than at present. The enlarged windows would also create a greater risk of unwanted light pollution. The proposed roof terrace could be a potential source of noise nuisance if it is used for entertaining, drinks receptions etc. It's not clear if the proposed retail at ground level would contain any licensed premises, but if so, would almost certainly be yet another source of late night noise nuisance.

Hampson, Rebecca

From: TC Chang <[REDACTED]>
Sent: 01 October 2014 13:25
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate StEC1A 4DD

To: Mr Philip Everett, Director of Build Environment
 Ms Annie Hampson, Chief Planning Officer, City of London

We are owners of Flat 55, London House, 172 Aldersgate St, EC1A 4HU. We object strongly to the proposed redevelopment / refurbishment of **160 Aldersgate Street**.

Our strong objections are based on the following reasons:

1. the addition of the **extra two floors** will **reduce light and or view**
2. the addition of the **extra floors** with bigger windows and replacing windows on lower floors will **impact my privacy**
3. the addition of **terraces** on the two levels will generate **noise and impact my privacy**
4. all the buildings on Aldersgate Street are the **same height** and therefore the **same height** restriction should apply to **160 Aldersgate Street**
5. the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House affecting privacy
6. combination of the factors outlined above may result in a **reduction of property value**
7. the addition of the extra floors shall affect the **view from the London House roof terrace**
8. the proposed **additional plant machinery** of the top may generate **extra noise for longer hours**
9. the **possible bar/restaurant** shall generate **extra noise** for London House residents
10. the significant construction requirements of the proposed redevelopment shall generate **substantial disruption** to the residents of London House. In some case residents are located less than 5 metres away from the construction.
11. The building will lose its characteristic appearance. Mitre House is built on the site of the chapel of the Bishop of London. The current building has architectural features that are inspired by the shape of a bishop's mitre in recognition of that piece of history.
12. The steps for the planned pedestrian bridge across Aldersgate St will go.

Permission for this redevelopment should not be granted. Please contact us if you wish to have any further information.

TC Chang and Jacqueline YC Ioh
 Flat 55, London House,
 172 Aldersgate St, London EC1A 4HU.

Hampson, Rebecca

From: LESLEY THRIFT [REDACTED]
Sent: 01 October 2014 16:08
To: PLN - Comments
Subject: PLANNING APPLICATION 14/00878/FULMAJ - 160 ALDERSGATE STREET

Ref Planning application 14/00878/FLMAJ for 160 Aldersgate Street

For a resident of long standing I really object to this building application

I don't see why we should be looking out on a building which will be taller than others on the STREET. We already lost our view when this building and the building next door were erected, in place of the Salvage Association.

One has to question why they wish to disrupt our lives and pollute the air space for the minimal space this will achieve - Surely in this day and age people are desk sharing and or working from home. My conclusion is they want to rent out the additional space to reduce their overhead costs.

The light pollution this building gives off is offensive with lights left on after dark with no care to residents that have to look on to this, or indeed our privacy.

Why are you allowing this to happen.

--
Lesley Thrift



Hampson, Rebecca

From: John Fitzpatrick [REDACTED]
Sent: 02 October 2014 10:03
To: PLN - Comments
Subject: Planning application ref 14/00878/FULMAJ

Dear Sirs

As a resident of Seddon House Barbican, I would be directly affected by the above proposal and I wish to register my strong objection to the proposal.

Should the proposal go ahead with the increased height, light to my property will be directly affected, similarly I will be affected by light pollution.

It is not appropriate for such high buildings in a residential area.

The proposal seems to directly contradict your Core Plan ref CS5 5 (protecting residential amenity)

More particularly, the proposal seems to be in direct opposition to your new Local Plan (policy DM21.3) where protection of privacy, day lighting and sun lighting should be protected. amongst other relevant matters. (21.3.3 and 21.3.5)

From my observations, the application only increases the lettable floor area by some 10%, which hardly seems worthwhile for such an impact on the local community

I trust the application will be declined.

Yours etc.

John Fitzpatrick
312 Seddon House

ACKNOWLEDGED



Hampson, Rebecca

From: Krishna Kakad <[REDACTED]>
Sent: 02 October 2014 13:05
To: PLN - Comments
Subject: 14/00878/FULMAJ

Dear Sir/Madam,

I am a resident of London House which is the neighbouring property to Mitre House.

I object to this planning application on the grounds of the following:

- nuisance due to the retail unit on the ground floor
- noise from the additional plant on the roof of the new building
- noise from the roof terraces that are being created as part of the planning proposals.

I would be grateful if all the above points can be considered while reviewing the above application.

many thanks
krishna
resident of 36 London House

Krishna
Sent from my iPhone

ACKNOWLEDGED



14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Objections to planning application 14/00878/FULMAJ

From: Tony Welsh [REDACTED]
Sent: 02 October 2014 15:57
To: PLN - Comments
Subject: Objections to planning application 14/00878/FULMAJ

Sirs,

As the owner of a flat in London House, I hereby object to the referenced application. We will lose daylight and privacy, and be subjected to noise from additional rooftop plant.

Regards,

Tony Welsh
President, Barbecana Inc.
[REDACTED]
www.barbecana.com



BARBECANA

ACKNOWLEDGED

02 OCT 2014



Hampson, Rebecca

From: Karen Young [REDACTED]
Sent: 02 October 2014 12:04
To: PLN - Comments
Subject: Mitre House redevelopment

I write with regard the proposed development to Mitre House. I own a flat in London House, Aldersgate Street on the 10th floor.

My concern with this development is the two additional storeys. This will mean a loss of light, loss of privacy and no doubt noise from additional rooftop plant and light pollution.

We already have noisy air conditioning units on the ground and third floors which start up every day at 6am and 4am. I think these should be stopped during unsocial hours!

Kind Regards

Karen Young
[REDACTED]

Flat 75
London House
112 Aldersgate St.
EC1

ACKNOWLEDGED



Hampson, Rebecca

From: Edward Malden <[REDACTED]>
Sent: 02 October 2014 11:49
To: PLN - Comments
Subject: Planning Reference 14/00878/FULMAJ

Dear Sir,

Planning Application 14/00878/FULMAJ

I wish to object to this application as it will cause loss of residential amenity for the following reasons.

The building will be higher & overshadow London House causing loss of light & overlooking.

The rooftop plant will cause further noise & vibration adding to the ever increasing quantity of plant in this confined area.

The air conditioning units at the ground & third floor already cause disturbance starting at 04.00 & 06.00 disturbing the peace & quiet we are supposedly entitled to enjoy under current city policy .

Sincerely

E J Malden
5 London House
Aldersgate Street
EC1A 4HU

ACKNOWLEDGED

S 41

Hampson, Rebecca

From: Jonathan Perks [REDACTED]
Sent: 02 October 2014 12:56
To: PLN - Comments
Subject: Objection to Mitre House Rebuilding Proposal

Importance: High

Dear Sir/ Madam

I have been told that the long leaseholder of Mitre House, next door to my flat to my North, intends to carry out a major refurbishment of the building, including two addition storeys, a ground floor retail unit and a new rear entrance via Half Moon Court.

I strongly object to this proposal in it entirety and I am concerned about loss of daylight, loss of privacy, noise from additional rooftop plant and light pollution.

As a freehold owner of my flat I spend time on the roof for relaxation and quiet study and this will be completely overlooked and compromised if these outrageous plans are agreed.

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

Mobile: [REDACTED]
Client feedback: www.jonathanperks.com

ACKNOWLEDGED



Hampson, Rebecca

From: [REDACTED]
Sent: 02 October 2014 20:27
To: PLN - Comments
Cc: Home
Subject: 14/00878/FULMAJ Aldersgate St



Dear Sirs

We are writing as owners of Flat 21 London House (Dr and Mrs NH Thomas) to strongly object to the proposed development next door.

We are concerned about loss of day light, loss of privacy, noise from additional rooftop plant and light pollution.

We also urge you to enforce proper restrictions from the noise from the air conditioning plant at Ground and Third floor (our floor) levels. The plant starts up about 4 am in breach of City policy.

We are very upset by the planning action which will have a major impact on all the residents of London House.

Yours sincerely

Julia and Neil Thomas.

Please note I am sending this from my work e mail for ease of convenience but this is sent in a personal capacity. I use my maiden name of Onslow-Cole at work. My mobile number is [REDACTED]

Julia Onslow-Cole
Partner, Legal Markets Leader & Head of Global Immigration
PricewaterhouseCoopers Legal LLP
[REDACTED]

ACKNOWLEDGED

----- End of message text -----

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Visit our website <http://www.pwclegal.co.uk>



Dr GE Evans
43 London House
172 Aldersgate Street
London EC1A4HU

2 October 2014

PLN Comments
City of London
PO Box 270
Guildhall
London
EC2P 2EJ



Re: Application reference: 14/00878/FULMAJ Mitre House, Aldersgate Street

It has come to my attention that the leaseholder of Mitre House, intends to carry out a major refurbishment of the building, including two additional storeys, a ground floor retail unit and a new rear entrance via Half Moon Court.

Residents on all floors of London House will be affected adversely in different and varying degrees. Those on the upper floors of the building will be affected by the proposed development, suffering loss of light, loss of privacy, and noise from the additional rooftop plant. Residents living at the rear of London House will be disturbed during the early hours of the night by excessive noise from additional air conditioning plants.

As a property owner, resident and council tax payer in the City of London for over twelve years, I wish to object to the above application that could, if granted, lead to excessive noise and nocturnal disturbance, affecting the quality of life and possibly the value of the property at 172 Aldersgate Street.

In summary, my objection is based on the proposition that as a resident of the City of London I and my fellow residents in London House, are entitled to expect peace and quiet between the hours of 2300 and 0700. I therefore request a planning condition that would prevent operation of plant and equipment at unsocial hours.

Kind regards,


Gail Elizabeth Evans

ACKNOWLEDGED

S

Hampson, Rebecca

From: Eloise Logan [REDACTED]
Sent: 02 October 2014 23:04
To: PLN - Comments
Cc: Jonathan Morton; jdennis
Subject: 14/00878/FULMAJ



Re: Planning application 14/00878/FULMAJ, covering 160 Aldersgate Street London EC1A 4DD

I am the owner occupier of Flat 32, London House, 172 Aldersgate Street, London EC1A 4HU. London House is the building immediately adjacent to 160 Aldersgate Street and Flat 32 is on the fourth floor, rear facing.

I would like to object to the proposals set out in planning application 14/00878/FULMAJ on the grounds that if the project were to proceed as currently planned the rights of London House residents to quiet enjoyment of their amenities would be significantly impaired.

In the immediate term, as a flat owner who is often in residence during the day, working, I would find the noise, dust and disruption of a large building project at such close quarters very undesirable.

In the longer term, our privacy would be much reduced, by the construction of a rear entrance to 160 Aldersgate Street as regards the lower flats, and by the addition of roof terraces as regards the upper flats. The security aspect must also be a concern for the ground floor flats as they were never designed to have large numbers of people coming and going nearby.

However, as a resident of one of the flats at the back of London House, my most strenuous objection is to the prejudicial effect the project would have on the quantity and quality of light available to the rear flats, and -- particularly -- the extra noise pollution from the operation of any further extra plant.

Over the three years since I bought my flat (September 2011) we London House residents have already seen the addition of additional ventilation, smoke extraction and air conditioning plant, very close to us, at the rear -- far beyond what was envisaged when London House was built. The noise already frequently exceeds what could be called tolerable.

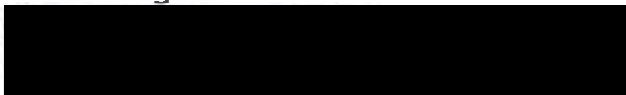
For example, we already suffer from air conditioning plant at ground and third floor levels that starts up around 6am and 4am respectively, which seriously disrupts sleep. If approval were to be considered for any further plant, at the very least I would ask for it to be banned from operating at unsocial hours.

Yours faithfully,

Eloise Logan, Flat 32, London House, 172 Aldersgate Street, London EC1 4HU

ACKNOWLEDGED

Eloise Logan



From: A Afshari <[REDACTED]>
Sent: 02 October 2014 22:57
To: PLN - Comments
Subject: Ref: 14/00878/FULMAJ

Dear Sirs

We have just bought a flat in London House and are naturally concerned about the proposed development of Mitre House.

We are concerned that this will affect the quality and feel of our local area, in short, medium and long term.

We are concerned about

the noise, disruption and dust/debris which will undoubtedly affect us while any work is being carried out.

the impact on the look and feel of our neighbourhood. There is already a major development planned on the St Barts site, there are enough high risers around us, we do not need yet another one?

the proposal for addition of retail space and what it would bring to our door step. This is a busy street, we do not need additional noise at our doorstep.

Other than the developers who stand to financially gain from this proposal, we fail to see how it could possibly benefit anyone else. We are naturally opposed to this proposal.

Yours sincerely

A Afshari and A Haigh
Flat 28, London House

ACKNOWLEDGED

PLN
02 OCT 2014

S

Hampson, Rebecca

From: Sade Okutubo [REDACTED]
Sent: 02 October 2014 19:46
To: PLN - Comments
Subject: Planning application for Mitre House reference 14/00878/FULMAJ

Dear Sir/madam,

I am Dr Folashade Okutubo, owner occupier of flat 17 London House , 172 Aldersgate street.

I note the intention to redevelop Mitre House, which is next door to my residence.

Currently, my residence is plagued by very loud and obtrusive droning plant noise emanating from Mitre House. The constant drone emanates from a plant room located on the ground floor, it runs all day, 7days a week, switching on at 4am every day and stays on until 11pm at night. In addition, a louder intermittent plant noise is superimposed from time to time.

What appears to be a kitchen extractor fan switches on every day at 6am and stays on all day switching off between 8 and 10pm.

The rear of Mitre House, London House and 200 Aldersgate form triangle, and any sound is greatly exaggerated, like an echo chamber.

Over the years, between the plant noise and fluorescent lighting which stays on all day and all night in the two office buildings, it has become very uncomfortable living at the rear of London House. Being woken up every day at 4am is causing sleep deprivation and a lot of stress, it is impossible to find peace and quiet at home.

I welcome the regeneration of buildings around the City, my plea is that the planners consider applying restrictions/ conditions to reduce the noise and light pollution generated by the newly refurbished building bearing in mind the residential nature of London house on the adjoining plot.

Measures such as movement sensors for lights, moving plants to the roof of the building away from residential areas might be very helpful.

Grateful for your consideration.

Dr Folashade Okutubo
Flat 17 London House
172 aldersgate street
Ec1a 4hu



ACKNOWLEDGED

Hampson, Rebecca

From: [REDACTED]
Sent: 03 October 2014 04:46
To: PLN - Comments
Cc: [REDACTED]
Subject: Proposal for Mitre House, Aldersgate Street, London EC1A - 14/00878/FULMAJ

TO WHOM IT MAY CONCERN.

I would formally like to make an objection to the above proposal on the grounds of:
the addition of extra floors will reduce our natural light,
the addition of extra floors will impact on our privacy,
the addition of extra floors will create more noise,
the ground floor retail unit will generate noise and impact on our privacy,
the ground floor retail unit will in all likelihood increase the noise with added plant / machinery and for longer periods than accepted by City policy,
a new entrance from Half Moon Court will increase noise, and
a combination of the above factor will have an adverse effect on the value of our flat.

Please could you acknowledge this submission and present it when any planning permission is considered.

Yours faithfully

Dr Leslie Joffe
48 London House
172 Aldersgate Street
London EC1A 4HU
UK

ACKNOWLEDGED

PLN
03 OCT 2014

S

Hampson, Rebecca

From: PLN - Comments
Sent: 03 October 2014 12:03
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 12:02 PM on 03 Oct 2014 from Mr Andrew Gallichan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Andrew Gallichan
Email: [REDACTED]
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: This proposed refurbishment needs to be substantially altered as in its current form it will cause increased noise from already noisy plant equipment. The existing equipment wakes us up between 6 and 7 am regularly and often we have to endure the emergency extractor fans going off at all hours due to false fire alarms(happened today at 9.45am) My flat is on the 8th floor and during the day I need to have lights on if reading due to our building being hemmed in by 200 and 160 Aldergate Street. To reduce the light levels further by raising the height of 160 by 2 floors would be a severe loss of amenity. This would also cause light pollution in the evening, which is already insufferable by having office workers facing our flat working passed midnight 5days a week. Our building gets very hot in the

summer due to very limited air flow at the rear of the building so the increase in height of 160 Aldersgate street would cause our living environment to deteriorate irrevocably. As mentioned above we already suffer loss of privacy by having late night workers looking onto our flats from 200 Aldersgate Street, we certainly don't want people overlooking us from above as well. Please consider all of the above and reject this application.

Hampson, Rebecca

From: Karen Young [REDACTED]
Sent: 03 October 2014 12:55
To: Hampson, Rebecca
Subject: Re: Mitre House redevelopment

Hi Rebecca,

postal address is: Flat 75, London House, 172 Aldersgate Street, London EC1A 4HR

the other point I forgot to mention is that 160 Aldersgate should not be allowed to be taller than 172 Aldersgate.

Regards

Karen Young

On Thursday, 2 October 2014, 13:38, "Hampson, Rebecca" <Rebecca.Hampson@cityoflondon.gov.uk> wrote:

Good Afternoon

Thank you for your e-mail.

Please can you provide us **with** your postal address so that your comments can be registered so that you can receive future correspondence on the application.

Regards
 Rebecca

From: Karen Young [REDACTED]
Sent: 02 October 2014 12:04
To: PLN - Comments
Subject: Mitre House redevelopment

ACKNOWLEDGED

I write with regard the proposed development to Mitre House. I own a flat in London House, Aldersgate Street on the 10th floor.

My concern with this development is the two additional storeys. This will mean a loss of light, loss of privacy and no doubt noise from additional rooftop plant and light pollution.

We already have noisy air conditioning units on the ground and third floors which start up every day at 6am and 4am. I think these should be stopped during unsocial hours!

Kind Regards

Karen Young
 07786381559

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Hampson, Rebecca

From: Alpesh Lad [REDACTED]
Sent: 03 October 2014 11:39
To: PLN - Comments
Cc: Hampson, Annie [REDACTED]
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate
Attachments: view_from_78_london_house.pdf

From

Alpesh and Mina Lad
 78 London House
 172 Aldersgate Street
 London
 EC1A 4HU

ACKNOWLEDGED

Dear Sir/Madam

We wish to object to the proposed redevelopment for the following reasons:

Unfortunately we are one of the apartments most affected by the proposed redevelopment being on the top floor (11th) of London House and at the back of the building , however we are pragmatic and confident that the designs can be altered so that our issues as outlined below are addressed.

I have attached some pictures of the view from our terrace which outlines the impact of the addition of the extra floors. Kindly take into account these pictures when arriving at your decision.

Our concerns are as follows:

- * the addition of the **extra floor will reduce my light and view, and create a "blocked in" aspect**
- * the addition of the **extra floor** with bigger windows and replacing windows on lower floors will **impact my privacy**
- * the addition of **terraces** on the two levels will generate **noise and impact my privacy**
- * all the buildings on Aldersgate Street are the same height and therefore the **same height** restriction should apply to **160 Aldersgate Street. In the event that Permission is granted for the extra floor on 160 Aldersgate Street, it may be prudent for the FREEHOLDERS of London to apply for additions of extra floors as that may result in the increase of value of London House.**
- * the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House **affecting privacy**
- * the addition of the extra floors shall affect the **view from the London House roof terrace**
- * the proposed **additional plant machinery** on the top may generate **extra noise for longer hours**
- * the **possible bar/restaurant** shall generate **extra noise** for London House residents
- * the significant construction requirements of the proposed redevelopment shall generate **substantial disruption** to the residents of London House. In some case residents like us are located less than 5 metres.

I hope the views of one of the most affected residents of the proposed redevelopment are taken into account

Can you kindly confirm receipt of our email

Alpesh and Mina Lad
 Residents of 78 London House



STUDY



KITCHEN



MASTER BEDROOM



LIVING ROOM / TERRACE



Hampson, Rebecca

From: Joseph Robinson [REDACTED]
Sent: 03 October 2014 14:20
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Importance: High

URGENT PLEASE ACKNOWLEDGE

3 October 2014

PLNComments@cityoflondon.gov.uk

Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sirs

From Joseph Wesley Robinson FCCA
 Flat 31 London House 172 Aldersgate street
 Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Objection to development.

The purpose of this e mail is to lodge an objection to the above development.

The grounds for the opposition are :

1. Loss of light / overshadowing
2. Overlooking/loss of privacy : significant impact on residents at upper level.
3. Adequacy of parking/loading/turning
4. Highway safety
5. Traffic generation
6. Noise and disturbance resulting from use

More detail about the objections and precisely how they may impact the residents of London House and the surrounding area generally are given below.

Joseph Robinson FCCA
 31 LONDON HOUSE
 172 ALDERSGATE STREET
 LONDON EC1A 4HU

Loss of light or overshadowing

Overlooking/loss of privacy : significant impact on residents at upper level.

The reduction in light will make the property of London House (particularly the upper floors) less fit than it was for its purpose.

ACKNOWLEDGED

The additional height will overshadow and affect rights to light enjoyed by neighbouring properties in London House. This offends London Plan Policies.

Sunlight and daylight are valued elements in a good quality living environment.

Effective daylighting can reduce the need for electric lighting.

In designing the alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

This seems to be a clear violation of this rule.

It will cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level.

It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension.

In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will need to be considered.

The consideration in the plans does not seem adequate for the residents on the upper levels of London House.

Where an extension to a building would be likely to reduce the amount of light entering the window of a room, to an unreasonable degree, planning permission should be refused.

I cannot see that an appropriate assessment of the loss of light as a result of a proposed development to the front or rear of a residential property, has been carried out.

The addition of terraces on the two levels will generate noise and impact privacy of residents.

The proposed increase to the height of the building will make it much higher than the other buildings on the same side of the street so it is out of harmony with the rest of the street

In addition the upward extension should be refused as :

- The existing form and type of extension is out of harmony with that side of Aldersgate street. For example, where the majority of dwellings in a terrace have not been extended in a similar way.
- This will of course set a dangerous precedent.

Adequacy of parking/loading/turning

Highway safety

Traffic generation

Noise and disturbance resulting from use

Inadequate assessment has been made of the impact of the new ground floor premises on the above particularly the noise and hazard of potential round the clock delivery access were it to be a retail outlet or bar, restaurant or similar for example

Loss of trees and greenery : There is a proposal to reinstate trees in Aldersgate Street as it has become very bleak.

This building will impact this policy adversely as no account has been taken of this policy.

<https://www.cityoflondon.gov.uk/services/environment-and-planning/environmental-enhancement/strategies/Documents/barbican-area-strategy-part-5.pdf>

Joseph Robinson FCCA
31 LONDON HOUSE
172 ALDERSGATE STREET
LONDON EC1A 4HU

Hampson, Rebecca

From: Colm Whelan [REDACTED]
Sent: 03 October 2014 12:36
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sir / Madam,

I own apartment no 6 London House and I would like to object to the proposed refurbishment of 160 Aldersgate on the basis that :-

- * the addition of the extra floors will reduce light
- * the addition of the extra floors with bigger windows and replacing windows on lower floors will impact privacy
- * the addition of terraces on the two levels will generate noise and impact my privacy
- * all the buildings on Aldersgate Street are the same height and therefore the same height restriction should apply to 160 Aldersgate Street
- * the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House affecting privacy
- * the addition of the extra floors shall affect the view from the London House roof terrace
- * the proposed additional plant machinery of the top may generate extra noise for longer hours
- * the possible bar/restaurant shall generate extra noise for London House residents
- * the significant construction requirements of the proposed redevelopment shall generate substantial disruption

I hope you will consider my objections to the proposed refurbishment of 160 Aldersgate favourably.

Yours sincerely,

Colm Whelan
6 London House
Aldersgate Street

ACKNOWLEDGED

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

From: Michael [REDACTED]
Sent: 03 October 2014 20:21
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Your Reference: 14/00878/FULMAJ

Proposed Refurbishment of 160 Aldersgate Street

03 OCT 2014

ACKNOWLEDGED

Dear Sirs,

I am writing with regards to the above refurbishment. As owner of Flat 8 London House (172 Aldersgate Street) I am extremely concerned with the proposals.

Specifically, the suggested refurbishment will certainly negatively impact the light to our property (windows and balcony). I also wonder if this will constitute a breach of our right to light.

Further, access to the building and the extra floors / terraces will certainly impact our privacy and result in additional noise. The construction period will clearly also cause significant disruption.

I am extremely concerned by the proposal and I do hope you consider these objections.

Kind regards,

Michael Pearman



14/00878

ACKNOWLEDGED

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 03 October 2014 18:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ 03 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 6:19 PM on 03 Oct 2014 from Mr Paul Stanton.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Paul Stanton
Email: [Redacted]
Address: 702 Mountjoy House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity
Comments: This property directly overlooks Mountjoy House and already has an overbearing appearance. I object to this application on the following grounds: - insertion of an additional storey would significantly reduce visual amenity for our property further reducing available daylight and obscuring our view of the sky; - it would impinge upon our privacy by increasing the number of opportunities to overlook our bedroom, living area and terraces; - given that the lighting in the existing offices is regularly left on overnight the additional storey would increase light pollution in our immediate vicinity and



particularly our bedroom (which includes a large unshaded segmental fanlight below the barrel vault roof); and - the raising of the existing plant and services is likely to be a net increase in noise pollution in our immediate vicinity and particularly our bedroom and terraces. I conclude that the proposed development would have a detrimental impact on our property. Furthermore, to grant planning permission for it would be to set a worrying precedent for adjacent properties on Aldersgate Street. The Aldersgate Street frontage is one of the few remaining Barbican aspects not to be overshadowed by neighbouring properties. Any further incursions would be greatly felt. Notwithstanding the patent waste in undertaking major refurbishment of a building that is relatively new, simply because the current lease is due to expire next year, I assert that the proposed alterations are entirely unjustified in market terms given the surfeit of vacant office space of a similar or higher standard already available in the City. Finally, noting the references to Crossrail in the supporting documentation, it is self evident that additional office provision would be better located closer to the main Farringdon station entrance where significantly higher densities could readily be achieved with far less impact on existing residential properties.

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

From: Mohan Subbiah [REDACTED]
Sent: 03 October 2014 13:10
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sir

ACKNOWLEDGED

03 OCT 2014

I am an owner of an apartment in London House, 179 Aldersgate Street, London.

I have become aware of a planning application at our neighbour, 160 Aldersgate Street, Mitre House.

I wish to lodge my objections to the planning application, on the grounds that I believe additional noise for longer (night time) periods will be created by the proposal of roof top plant equipment on additional floors which would raise the level of the neighbouring building above the current equal level of London House. I do not believe this is appropriate with a residential block at London House next door.

Kind Regards
Mohan Subbiah

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Flat 103 Thomas More House

Barbican

EC2Y 8BU

3rd October 2014

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

For the attention of Liam Hart

07
122748

Objection to Refurbishment and Extension of 160 Aldersgate Street: Ref 14/00878/FULMAJ

Dear Sir,

I wish to object to the above proposal for the following reasons.

1. The extra height would significantly reduce the amount of sunlight reaching this flat. There would be increased overshadowing from the block in later afternoon and evenings. This would be particularly depressing during spring, autumn and winter.
2. There would be an unacceptable increase in light spillage at night very near to this flat.
3. Aesthetically, an increase in height would make the building sit even more uneasily with the adjacent residential block, London House.

I hope, therefore, that the City will reject this application and in particular the increase in height.

Yours sincerely,

J C Slaughter

ACKNOWLEDGED
Page 118



118, Thomas More House,
Barbican,
London EC2Y 8BU

4 October 2014

Dear Sir,

Proposed extension and refurbishment of 160 Aldersgate Street

Ref 14/00878/FULMAJ

I am writing to object to the proposed development of the above property, most particularly with respect to the planned increase in height. This is likely to have an unacceptable impact on properties in Thomas More House because of reduction in light. Already a number of tall buildings which have been constructed on the southern side block the sun at certain times of the day and any increase in height of the above property will block evening sun to my own and a number of other flats situated beneath the podium. As the sitting rooms of these flats are north facing and require artificial light at all hours of the day, we rely on the southern aspect for natural light.

I accordingly request that the planning application be refused, or at least that any increase in height is not permitted.

Yours truly,



Paul Tilley

Chief Planning Officer,

City of London

050
122770

ACKNOWLEDGED



Ball, Matthew

From: PLN - Comments
Subject: FW: Objection to 14/00878/FULMAJ

From: Eric Lai [REDACTED]
Sent: 04 October 2014 12:46
To: PLN - Comments
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

Hi,

This is to express my objection as a local resident to the recent notice on the application by Mitre House to carry out major refurbishment of the building as I believe this would severely affect my living environment.

I would also like to ask if you have received any complain regarding some kind of air conditioning plant startup at early morning (before 7am). My flat is also affected by this and severly affect my living environment.

Thanks,
Eric

04 OCT 2014

Flat 34,
London House,
172 Aldersgate Street,
London
EC1A 4HU

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Mitre House

ACKNOWLEDGED

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

From: William Russell [REDACTED]
Sent: 05 October 2014 11:09
To: PLN - Comments
Subject: Mitre House

Application 14/00878/FULMAJ
Alderman William and Hilary Russell object to this application for a number of reasons , but largely to do with noise as residents we need a reduction in noise levels from the air conditioning plants that start up at 4am and 6am ...City residents are entitled to quiet between the hours of 11pm and 7am
We are residents in London House , flat 79...

[REDACTED]
William Russell
[REDACTED]

05 OCT 2014



ACKNOWLEDGED

5 October 2014

Department of the Built Environment
City of London Planning Authority
P O Box 270
Guildhall
LONDON
EC2P 2EJ

05 OCT 2014

Dear Sirs

**Re: PLANNING APPLICATION Ref 14/00878/FULMAJ
160 ALDERSGATE STREET, LONDON, EC1A 4DD**

OUR OBJECTION TO THE APPLICATION

We are the owners of Apartment 40 in the residential block of 81 apartments, London House, Aldersgate Street, LONDON, EC1A 4HU, in the City.

We hereby register our objection to the above application, our reasons being:

GENERAL DISTURBANCES TO NEXT DOOR LONDON HOUSE

The application is extensive. As far as we can tell it essentially involves completely reconstructing and refurbishing the building. **The disturbance to London House residents would be huge.**

LOSS OF LIGHT

The applicant's building is next door to London House. The addition of an extra storey would result in significant **loss of light** to residents.

LOSS OF PRIVACY

The apartments and the roof terrace garden of London House would suffer a **loss of privacy** from being overlooked.

**ROOFTOP PLANT NOISE POLLUTION
AND RESIDENTIAL LOSS OF AMENITY**

Additional plant would cause significant **noise pollution** to already noisy plant and air conditioning equipment that exists at the rear of London House and nearby.

No machinery is quiet, even if attempts are made to reduce the noise, and residents sleep would be disturbed by it. We would suffer a **general loss of amenity.**

CITY POLICY ABOUT QUIET

City policy suggests that residents are entitled to expect quiet between the hours of 11:0pm and 07:00am. This is plainly not even happening at present, and more equipment plant would worsen the situation.

NEW ENTRANCE ACCESS POINT

The proposed new & additional access point at the rear of the building will affect the privacy of London House residents.

RETAIL FLOOR SPACE AT GROUND FLOOR LEVEL RELATIVE TO POSSIBLE PUBLIC NUISANCE SITUATIONS

There is no explanation as to what this “retail floorspace” is intended for. If any approval is considered, there should be specific exclusions to any licensed premises, bar, restaurant, dancing, music playing, or any similar type of eatery, drinking or entertainments activity.

Such establishments are already abundant all around the area of London House, Aldersgate Street, and in the City area, and have been the cause in the past of many complaints relating to all sorts of undesirable consequences of **anti-social behaviour incidents, noise pollution, odours pollution, littering, and so forth.**

HEIGHT OF BUILDINGS IN ALDERSGATE STREET

An extension to add another floor to Mitre House, would mean that it would be higher than the other buildings next to, and nearby to it, in Aldersgate Street.

Height restrictions should apply to the applicants building to be in keeping with others to maintain the aesthetic and general tone of the area.

CONCLUSION

In rounding off, we ask you that, when considering the application, that the main issues of the expectation and right of the occupants of the 81 apartments of London House to a relatively peaceful existence, and undisturbed sleep, unencumbered by the undesirable effects generated by noise from a building right next door to us, loss of privacy, and general loss of amenity, are fully protected.

Yours faithfully

David & Jeannette Webster

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

ACKNOWLEDGED

From: Ian Bull [REDACTED]
Sent: 05 October 2014 19:29
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

Dear Sirs,

05 OCT 2014

Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

I understand that plans for the redevelopment of 160 Aldersgate Street have been submitted to the Corp of London and in relation to my flat (No 25 London House) and would ask that you reject the proposal for the following three reasons:

1. Consistency

All of the buildings on Aldersgate Street are the same height and therefore the same height restriction should apply to 160 Aldersgate Street. In addition, adding the extra floors shall affect the view from the London House roof terrace.

2. Rights to Light and Privacy

The addition of the extra floors will reduce light and, with the proposed bigger windows and replacing windows on lower floors, will impact my privacy. Secondly, the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House, again affecting privacy.

3. Disruption and Noise

The proposed additional plant machinery of the top may generate extra noise for longer hours. Furthermore, the possible bar/restaurant shall generate extra noise for London House residents. Inevitably, the significant construction requirements of the proposed redevelopment shall generate substantial disruption to the residents of London House.

Kind Regards
Ian Bull
25 London House

Ladbrokes

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Before printing, think about the environment.

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

ACKNOWLEDGED

From: PLN - Comments
Sent: 05 October 2014 20:30
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 8:29 PM on 05 Oct 2014 from Mr Richard Cowan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

05 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Richard Cowan

Email: [REDACTED]

Address: 153 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to this planning application for the following reasons: - The additional height will adversely impact the residential amenity of the locality – where a number of residences in front and around the building will be overshadowed. - There will be increased and unacceptable light pollution for residences in the area. - The external redesign is weak. Rather than the 'high quality' stated in the Townscape and Visual Impact Assessment, the proposed design represents a visual deterioration compared with the current building. The current building exterior mirrors the tudor history of the



locality. The proposed additional two stories are unsympathetic and will significantly detract from townscape of the area. - There should no extension beyond the envelope of the existing building, which is in the vicinity of important sightlines. - The additional office space is minimal and does not justify this application.

125, Thomas More House,
Barbican, London EC2Y 8BU
6. x. 14

08 OCT 2014

Dear Sir,

FAO: Liam Hart

Re: Objection to Refurbishment & Extension
of 160, Aldersgate Street

Ref: 14/00878/FULMAJ

I am particularly opposed to Mercer Estates Partners proposal ~~and part~~ especially the extra height, which would damage a residential amenity as protected by planning policy CS15 (Sustainable Development) & CS21 (Housing)

Thus :-

(1) Residential Amenity threatened by extra height

(a) Aldersgate Street is a residential area on both sides of the road, so that what may be appropriate elsewhere in the City is not appropriate here

(b) The extra height would also cut daylight to a substantial number of



2. flats in Thomas More House and leave residents over-shadowed by a building substantially taller than its neighbours. It would also over-shadow the play area 'within' Seddon House, which is in frequent use by many estate children.

(2) Unacceptable Light Spillage

Extra storeys would add substantially to light spillage at night. Even the modified plan proposes much greater window space. Residents risk loss of sleep & unwanted light in the evenings.

(a) Office lights have become brighter. Residents should not have to suffer from increased office window area in the evenings and overnight. We already know this only too well from the spurious promises made about 1, London Wall where light pollution is intense throughout the night.

3.

2(b) Present construction standards (BREEM) do not offer adequate protection.

(c) Local Plan (expected to be adopted in 2015). In policy DM 21.3 developers are required to take account of existing residents. These proposals do not.

3. Increase in Floor Space would be minimal

The proposed extension would do little for City floor space while diminishing a residential amenity.

4. The proposals add substantial noise & disruption for a considerable period for little material benefit.

For the above reasons I very much hope that you will reject Mercer Estates Partners proposals.

Yours truly,

[Redacted Signature]

(G. HEWITSON)

Ball, Matthew

From: PLN - Comments
Subject: FW: 160 Aldersgate Street

From: Lind Wright [REDACTED]
Sent: 06 October 2014 19:23
To: PLN - Comments
Subject: 160 Aldersgate Street

ACKNOWLEDGED

I am a resident in Seddon House, facing the west side of Aldersgate Street. While the proposed development of No.160 will not directly affect me, I am concerned at the proposal to increase the height of the building, because this will create a precedent which could affect proposals to increase the height of other buildings on the street and that could affect the amount of daylight to my flat, which is already far from generous. Also I find it difficult to believe that more office space is needed in the City. There are already many properties being advertised for sale or rent for offices. It is residential space that is wanting.

Lind Wright. 206 Seddon House, EC2Y8BX

06 OCT 2014



Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 23:25
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

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

Comments were submitted at 11:25 PM on 06 Oct 2014 from Mr Allan Kerr.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Allan Kerr

Email: [REDACTED]

Address: 10 Spencer Hill London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I write as the owner of Flat 20, London House, 172 Aldersgate Street, EC1A 4HU, one of 81 residential units in our block, which is adjacent to Mitre House, 160 Aldersgate Street. The application for 160 Aldersgate represents a very substantial redevelopment of this large building and as an owner of a flat in the next door building one is naturally worried by the loss of amenity for residents of London House implicit in some of the features of the plans submitted. Intrusive noise from large air-conditioning plant, planned to be located at rooftop level, is liable to exacerbate the noise from

existing plant in neighbouring buildings which unfortunately starts up between 4am and 6am. Residents in the City of London surely are entitled to expect peace and quiet between the hours of 11pm and 7am, and one would hope that this problem can be addressed at Mitre House by a planning condition limiting the local noise and vibration pollution and preventing operation at antisocial hours. The addition of extra floors will impact on "ancient lights" rights in the area and as all the buildings on Aldersgate Street are currently of the same height surely the same height restriction should apply to 160 Aldersgate Street. The addition of terraces on two levels is apparently planned which will no doubt generate additional noise and impact on the amenity of neighbouring residential units eg London House. This is another worry which one hopes will be addressed by you as the City Planning Dept, guardians of our heritage, with appropriate planning restrictions

Yours sincerely, Allan Kerr

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 17:55
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

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

Comments were submitted at 5:54 PM on 06 Oct 2014 from Dr Dilys Cowan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Dilys Cowan
Email: [REDACTED]
Address: 153 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: The additional stories will increase light pollution and further hem in the Barbican estate. The design is unsympathetic to the mediaeval street plan it backs on to and will provide extra noise in a very confined area. The new design is very anodyne and does not complement the area and is less attractive than the existing building. This area already has substantial building works with the noise, dust, disruption and loss of amenity that construction entails.

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 15:38
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

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

Comments were submitted at 3:37 PM on 06 Oct 2014 from Alderman Vincent Keaveny.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Alderman Vincent Keaveny
Email: [REDACTED]
Address: Members' Room Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: The current proposals for the refurbishment and extension of 160 Aldersgate Street would have a significant adverse impact on residents in neighbouring apartment buildings, in particular, London House. The construction of an additional storey will lead to a loss of light for a number of neighbouring properties, seriously impinge on the privacy of a number of those properties and increase the levels of plant-related noise experienced by nearby residents. The hours of operation of any plant must be curtailed to take account of the residential nature of adjacent properties. The addition of

an extra storey to 160 Aldersgate Street will also break the uniform streetscape of Aldersgate Street at roof level, which is likely to encourage similar proposals in relation to other properties in the street as they come to be redeveloped in future.

Attn: Liam Hart (case officer)

Re: Ref No: 14/00878/FULMAJ

Planning Application regarding 160 Aldersgate Street London EC1A 4DD

ACKNOWLEDGED

Dear Sir,

We refer to the above application and wish to express our objections to the proposed development in its present form.

We, Vincent and Edwina Power, are owners of Apartment 77, London House at 172 Aldersgate Street. As you will be aware London House is situated very close to the proposed refurbishment and extension of the existing building at 160 Aldersgate Street ("Proposed Development").

06 OCT 2014

Our objections are as follows:

- (1) The Proposed Development will be higher than the building which is presently there. The extra floors added will reduce light for those apartments at the rear of the Proposed Development, which would include our apartment. At a time when light is so important to health and the reduction of energy needs, we would submit that anything that diminishes this should be strongly resisted.
- (2) Not only will there be a curtailment of light/the creation of a shadow effect for us, were the above extra floors to be added, but there will be a serious effect on the privacy for us as well as for other residents at the rear of London House. This is exacerbated by the fact that the extra floors will have bigger windows, extending the sense of overlooking, to the serious enjoyment of our apartment and many other apartments in London House.
- (3) The above encroachment on our privacy and sense of overlooking will be further affected by the addition of roof terraces on the above extra floors. We have an added concern that the addition and use of such terraces are likely to result in extra noise.
- (4) The addition of the extra floors will encroach on the view presently enjoyed from our apartment and many other apartments on the upper floors of London House.
- (5) It is noteworthy that all the buildings on Aldersgate Street are the same height. We do not see any merit in permitting the Proposed Development to exceed this uniform height and would submit that the Proposed Development if permitted, be subject to the same height restriction as the other buildings on Aldersgate Street.
- (6) The proposed additional plant machinery at the top of the Proposed Development may well generate extra noise/vibration for longer hours and could constitute a nuisance. This is likely again to impact on the enjoyment of our property, given that we are near the top floor of London House.
- (7) The proposed rear entrance of 160 Aldersgate Street will mean that people could have easier access to the rear of London House which again would have an impact for the privacy of ourselves and other residents of London House.



- (8) The building at 160 Aldersgate Street will lose its characteristic appearance. It is presently known as Mitre House, the name having its origins from it having been built on the site of the chapel of the Bishop of London (whose official residence was in the original London House). The present building has architectural features that are inspired by the shape of a bishops's mitre having regard to the history associated with the site on which the building stands.
- (9) AS we understand it, the steps for the planned pedestrian footbridge across Aldersgate Street will be removed as part of the Proposed Development. The current building at 160 Aldersgate Street contains provision for a pedestrian footbridge across the street. The bridge has never been built but the fact that the steps are there facilitates the erection of the bridge at some future stage. If the removal of the steps were to be permitted as part of the Proposed Development the possibility of a footbridge ever being built would be likely to be closed off forever.
- (10) We note that the Proposed Development envisages a retail unit at ground level. Were this to be a bar/restaurant this could prove to be a nuisance to residents in London House, with extra noise, fumes etc.
- (11) Finally given the extensive nature of the construction work required to bring the Proposed Development to completion, this is likely to result in substantial disruption for the residents of London House, to include dust and noise generation and increased construction traffic, all the more serious given the close proximity of the Proposed Development to London House.

We would ask that you take into account the above objections when considering the planning application in relation to the Proposed Development. We would ask that permission be refused in its present form and or at the very least, that permission not be given for the development to exceed the other buildings in height on Aldersgate Street.

Yours faithfully

Vincent and Edwina Power

Ball, Matthew

From: PLN - Comments
Subject: FW: planning application for 160 Aldersgate Street

From: diana tyson [REDACTED]
Sent: 06 October 2014 14:14
To: PLN - Comments
Cc: Smith, Jane; Averil Baldwin
Subject: planning application for 160 Aldersgate Street

06 OCT 2014

ACKNOWLEDGED

Ref. 14/00878/FULMAJ

For the attention of the Planning Department,

I should like to object to the above planning application on the following grounds.

1. The East elevation - height.

1.1 The projected building is significantly higher than both its neighbours on Aldersgate Street. This is aesthetically displeasing. I think (this may need verification) that when London House, to the south on Aldersgate Street, was planned, the original plan was for a higher building but this was reduced to align its roofline with that of 160 Aldersgate Street. Perhaps this constitutes a precedent in favour of lowering the planned height of 160 AS to now align with London House. The existing roofline does so align.

1.2 The increased height would cause significant loss of sky and natural light to facing buildings, in particular Thomas More and Seddon Houses.

2. The East elevation - building materials.

2.1 While there is brick and steel in the elevation, there is also a significant amount of glass. No doubt this will be 'non-reflexive' but it is never possible to eliminate *all* reflected light, especially sunlight, and glare. The size of the glazed windows is also a factor. The resultant reflected light could seriously impact on the lives of residents nearby.

3. The East elevation - light pollution.

3.1 In addition to reflected natural light, the amount of artificial light could also affect nearby residents. Office lights tend to be on for long periods, often late into the night (or even all night), and the resultant light pollution would impact on the lives of residents, especially those nearby whose bedrooms face 160 AS.

4. The East elevation - ground floor retail

4.1 The proposed 'retail' on the ground floor needs to be fleshed out. There are questions to be asked: is it appropriate in an otherwise non-retail line of buildings? Are there implications, for instance deliveries, for traffic conditions and congestion? Is there a *need* for retail there, given the many retail outlets very nearby?

5. Local authority guidelines

5.1 It needs to be established whether the proposed building is in accordance with, or in infringement of, the City's guidelines for the development of commercial buildings in a residential environment. A commercial building erected in close proximity to a concentration of domestic dwellings has different requirements from those applying to purely commercial concentrations. The City guidelines, as set down under numbers CS 55 and the new local plan number DM21.3, especially 21.3.3 and 21.3.5, should be strictly adhered to.

6. The building as part of its architectural context

6.1 Finally, a very general but heartfelt observation. As a medieval historian I want to plead for architectural contextual harmony. The unique medieval city of London is handed down in trust to each generation to be safeguarded for the next. Each era contributes its own architecture and it is this historical layering which constitutes part of the attraction and the architectural value of the whole. But while this is so, what must always be borne in mind is that it *is* a whole and that no building can stand in isolation but (ideally...) all must be in a balanced relation to their neighbours and their environment. This applies to style, size, form, height and building materials. Similarity and contrast both play a role here but the contrast must always be positive, not simply a disregard for the architectural context. The planned building does not, in my view, take much account of that architectural context.

Thank you for your attention.

Diana B. Tyson, PhD, FRHistS, FSA
164 Thomas More House
London EC2Y 8BU

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street EC1A proposed refurbishment
Attachments: IMG_0069.mov

From: jdennis [REDACTED]
Sent: 06 October 2014 13:26
To: PLN - Comments
Subject: 14/00878/FULMAJ 160 Aldersgate Street EC1A proposed refurbishment

ACKNOWLEDGED

06 OCT 2014

Dear Sirs,

As owner of Flat 15 London House, 172 Aldersgate Street EC1A 4HU, located at the back side, I strongly object to the proposed refurbishment proposal.

- The proposed extra floors will further decrease what daylight gets through to an already very restricted and dark space at the back of London House. This is not reasonable unless well set back so as to not affect the light.
- London House currently enjoys a residents' rooftop retreat where we can relax and the proposed development will destroy this quiet area. I object to being overlooked by the additional proposed floors and in any case the proposed additional height deviates from the existing skyline along Aldersgate Street, which would be most incongruous.
- The plant noise will increase further the discomfort of those of us at the back of the building. We already have to endure massive plant emissions from 200 Aldersgate and the NCP car park and the current 160 Aldersgate Street offices. To add further to this would simply be unacceptable. I attach a film showing one of the extractor fans in boost mode, which sounds like a jet engine. This is not an infrequent problem! Even when not on boost the plant kicks in at 4am or 5am and is certainly very disruptive to sleep.
- The proposed Halfmoon Court entrance could potentially open up the back of London House to smokers and this would be unacceptable as the smoke would remain trapped in the enclosed area and would be smelt particularly by those on the lower floors before dissipating up the building. I also have no doubt that smokers would inadvertently flick lit butts through grills down into our basement carpark area, which would be extremely dangerous from a fire point of view. Access would need to be restricted to this rear area.

I look forward to being kept involved in any hearings or developments regarding this application.

Thank you for your kind attention.

Jonathan Dennis



Ball, Matthew

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street Objection

From: JANE SMITH [REDACTED]
Sent: 06 October 2014 10:14
To: PLN - Comments; Hart, Liam
Subject: 14/00878/FULMAJ 160 Aldersgate Street Objection

ACKNOWLEDGED

From Seddon House Group, c/o 307 Seddon House, Barbican, London EC2Y 8BX

Dear Madam

Ref: 14/00878/FULMAJ 160 Aldersgate Street

06 OCT 2014

I write from Seddon House Group, representing the interests of the residents of Seddon House, about the application substantially to redevelop 160 Aldersgate Street.

Seddon House is on the east side of Aldersgate Street, opposite to 160 Aldersgate Street, and I write, on behalf of Seddon residents, to object to the application.

Our grounds for objection are: parts of the development are contrary to planning policy; the increased height of the building; the risk of intrusive light spillage; and the inadequacy of the information provided in the application.

Planning policy

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

- 3) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building. Although in itself the increase may seem modest, when set in the context that:

- a) the existing building is already higher than the residential blocks on the other side of Aldersgate Street (the application obfuscates here by comparing 160 Aldersgate Street with the 32 story Lauderdale Tower, on the corner of Beech Street and Aldersgate Street – which is irrelevant to the run of Aldersgate Street since it is well north of 160 Aldersgate Street and, being a tower, its footprint and façade are much smaller)
- b) 160 Aldersgate Street currently embodies the highest point on that stretch of Aldersgate Street.

The risk is that the proposed new height will set a new "highest level" which future developments will seek to match. Residents will then be confronted with a steady escalation of street height by such "creeping" increases in height. If DM21.3.3 is not designed to prevent such creeping damage to access to light and views of the sky, it is not clear what purpose it serves.

The increased height of the building

The extra height of the building provides little extra office space (from 22,251 to 24,164 sq m2) but it will have a detrimental effect on those flats that the building overlooks. It chips away yet again at views of the sky from the windows and light to both main living rooms and bedrooms [the configuration of flats in Seddon House is such that all the flats on the west side have all their rooms facing onto Aldersgate Street].

Our fear is also, as mentioned above, that it will set a trend in this street for an ever rising skyline. As well as affecting flats the extra height will affect the children's play area beneath Seddon House.

Light spillage

We appreciate that the architects have amended the design of the façade (by angling windows away from Seddon House) with the aim of reducing potential light spillage.

However, the windows are still considerably larger than the existing windows; and the top two floors and the bottom two floors are in effect lightboxes, unprotected by such angling away. We know from recent experience that modern lighting systems provide much brighter lighting at much lower costs and energy consumptions than older office lighting systems, so we remain worried about the potential for light spillage and intrusion into residents' living rooms and bedrooms.

The application includes no technical report that explains the effects and appearance of the lighting outside the building. Such reports are possible because the application for the Cinemas in Beech Street (ref 10/00876/FULR3) included such a technical report that explained in both technical and lay terms how the lighting on the cinema façade would appear when viewed from outside.

If the office is occupied by firms that work through the night then the light problem will be intensified.

Lack of information

The developer and architects did hold a public meeting to consult on this development, and after a request, met with the Barbican Association and local house group representatives. They seemed to take on board our concerns about light spillage and have modified the design of the main façade – but concerns still remain (see section above) and we still have no evidence that what they propose will be effective.

The developers said that they would take photographs from Barbican flats and show the visual effect of their proposal from flats. I am not aware that the photographs were taken. If they were they are not included in the application. There is only one visual from the Barbican residential estate – from a point on a distant highwalk. We invite the committee to make the inference that such visuals would have shown a development with a more intrusive effect on residential amenity than appears in the application.

The application seems to use as its authority for planning policy in this area the out of date Barbican Area Enhancement Strategy of 2008, rather than the current Core Strategy or Local Plan.

Other matters

The proposal (p 16 of design statement, item 11) mentions works to the edge of the Barbican estate on the east side of Aldersgate Street. This suggestion was not consulted on with residents. Any such works would need to conform to the outcome of the forthcoming Barbican Listed building guidelines and the Barbican Area strategy, which is currently being consulted on.

A retail unit is proposed at ground floor level. We understand that this suggestion came from the planning department rather than the developers. Residents are not averse to a retail unit but would be opposed to a restaurant or bar because of the potential for late night nuisance.

Thank you for your consideration.

Yours sincerely

Jane Smith

» Chair Seddon House Group



14/100878/ Ful/mxj

Wells, Janet (Built Environment)

Subject: FW: Planning application to refurbish 160 Aldersgate Street [Mitre House]

From: Muriel Cullen []
Sent: 06 October 2014 09:25
To: "PLN Comments"@cityoflondon.gov.uk
Subject: Planning application to refurbish 160 Aldersgate Street [Mitre House]

From Dr Muriel Cullen

I wish to complain in the strongest possible terms about the proposed refurbishment of 160 Aldersgate St

I In the first place I can see nothing wrong with the current building except that it could be cleaned.

Why are more offices required in London ,there seem to be many unoccupied offices all over the place In fact this is obviously merely a means of making money with no regard to the effect this rebuild will have on the residents in the area.

I was told the whole operation will take 2years, which will be 2years of hell with extra noise, dust, and traffic, which is bad enough as it is.

In addition trying to raise the height of the building will deprive many people of light.

I ,personally look straight at 160 and am in poor health and therefore at home a considerable amount of time.In addition I may have to move and your reconstruction will blight my property and will make difficult to sell.

I therefore am absolutely against what is being proposed.
Muriel .E .Cullen

Mrs Averil Baldwin

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

7 October 2014

For the attention of Liam Hart

**Re : OBJECTION TO REFURBISHMENT AND EXTENSION OF 160
ALDERSGATE STREET- Ref: 14/00878/FULMAJ**

Dear Sir/Madam,

I write on behalf of Thomas More House Group, a recognised Tenants' Association representing residents in Thomas More House, a block of 168 flats in the Barbican, to object to Mercer's Estate Partners application to extend 160 Aldersgate Street and, in particular the proposed extra height, which would damage residential amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie East of the site and there is other residential development to the West.

The proposed substantial increase in height would cut the daylight and sunlight to a significant number of flats within Thomas More House, and leave residents overshadowed by a building taller than its neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

- a. **Office lights have become substantially brighter.** Modern lighting is far brighter than streetlights – see, for example, the three story foyer at 1 Milton Court, completed in 2013. Residents in Thomas More House should not have to face an increase in light from an increased office window area in the evening and overnight.
- b. **Construction standards do not safeguard.** The BREAM (Building Research Establishment Environment Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several buildings overlooking the Barbican Estate, such as 125 London Wall.

- c. **The Local Plan**, expected to be adopted by early 2015, includes Policy DM21.3 requiring developments to take account of “the privacy, outlook, daylight and sun lighting levels to existing adjacent residential accommodation” ... “and the cumulative impact of individual developments on the amenity of existing residents.”

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension thus offers little increase in the City’s provision of office space while significantly impairing the City’s residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the modest increase in office space, which would result.

Thomas More House Group therefore asks the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

yours sincerely

Averil Baldwin
Chair Thomas More House Group

150 Thomas More House
Barbican
London EC2Y 8BU

7 October 2014

The City Planning Office
PO Box 270
Guildhall
London
EC2P 2EJ

Dear Sir

Re : Objection to refurbishment and extension of 160 Aldersgate Street
Ref. 14/00878/FULMAJ

1011
122776

My main objection to this application regards the reduction of daylight and sunlight to Thomas More flats. I am unable to see the justification for an increased building height compared with adjoining buildings. More seriously, a precedent would be set for other to jump on the bandwagon.

The current light pollution in the area is already appalling with most of the office buildings being lit for twenty four hours a day, seven days a week with a possible exception of Saturday nights. The more glass, the more glare.

This is an insensitive proposal in a residential area which would result in very little advantage to the office space in the City but a huge disadvantage (including noise and pollution) to the long-suffering city residents.

I urge a re-think regarding this development.

Yours faithfully


Pauline Pearson



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 10:17
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

07 OCT 2014

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

Comments were submitted at 10:17 AM on 07 Oct 2014 from Mr Harry Boucher.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Harry Boucher

Email: [REDACTED]

Address: 41, Farriers House Errol Street London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: Dear Sir/Madam, I write as the owner of 61, London House, 172, Aldersgate Street. I object to the proposed re-development on the basis of: 1. Loss of privacy, arising from the addition of extra floors/terraces and the provision of further access at the rear; 2. Loss of light arising from the addition of extra floors; 3. Additional noise arising both during the period of construction and subsequently due to those populating the terraces, the provision of further plant/machinery and the establishment of a bar/restaurant; 4. The development causes an existing building to be taller than all of the

others in the road (which are of the same height) thus adversely affecting the architectural character of the road and its building. Yours faithfully, Harry Boucher

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 09:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

07 OCT 2014

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

Comments were submitted at 9:20 AM on 07 Oct 2014 from Mrs Caroline Pearce.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[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: This application will change the nature of the building from office to mixed with a retail function and possibly a bar and restaurant. There is a significant residential community in the area, including London House, entitled to privacy and residential amenity. The plans will lead to loss of light and view (higher building), more noise (extra air conditioning plant), additional noise (people on the proposed terraces), further additional noise (possible bar and restaurant), loss of privacy (people on the proposed terraces) and additional loss of privacy (public access to the rear). If there is a fixed sky line applying

to all buildings in Aldersgate, its quite wrong to allow an exception. It will break the mould and encourage others to follow suit leading to further loss of residential amenity through additional loss of light and view and increased noise. There is already too much noise from air conditioning plant on the ground floor and the third floor which start up at 6 am and 4 am. This is contrary to the City of London's policy suggests that residents can expect quiet between the hours of 11 pm and 7 am, but already this happens. This proposal will aggravate the problem.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 09:19
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 9:18 AM on 07 Oct 2014 from dr peter poore.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

07 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: dr peter poore

Email: Not specified

Address: 128 thomas more house barbican london

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This extension will inevitably reduce light in some properties. At the same time it will increase light pollution, and the profligate use of power already severe in the city. This increased need for power will contribute to CO2 emissions. There has to be some limit to the expansion of property in a very crowded environment.

Adjei, William

From: Hampson, Annie
Sent: 07 October 2014 23:55
To: Hart, Liam; PLN - Comments
Subject: FW: Objection to redevelopment of 160 Aldersgate Street

Dear Sir/Madam

I write to strongly object to the redevelopment of 160 Aldersgate Street and in particular to the increase in height in the proposed plans.

The increase in height will block light and infringe on the rights of lights to nearby Barbican residents. Individuals have a right to have their rights of light protected. Additionally, the height of the proposed plans are not in keeping with the height of other buildings on the street. I am also very concerned that the additional plant and machinery on the roof would increase noise levels and disrupt residents during the night and quiet hours and impinging on residents rights to a good quality of life.

I suggest that more effective use of existing floor plans should be considered that may increase square footage without having to increase the height of the building. There is also a lack of details in the redevelopment plans as it does not give details on how light pollution will be prevented and noise noise will be controlled from a proposed bar.

Sincerely

Alberto Garciga

Flat 151 Lauderdale Tower

Barbican

London EC2Y 8BY

ACKNOWLEDGED

S

Adjei, William

Subject:

FW: Proposed refurbishment Mitre House, 160 Aldersgate Street, EC1A 4DD

Dear Sirs,

ref. no. 14/00878/FULMAJ - proposed refurbishment 160 Aldersgate Street.

We are the owners of 14 London House, Aldersgate Street, a purpose-built residential development of private apartments.

Over the years we have watched with disquiet an almost inexorable creep of commercial developments around- and adjacent to London House impinging on the rights and safeguards for homeowners, which must have been of paramount consideration for granting the construction of London House in the first place.

It is because of this that we wish to lodge our objection to the proposed refurbishment plans for Mitre House, specifically :

- the proposed increase in floor levels impacts the view from our cherished roof terrace and should be restricted in line with the roof line of neighbouring buildings.
- the proposed additional plant will generate extra noise for extended periods of time*
- a proposed bar/restaurant will generate noise and disturbance for residents, particularly at night time/early morning (depending on licensing granted).

Many thanks for your consideration. Sincerely
Jan & Philippa Bors

PS. Re. plant noise. we would ask you to give us some relieve from the noise generated existing AC plant at the rear of London House, which habitually starts up. between the hours of 04.00 and 6.00, which is not conducive to a good night's sleep.

ACKNOWLEDGED 

Adjei, William

From: Veena Williams [REDACTED]
Sent: 07 October 2014 14:53
To: PLN - Comments
Subject: From Lady Williams - Apt 64 London House, London House, Aldersgate Street

RE 14/00878/FULMAJ - MITRE HOUSE

Dear Sirs

I wish to object to the plans proposed in respect of Mitre House, 160 Aldersgate Street.

In particular:-

The extra floors proposed to be constructed will:-

Reduce light to my property and affect the view from London House Roof Terrace, an important amenity to all residents.

Moreover additional plant and machinery will generate yet more noise and for longer periods, added as it would be to the plant already operating from other buildings in the vicinity.

It is not clear in any case, why Mitre House should be permitted to exceed the height of the other Aldersgate Street buildings. This would leave a residential building sandwiched between Mitre House and the very tall building on the London Wall roundabout.

The interests of existing residents in the City of London ought properly to be protected along with the amenity enjoyed by their apartments.

Yours faithfully

Veena, Lady Williams

Sent from my iPad

ACKNOWLEDGED



Hampson, Rebecca

From: Salina Gilhotra [redacted]
Sent: 08 October 2014 15:58
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ- Objection to application

Flat 47, London house, 172 alders gate at ec1a4hu.

Regards
Salina

On 8 Oct 2014, at 5:43 pm, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Afternoon Salina

Can we please have your Address so we can inform you of the decision when made.

Regard

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

From: Salina Gilhotra [mailto:[redacted]]
Sent: 07 October 2014 11:04
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ- Objection to application

ACKNOWLEDGED

Dear Sir/Madam

We have been made aware of the above application to refurbish the Mitre House building next door to London House- 172 Aldersgate St. We have serious concerns about these planned works which will lead to loss of peace to our residential life due to a number of factors.

Firstly, there is a plan to build another two storeys which will result in loss of daylight to many flats. Secondly, aside from the general construction noise, there is ongoing noise due to use of the air conditioning plant which is currently operating in the very early hours of the morning disrupting our sleep. Additional requirements for a rooftop air conditioning plant will only add to the current misery.

Although we live in the city, we do expect there to be enforcement of peace and quiet for the residents of the city and would therefore strongly object to this application.

Regards

Salina Gilhotra & Nilesh Parmar.



Hampson, Rebecca

From: Jonathan Morton [REDACTED]
Sent: 10 October 2014 09:31
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ Mitre House, 160 Aldersgate Street

Hi.

24 London House appears at the foot. The rest is 172 Aldersgate Street, London EC1A 4HU.

Regards

On 10 Oct 2014, at 09:05, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Jonathan,

Please provide us with a postal address to enable us acknowledge your comments.

Many Thanks

From: Jonathan Morton [REDACTED]
Sent: 07 October 2014 17:19
To: PLN - Comments
Subject: 14/00878/FULMAJ Mitre House, 160 Aldersgate Street

ACKNOWLEDGED

The objections to these proposals are clearly set out in the many representations already made by neighbours. I would like to highlight a few of them.

1. The existing Mitre House is a very noisy building. Some people here are woken by the Kitchen vents at 0400 and most are woken shortly after 0600 when the ground level turbines kick off.

It seems that the Applicant's Noise Consultants, Clarke Saunders, have taken only a very limited view of the noise impact of the proposals (apparently after discussion with the City). By this I mean they have taken background noise readings at roof level only and they have not, as far as I can see, given any consideration to the noisy existing plant that vents at third floor and ground floor levels. For most of the 40 apartments at the rear of London House, it is these two sets of plant that create the greatest noise nuisance, both in terms of volume and hours of operation. Residents towards the top of London House are further disturbed by the existing roof-level plant to be re-located under the proposals.

The Report suggests that the roof plant will operate only between the hours of 0800 and 2000. Can this be made the subject of a planning condition or included in a Planning Obligation, and can it be applied to all plant rooms in Mitre House? I'm mindful of the City "policy" that Residents have a reasonable expectation of quiet between the hours of 0700 and 2300. At the moment, the requirement of Cameron McKenna staff to have the availability of an early breakfast overrides the needs of London House residents for sleep, which cannot be right if the City's policies in relation to its residents' amenity mean anything.

2. Occupiers of Mitre House have a loading bay off a vehicular access that is shared by the NCP Car Park's customers and residents accessing the private car park under London House.

At the moment the shared vehicular access is often partially blocked at all hours by commercial vehicles loading and unloading goods for Mitre House, contractors' vehicles, recycling lorries and large refuse skips. Plainly the current loading bay for Mitre House is inadequate and any proposal to refurbish Mitre House should include a substantial increase in the size of their dedicated loading and turning bay, so that obstruction of the shared access, leading to backing-up of queuing vehicles turning in from Aldersgate Street is minimised. There is currently also a lack of separation between vehicles and pedestrians in the access way, such that pedestrian safety is compromised.

3. If Permission is granted, there should be a requirement on the Applicant and their Contractors not to block the shared access way at any time.

4. Construction hours should be limited to eight hours per day with no work permitted on a Saturday, Sunday or Bank Holiday.

5. Permission should not be given for additional floors. These would lead to a loss of sky light, privacy, and an increase in noise disturbance to neighbouring residents, which would be compounded by any roof terraces, that would no doubt be used for entertaining during the day and into the evening. This increase in height is not compatible with the adjoining London House - comprising 81 apartments in residential use.

6. If any Permission is to be granted, the Applicants should be required to contribute substantially to the "greening" of Aldersgate Street at ground level.

Jonathan Morton
24 London House

London House RA.

Claire & Richard Ringrose
60 Thomas More House
Barbican
London EC2Y 8BT

8th October 2014

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

19/10

122774

For the attention of Mr Liam Hart

**SUBJECT: OBJECTION TO THE REFURBISHMENT AND
EXTENSION TO 160 ALDERSGATE STREET**
– Ref: 14/00878/FULMAJ

Dear Sir

We are writing with reference to the proposed extension and refurbishment to the property at 160 Aldersgate Street.

As residents of Thomas More House, Barbican, our flat being below Podium level, we are already subject to reduced daylight and sunlight due to surrounding buildings and the addition of extra floors on top of 160 Aldersgate Street would further reduce daylight.

In addition, noise pollution would increase considerably due not only to construction work in the short/medium term but also the long term echo effect caused by the flat fronted buildings on the west side of Aldersgate Street. Traffic noise on Aldersgate Street is already above acceptable levels on many occasions.

Please accept this letter as our formal objection to the above planning application.

Yours sincerely


Claire & Richard Ringrose

Page 160

ACKNOWLEDGED



J Freewell

21st October 2014

Planning Application - 160 Aldersgate Street
Reference 14/00878/FULMAJ

Dear Sir or Madam,

122786

I write re the above planning application. Whilst I have no objection to the internal refurbishment of the above address, should that be considered necessary, I do object to the increased height of the building which would result in the loss of light and sunlight for many nearby residents, and, as the proposed facade design would be very largely of glass, there would be much higher levels of artificial lighting by night and glare from daytime sunlight.

My additional concern is with regard to the inclusion of retail units which, according to the architects' drawings, are not included in this planning application. There is also ambiguity as the term 'retail' is used but the drawings show tables and chairs suggesting cafe/mine bar/small restaurant of which the City already has a plethora. This proposal needs further clarification.

I trust that you will give these matters due consideration

Yours faithfully,

Dr P D Simmons
Mrs R D Simmons

8 October 2014

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

122785

For the attention of Liam Hart

**Re : OBJECTION TO REFURBISHMENT AND EXTENSION OF 160
ALDERSGATE STREET- Ref: 14/00878/FULMAJ**

Dear Sir/Madam,

I write to object to Mercer's Estate Partners application to extend 160 Aldersgate Street and in particular the proposed extra height, which would damage our amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie east of the site and there is other residential development to the West.

The proposed substantial increase in height would cut the daylight and sunlight to a significant number of flats within Thomas More House, and leave residents overshadowed by a building significantly taller than their neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

- a. **Office lights have become substantially brighter.** Modern lighting is far brighter than streetlights – see, for example, the three story foyer at 1 Milton Court, completed in 2013. Residents in Thomas More House should not have to face an increase in light from an increased office window area in the evening and overnight.
- b. **Construction standards do not safeguard.** The BREAM (Building Research Establishment Environment Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several buildings overlooking the Barbican Estate, such as 125 London Wall.

- c. **The Local Plan**, expected to be adopted by early 2015, includes Policy DM21.3 requiring developments to take account of “the privacy, outlook, daylight and sun lighting levels to existing adjacent residential accommodation” ... “ and the cumulative impact of individual developments on the amenity of existing residents.”

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension thus offers little increase in the City’s provision of office space while significantly impairing the City’s residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the modest increase in office space, which would result.

We ask the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Adjei, William

14/00878

From: Tom Morris [REDACTED]
Sent: 08 October 2014 09:58
To: PLN - Comments
Subject: Planning objections Ref: 14/00878/FULMAJ

Dear Sir/Madam

Ref: 14/00878/FULMAJ

I am writing from 34 Thomas More House in the Barbican to object to the planned refurbishment and enlargement of 160 Aldersgate Street. I am very worried about the impairment of light that the increased height of the building would lead to, not to mention the noise and disruption the works would entail. The Barbican is increasingly hemmed in by large-scale development works, and I really wonder what benefits an extra floor of office space are, when weighed against the impairment it would have on residents in the Estate.

Yours sincerely

Tom Morris

Tom Morris
Design Editor

MONOCLE

—
Midori House
1 Dorset Street
London W1U 4EG

—
monocle.com
—

S

ACKNOWLEDGED

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 10:21
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 10:20 AM on 08 Oct 2014 from Mr Peter Jennings.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Peter Jennings

Email: [REDACTED]

Address: Flat 2 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I am objecting to the planning application as it will reduce light levels to Thomas More House & Seddon House. There is also the risk of increased light pollution and glare. The increased height will be out of character with neighbouring buildings and the building works will cause unpleasant noise levels.

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 11:31
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 11:30 AM on 08 Oct 2014 from Mrs Helen Bayliss.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Helen Bayliss

Email: Not specified

Address: 84 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: As a resident in Thomas More House I object on the following grounds: - the proposed increase in height will substantially reduce daylight and sunlight into my first floor flat, I would lose sun at 3pm instead of 7pm in the summer and much earlier in the winter - this has a BIG impact - the light reduction also reduces sunlight onto the balconies that face south. One of the requirements of Barbican residents that we maintain our window boxes, and they are a key part of disrupting the architecture with colour and life. The significantly reduced direct sunlight from this development will affect the colour and growth of our window boxes. - The extra light at night will increase the light pollution in the area - Noise and disruption from the works that result in only a modest increase in office space - there are empty offices around

the city. I urge the city to reject this application.

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 22:31
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 10:30 PM on 08 Oct 2014 from Mrs Sheila McIntosh.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Sheila McIntosh
Email: [REDACTED]
Address: 33 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: There have been several objections to the development of 160 Aldersgate Street many of which are concerned with light dispersal. The technical report on daylight and sunlight indicates that the refurbishment/development, according to certain official criteria, would have little or no effect. However, no technical knowledge is necessary to see that the proposed increased height of the building will affect us and other residents of Thomas More House. For us, it will mean that through one of the large living room windows it will no longer be possible to see sky if you are sitting inside. It will also mean that late afternoon/evening sunshine will disappear more quickly. Speaking much more broadly I do not believe that cities should be preserved in aspic nor that the much more stringent building regulations applied in other European

cities should necessarily be applied in London. One of the pleasures of living in London is its vibrancy and changeability. However, considering the amount of space gained and its proposed use, the effect that the development will have on an already cluttered skyline by dwarfing the buildings either side, the effect it will have on the amenities of a city residential area (neighbouring buildings, as well as the Barbican), from the noise and dirt involved in the building work and then from yet another tall building shutting out the sky, is disproportionate. It is the residential areas which make the City more human. They enhance the environment and contribute a great deal to its wellbeing. This contribution should be acknowledged and properly considered in planning developments.

Hampson, Rebecca

From: Ross Everett [redacted]
Sent: 10 October 2014 12:48
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ

Hi Rebecca,

Flat 73
London House
172 Aldersgate Street
EC1A 4HU

ACKNOWLEDGED

Kind regards,

Ross

On 10/10/2014, at 9:32 PM, "PLN - Comments" <PLNComments@cityoflondon.gov.uk> wrote:

Dear Ms Everett

Please provide us with your full postal address to enable us to register and acknowledge your comments.

Kind Regards
Rebecca

From: Ross Everett [mailto:[redacted]]
Sent: 08 October 2014 11:59
To: PLN - Comments
Subject: 14/00878/FULMAJ

Dear Sirs,

In reference to the above named application regarding the refurbishment of Mitre House, I would like to raise my concern and objection.

I am particularly concerned regarding the additional storeys which will reduce light and privacy to our building (London House) and also add additional noise from air-conditioning plants, especially at unsociable hours.

I do not support this application as a resident of London House, Aldersgte Street.

Kind regards,

Ross Everett

London



Adjei, William

From: PLN - Comments
Sent: 09 October 2014 02:14
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 2:14 AM on 09 Oct 2014 from Mr Michael Callow.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Michael Callow
Email: Not specified
Address: 306 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object for the following reasons: 1. The additional storey will severely restrict natural light to residential properties in the Barbican Estate 2. The additional light will further hem in the Barbican Estate 3. It would seem that the proposal will include larger windows than the current building, thus reducing privacy or the sense of privacy for the residential properties in the Barbican Estate.

504 Seddon House
Barbican
London EC2Y 8BX

122501

Mobile: [REDACTED]
Home Tel: [REDACTED]
Work Tel: [REDACTED]
Email: [REDACTED]

Ted Rayment
Assistant Director (Development Management)
City of London
Department of the Built Environment
PO Box 270
Guildhall
London EC2P 2EJ

9 October 2014

Dear Sir

Town and Country Planning Act 1990 – 160 Aldersgate Street London EC1A 4DD
Application Ref: 14/00878/FULMAJ

I wish to object to the above proposed planning application.

I am the owner of 504 Seddon House, Barbican, London EC2.

If the height of Mitre House, 160 Aldersgate Street is raised, this will reduce the amount of sunlight that my flat receives.

Mitre House is already higher than most of the other buildings along Aldersgate Street. Presumably if permission is given to raise it higher the other buildings along Aldersgate Street would also be entitled to raise their height causing canyoning of this street.

There is a risk of light pollution to the residents of Seddon House from the additional space.

If the developer's wish to increase the floor space of the building, I believe they could rejig the internal layouts of the buildings to obtain more floor space without impacting the external environment as their proposed application will do.

This application is made in what is predominately a residential area. There is lots of empty office space within the City of London and I fail to believe that additional space on top of Mitre House is the answer, if needed, in any event.

I believe also that the proposed development would be in breach of the local plan in relation to developments adjacent to residential accommodation.

I trust you will take my comments into consideration when considering this application.

Yours faithfully

A large black rectangular redaction box covering the signature of David Saunders.

David Saunders

Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 16:00
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 4:00 PM on 09 Oct 2014 from Mr & Mrs David Reeves.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr & Mrs David Reeves
Email: [REDACTED]
Address: 148 Thomas More House Barbican

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We concur with many of the comments of fellow neighbours and objectors. Most worryingly, this modification could easily set a precedent for further redevelopment proposals of this kind in the area, which could adversely affect residents nearby.

Hampson, Rebecca

From: Jonathan Mendelow [REDACTED]
Sent: 09 October 2014 14:47
To: PLN - Comments
Subject: Objection to planning application reference 14/00878/FULMAJ - 160 Aldersgate Street, Mitre House

Importance: High

Dear Sirs,

508

I am a resident of Seddon House, Barbican, and my flat is on the west side of Seddon House, facing Aldersgate Street. I am writing to lodge my objections to the above planning application to refurbish 160 Aldersgate Street (Mitre House), which lies opposite the west side of Seddon House.

My objections relate to:

- 1) the increased height of the building
- 2) the risk of light pollution.
- 3) the lack of information on impact on the residential areas around it

ACKNOWLEDGED

1) Height

Apart from the building on the Museum of London roundabout, 160 Aldersgate Street, along with London House, is the tallest building on the west of this stretch of Aldersgate Street. Making it higher will impact on light levels to flats in Seddon House and will also set a precedent for future applications and encourage the height of the street to rise over time. Tall office blocks are not appropriate for a residential area. The extra storey in fact provides very little extra office space to the building (it increases it from 22,251 to 24,164 sq m).

2) Lighting

Modern office blocks have much brighter lighting than existing ones, and the window areas are considerably greater than on the existing façade of 160 Aldersgate Street. It is also possible that the tenants will be an organisation such as a law firm that works late into the night.

I understand that the developers have amended the façade they originally planned in order, as they say, to reduce light spillage onto Barbican flats. They did this in response to comments made at consultation meetings.

However:

- i) the windows are still much bigger than those on the existing building; and
- ii) there would seem to be a "lightbox" effect from the two top floors and the double height glazing at ground floor level.

3) Lack of information



The application provides no evidence for how bright the resulting appearance will be. There is no technical report on the lighting. (When the cinemas in Beech Street were being applied for, the application included a technical report on the appearance of the lighting in the building from outside the building).

Planning policies

I respectfully refer you to the following policies in support of my objections.

From the Core Plan:

CS5 5. Identifying and meeting residents' needs in the north of the City, including protection of residential amenity, community facilities and open space.

From the new Local Plan that has been consulted on and that is expected to become policy next year, after planning inspectors have considered it:

Policy DM21.3 (on Housing)

- 3.) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.*
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.*
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.*

I believe that the proposed development does not accord with those policies.

I would be grateful if you could acknowledge receipt and confirm that my objections will be duly considered.

Yours sincerely,

Jonathan Mendelow

Hampson, Rebecca

From: Annabel Gillings <[REDACTED]>
Sent: 10 October 2014 12:02
To: PLN - Comments
Subject: Re: Planning Application: 160 Aldersgate Street 14/00878/FULMAJ

Hello,
 Yes it's:

138 Thomas More House
 Barbican
 EC2Y 8BU

ACKNOWLEDGED

On 10 Oct 2014, at 11:26, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Ms Gillings

Please can you provide us with your full postal address so we can register and acknowledge your comments

Kind regards
 Rebecca

From: [REDACTED] <[\[REDACTED\]](mailto:[REDACTED])>
Sent: 09 October 2014 12:48
To: PLN - Comments
Subject: Planning Application: 160 Aldersgate Street 14/00878/FULMAJ

Ref: 14/00878/FULMAJ

Dear City of London planning,

I live in Thomas More House in the Barbican, and my flat is close to Aldersgate, and partly overlooked by buildings there.

Already, I have very little light in my flat due to the many buildings around. (Not to mention little privacy.)

Consequently, may I put forward my objection to further development at 160 Aldersgate Street.

This area is not just a business area- but due to its close proximity to the Barbican - it's also a residential area. Please can we keep this excellent mixture of character, and not be over-run by very tall business buildings (surely more will follow if this sets a precedent). We are already very short on light and any sense of space.

Please do not subject us residents to a dark Bladerunner style future, overshadowed by tall buildings, which keep out light and trap in noise and pollution.

Best regards,

Annabel Gillings
 (Barbican resident)

Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 13:56
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 1:55 PM on 09 Oct 2014 from Dr Simon Jones.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Simon Jones

Email: [REDACTED]

Address: Dr J H Burgoyne & Partners LLP 11-12 Half Moon Court London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
 - Noise
 - Traffic or Highways

Comments: I understand that a new rear pedestrian entrance has been proposed for 160 Aldersgate Street to take people through Half Moon Court, presumably to reach Farringdon Station and Crossrail. Half Moon Court is a narrow thoroughfare, which includes an entrance to a doctors surgery, and would almost certainly see a large increase in pedestrian traffic with the attendant noise and disruption. In effect, Half Moon Court is inappropriate for a high volume of pedestrian traffic and there is no obvious reason why persons occupying 160 Aldersgate Street cannot continue to use the front entrance (on Aldersgate Street), which is only slightly further from Farringdon Station and Crossrail and takes people along well used thoroughfares. The Partners of Dr



J H Burgoyne & Partners LLP, of which I am one,
therefore wish to register our objection to the addition of
a rear entrance to 160 Aldersgate Street.

Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 12:25
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 12:24 PM on 09 Oct 2014 from Mr Richard Pavitt.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Richard Pavitt
Email: [REDACTED]
Address: 11-12 Half Moon Court Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Traffic or Highways

Comments: I write as a tenant of 11 - 12 Half Moon Court, Bartholomew Close EC1A 7HF to state my concerns over the proposed significant increase in traffic through Half Moon Court which would be generated by the provision of a rear access to 160 Aldersgate Street, particularly for Crossrail commuters when Farringdon station is completed. I am pleased to note that the original proposal to site a significant cycle access and storage facility at the rear of the building has now been relocated to the front of the building. However in the 'design and access statement', you identify that currently there is 'no connection to the west' through Half Moon Court (08 Existing Public Realm), but appear to overcome this problem by providing 'new landscaping' (08 Proposed Public Realm) to a 'new entrance to the west'. The



access statement (15) states that the new entrance will be enhanced by 'improved paving and lighting' but this does not address the fact that a narrow thoroughfare, which includes an entrance to a doctors surgery, will be the subject of a large increase in pedestrian traffic with the attendant noise, disruption, security issues etc. I therefore wish to register my objection to the addition of a rear entrance to the building because Half Moon Court is not appropriate for the volume of pedestrian traffic anticipated.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

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

Comments were submitted at 6:11 PM on 10 Oct 2014 from Mr Tim Macer.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Tim Macer

Email: [REDACTED]

Address: 603 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I write to object to this application. The increased vertical massing will be overbearing in what is a residential area both to the East and the West of this building. It will lead to the increasing canyons of Aldersgate Street, and also diminish the amenity of the play area in the Barbican Estate residential gardens due to overshadowing.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:23
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

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

Comments were submitted at 6:22 PM on 10 Oct 2014 from Mrs HELEN Clifford nee Hudson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs HELEN Clifford nee Hudson

Email: [REDACTED]

Address: 15 DEFOE HOUSE BARBICAN CENTRE LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to 14/00878/FULMAJ I object most strongly to the extra height proposed for the development which would cut light from the already limited flats in the area. Most importantly for me, personally, is the reduced light in the play area below Seddon, which is already dark enough. Also to a second flat I own on 30 Bartholemew Close, which has no direct sunlight at the moment and the height would only damage this more. 160 is in a residential area, with blocks of flats immediately neighbouring to both east and west.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:39
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

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

Comments were submitted at 6:38 PM on 10 Oct 2014 from Mr Paul Clifford.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Paul Clifford

Email: [REDACTED]

Address: 15 Aldersgate Court 30 Bartholomew Close LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to 14/00878/FULMAJ Oppose the additional height. Our block of flat is already poorly lit. We need to keep the light we have. Oppose the new rear pedestrian entrance which will go right outside our block on a pathway which is not built for major traffic. Further, there is a serious risk of injury putting major pedestrian foot traffic through the narrow corridor with elderly patients being not so sure on their feet.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 20:56
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

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

Comments were submitted at 8:55 PM on 10 Oct 2014 from Mrs Vivien Fowle.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Vivien Fowle
Email: [REDACTED]
Address: 102 Gilbert House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The extra height would overshadow flats during the day, cutting daylight and sunlight A larger facade would substantially increase light spillage at night and this part of London already suffers from excessive light spillage The extra height, due to an additional storey, would overshadow play area below Seddon House - an area which already suffers from insufficient sunlight. The building lies in a residential area, with blocks of flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy houses) and west (Bartholomew Close) The cumulative impact of a higher

building would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House. The increase in floor space is only 1,913 sq.m so offers no material benefit to the City's provision of office space.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 11 October 2014 10:00
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

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

Comments were submitted at 9:59 AM on 11 Oct 2014 from Professor John Lumley.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Professor John Lumley

Email: [REDACTED]

Address: 392 Shakespeare Tower Barbican London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Dear Sir I wish to object to the proposed additional floors to 160 Aldersgate Street - there was considerable disquiet expressed when the local Alderman and Councillors met the Architect and developers of the project. I recently visited a fifth floor dwelling in Thomas More House to find blocking of sunlight by the Aldersgate property in the late afternoon, regardless of further elevation
Yours faithfully John Lumley

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Objection 14/00878/FULMAJ

From: Lesley Craze Gallery [REDACTED]
Sent: 11 October 2014 11:30
To: PLN - Comments
Subject: Objection 14/00878/FULMAJ

ACKNOWLEDGED

To Whom It May Concern,

I am writing to object to the proposed plan 14/00878/FULMAJ.

11 OCT 2014

I believe that the refurbishment of 160 Aldergate Street will decrease the accessibility to light within the building. I have lived within the Barbican for many years and I strongly believe that this is an inappropriate extension of a building within the area. It will effect the atmosphere and quality of life within the Barbican.

As a resident, I believe that the additional light at night will effect a great number of neighbours. This will effect sleep of many residents and unrest within the evenings.

I strongly object to the increased noise, disruption and dust levels that this construction process will involve.

Yours sincerely,

Lesley Craze
Resident of Thomas More House

Gallery Assistant
Lesley Craze Gallery
34 Clerkenwell Green London EC1R 0DU
www.lesleycrazegallery.co.uk
[REDACTED]

30 Years in the Making 24 October -22 November



ACKNOWLEDGED

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Objection to 160 Aldersgat Street Ref: 14/00878/FULMAJ, For the attention of Liam Hart.

From: Adam Cordery [REDACTED]
Sent: 12 October 2014 07:21
To: PLN - Comments
Cc: 'Paula'
Subject: Objection to 160 Aldersgat Street Ref: 14/00878/FULMAJ, For the attention of Liam Hart.

12 OCT 2014

We wish to object to the application to extend 160 Aldersgate Street.

We believe the costs of the project in terms of increased height and obstruction to views, light pollution and the inconvenience as it is constructed will far outweigh the benefits of the small increase in office space.

Moreover we think approval of marginal projects like this is not in the best commercial interests of the City. In recent years the City has been undergoing a regeneration with a large increase in residential occupation and associated economic activities. The City has always been a lively, active place in working hours, but until recently it lacked amenities for normal living or shopping and was a dead, often-intimidating wasteland at night and weekends. Tourists were only seen beyond the immediate area of St. Pauls if they were lost. Now it has a real buzz and life to it all day, every day of the week. Families and kids have moved back to save parents a long commute, foreign City workers are choosing to live there in larger and larger numbers where before they would automatically have chosen to live in the West End, more and more people are downsizing and retiring there. They all spend money at all hours every day, they are all likely to stay for a long time and regardless of the economic cycle. Their presence stimulates the whole area, and this feeds back on itself and compounds to make the City an even better destination over time both for working and living. The new look and feel to the City is part of what makes London one of the most attractive places in the world for investors and visitors, and is highly supportive of the local tax base.

The regeneration of the City has been in line with changes in the way we work. People are choosing to work and live remotely, and are less and less required to work where they do not live. More and more activities that historically were performed in the City do not require traditional, centralised office space located in the City. We strongly believe therefore that unless the City embraces the move to more mixed usage, and pays greater attention to the quality of life for those who may wish to live there, it will gradually see a reduction in its attractiveness as a location for commercial activity.

We believe, therefore, that it is in everyone's interests to preserve the progress that has been made in the City in recent years, and to continue to take every step to encourage people to move to and stay there. This necessarily means limiting office developments where incremental benefits are small and likely to be outweighed by the additional costs to local amenities, lighting, etc. and from building disruption.

We therefore ask that you do not allow this development to go ahead.

Yours sincerely

Adam Cordery & Paula Johnson
149 Thomas More House
Barbican
EC2Y 8BU



Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 18:34
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 6:33 PM on 12 Oct 2014 from Ms Jane Smith.

Application Summary

12 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Jane Smith

Email: [REDACTED]

Address: 307 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
 - Noise
 - Residential Amenity

Comments: This is the second comment on this application from Seddon House Group (representing the residents of Seddon House), following our objection dated 6 October. The planning application includes a terrace on the 7th and 8th floors. Sound from this terrace will carry to Seddon House flats on the other side of Aldersgate Street. The planning committee should be aware that all the rooms of the Seddon House flats face on to Aldersgate Street, so there is no escape from any noise. Therefore if permission for a terrace is granted we would seek a condition that restricts the hours of operation of

the terrace. We seek a closing time that a) takes account of the fact that the road quiétens down mid-evening so that sound will be more intrusive, b) allows for residents to put their children to bed in reasonable time without being disturbed by a reception across the road, and c) allows for some peaceful time in the evening before adults go to bed. We seek a closing time of not later than 8 pm. We would also seek no morning activity before 8 am on weekdays and 10 am on weekends. We understand that other inner London local authorities impose such timings on terraces near to residential areas. A supplementary point we would make about the retail space is the unattractiveness of the position as a shop. Shops work best when there are clusters of them, and we are concerned that a lone shop in this stretch of Aldersgate Street would not attract much trade and remain empty - which would not enhance the street. If the retail area was removed the occupiers could use it for office space and not rely on increasing the height of the building.

Ball, Matthew

14700873

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 19:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

12 OCT 2014

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

Comments were submitted at 7:09 PM on 12 Oct 2014 from Dr Robert Harris.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Robert Harris
Email: [REDACTED]
Address: 22 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The construction of an additional storey will reduce the daylight and sunlight to our home, and this is why we object to this aspect of the proposed scheme. As the buildings to the south and west of Thomas More House have steadily got higher over the last 20 years, we have had less and less sky in view. We regard this as quite unacceptable. The document "Daylight and sunlight report" lodged with the planning application purports in section 4 to include an analysis of the impact on Thomas More House. This is not the case - there is no data for the impact on Thomas More House. Moreover, it is

apparent that there are also building reference mistakes in the document - for example, repeat data is given for the impact on 172 Aldersgate St which seems likely to me a mistake for Seddon House. With such elementary errors, it does not seem wise to rely on the conclusions of this document.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 22:37
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 10:37 PM on 12 Oct 2014 from Dr. C Pardy.

Application Summary

12 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD
Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Dr. C Pardy
Email: [REDACTED]
Address: 54 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity
Comments: Dear Sir/Madam, I believe this project will create unnecessary noise and disruption for very little benefit to the City of London, as the extra office space will be minimal. The additional floor will imply a loss of privacy for the neighbours, a loss of light (as it is West facing), in addition to noise and light pollution. I am also concerned that a precedent would be set for offices to add an extra floor, particularly as it is not necessary when there are many empty office buildings in the immediate area. Dr. C Pardy

Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Contact Centre Email Referral COL:01429570

From: Gianetta Corley [REDACTED]
Sent: 12 October 2014 12:20
To: PlanningQueue
Subject: OBJECTION to 14/00878/FULMAJ

ACKNOWLEDGED

12 OCT 2014

Dear Sirs.

I am writing to OBJECT to the proposed development at 160 Aldersgate Street.

My reasons for this objection are:

1. the plan is for 160 Aldersgate St to be higher than the present building. If planning permission is granted for this proposed upwards extension, the extended building will overshadow nearby residential flats and the children's play area below Seddon House, during the day, cutting daylight and sunlight. The extended height of the building will be a threat to residential amenity of adjacent residential dwellings.
2. The proposed extra storeys will add considerably to light spillage at night onto and into adjacent residential flats - thus also threatening residential amenity.

I wish to register my strong objection to this planning application which will adversely affect the neighbouring residential blocks to the East (Lauderdale, Seddon, Thomas More and Mountjoy Houses) and to the West (Batholomew Close).

Yours faithfully

Dr BMG Corley 208 Gilbert House, Barbican, London EC2Y8BD



14/00878

Ball, Matthew

From: Pfr - CC - Development Dc
Subject: FW: Contact Centre Email Referral FAO Planning COL:01429565

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

ACKNOWLEDGED

From: Mary Bonar [REDACTED]
Sent: 12 October 2014 08:06
To: Hart, Liam; PlanningQueue
Cc: Mary Bonar
Subject: 160 Aldersgate Street- Objection to p

12 OCT 2014

Dear Sirs

Please treat this email as my objection to the proposed development of this building. As owner of 6 Wallside and a resident I object to a further tall building on the periphery of the Estate which will contribute to the increasing hemming and walling in of the Estate by high buildings leading to a loss of amenity and value to this It will contribute residential area. I also object both to the erosion of light during the day and contribution to the light spillage at night (judging by the experience of light pollution from 125 London Wall.) Particularly important would be the overshadowing of the excellent children's playground within the Estate which is an important open space used by my family amongst many others in an area with limited facilities for children .

Yours faithfully

Mary Bonar

Sent from my iPhone

[REDACTED]



Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to 14/00878/FULMAJ COL:00189671

From: Kai Virtanen [REDACTED]
Sent: 12 October 2014 18:03
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

Hello,

12 OCT 2014

I would like to register my objection to the proposed development at 160 Aldersgate Street for the reasons stated below:

- Extra height would overshadow flats during the day, cutting daylight and sunlight;
- Larger façade would substantially increase light spillage at night;
- Extra height would overshadow play area below Seddon House
- Building lies in a residential area, with blocks of flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy) and west (Bartholomew Close);
- The cumulative impact of higher buildings would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House;
- Increase in floorspace is only 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m., so offers no material benefit to the City's provision of office space.

Kind Regards
Kai Virtanen
Flat 6 Speed House
Barbican EC2Y 8AT

ds

From: [REDACTED]
Sent: 12 October 2014 15:58
To: PLN - Comments
Cc: [REDACTED]
Subject:

For the attention of the City Planning Officer

Planning Application Reference 14/00878/FULMAJ - Aldersgate Street

I write to object to the application to extend 160 Aldersgate Street and in particular the proposed extra height, which would damage residential amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street is in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie east of the site and there is other residential development in the area

The proposed substantial increase in height would cut the day and sun light to a significant number of flats within Thomas More House, and leave residents overshadowed by a building significantly taller than their neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

I live in Thomas More House and my flat is situated below the Podium so I am already affected by some loss of day and sun light with the other buildings around me. This additional height will affect in particular the south side of my flat. At present this is the only side that gives me sufficient day and sun light without the need to use electric light during the day so to lose any of this would be unacceptable.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

I have lived in the Barbican for nearly 40 years and this is a problem that we have faced in a number of developments around the Barbican Estate with modern glass fronted office buildings.

Besides the inconvenience to residents it is also an environmental problem, in particular of global warming and a problem that the Corporation of London should be actively monitoring to minimise the waste of precious resources and the future of the planet.

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension offers little increase in the City's provision of office space while significantly impairing the City's residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the resulting modest increase in office space.

5 Change in roof line to the south side of Aldersgate Street

I understand for the earlier development of this part of Aldersgate Street, the Corporation of London stipulated that all buildings be of the same height. If permission is granted for this increase in height all future developers will use this as a precedent for seeking to build higher and higher buildings in the area..

I therefore asks the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

Yours sincerely

Diana Morgan Gray

38 Thomas More House, Barbican, London, EC2Y 8BT


Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 09:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 9:35 AM on 13 Oct 2014 from Ms Kerryn Pannell.

Application Summary

13 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Kerryn Pannell
Email: Not specified
Address: 18 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I object to the proposed scale of the refurbished building. The increased height will reduce the daylight and sunlight to flats in Thomas More House and Seddon House as well as the sports, play and garden areas near Seddon House. The increased spill of artificial light resulting from the proposed new windows will also contribute to a loss of amenity for neighbouring residents.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 13:54
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 1:54 PM on 13 Oct 2014 from Mr Brian Parkes.

Application Summary

13 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD
Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Brian Parkes
Email: [REDACTED]
Address: 21 Speed House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I object to 14/00878/FULMAJ. My reasons are: 1.The additional height proposed would overshadow flats opposite during the day, reducing the daylight and sunlight that they currently enjoy. 2. The proposed facade would substantially increase light spillage at night, which is becoming a considerable problem for residents as a result of other adjacent developments. 3. The proposed building lies in a residential area, with blocks of flats immediately neighbouring to both east and west. 4. 160 Aldersgate Street is already the highest

point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House as a result the cumulative impact of higher buildings is unacceptable.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 13:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 1:12 PM on 13 Oct 2014 from Mr Henry Ritson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

13 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Henry Ritson
Email: [REDACTED]
Address: 104 Mountjoy House Barbican LONDON

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: As a neighbour of this property i would like to object to the proposal. I should note that City planning is probably usually viewed from a commercial perspective as there is so little housing in the City. However this property is primarily faced by residential housing. My issue is simple - as I am the lower floor of my building the additional height on this building would block out the view of the sky, and ability to get direct sunlight, within the main body of my property. This extra height is the difference between having visible sky / sunlight, and not.

Bail, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 19:26
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

13 OCT 2014

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

Comments were submitted at 7:26 PM on 13 Oct 2014 from Dr Andrew Ormsby.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Andrew Ormsby

Email: [REDACTED]

Address: 102 Mountjoy House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This development will have significant impacts on residents of the Barbican but offers only marginal gains in floorspace to the City. The additional height will overshadow the flats of the Barbican in Seddon, Thomas More and Mountjoy Houses. It will also overshadow the play area at Seddon House. It will also increase the overall height of buildings in Aldersgate Street in which 160 Aldersgate Street is already taller than the residential blocks that face.

Bali, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 22:58
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

13 OCT 2014

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

Comments were submitted at 10:57 PM on 13 Oct 2014 from Mr Jonathan Dow.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Jonathan Dow

Email: [REDACTED]

Address: 134 Thomas More House Barbican LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: Dear Sir, I am writing to object to the proposal to develop 160 Aldersgate Street. As a resident of Thomas More House I object in the longer term to the daylight that we will lose as a result of the development, the extra light glare to which we will be exposed and, of course, in the short term, to the noise that we will be subject to during the development phase of any such project. I completely understand that, in the heart of the city, periodic development is inevitable and, as a result, I would never object were I to agree that developmental plans were justified and necessary. I cannot however

find any justification and/or need for the plans that you are putting forward. We can see the property at 160 Aldersgate extremely clearly from our property and very rarely do we observe any significant "activity" within/around the premises. Consequently I find it questionable that a development that increases space could ever be a realistic one in a property that almost certainly is not utilised to capacity. I am, in addition, extremely concerned for my fellow residents due to the proximity of any such work to our properties. The extent to which our lives will be negatively affected by any such development is disproportionate to any potential benefit (and I do not foresee there to be any). I have to question the extent to which proper consideration has been given to any alternative and potential "greener" proposals to develop the and/or other existing spaces internally long before any developments to the external shape, size and structure of the building are seriously considered. I trust that all objections will be taken into account and I sincerely hope, as a city resident, that the views and livelihood of residents will be considered ahead of projected financial gains for any single organisation. Sincerely. Jonathan Dow

Ball, Matthew

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street London EC1A 4DD

From: Sue Weeks [REDACTED]
Sent: 13 October 2014 15:47
To: PLN - Comments
Subject: 14/00878/FULMAJ 160 Aldersgate Street London EC1A 4DD

ACKNOWLEDGED

Dear Sir

13 OCT 2014

Re additional access point at the rear of the building.

I am the owner of flat 32 and flat 41 Spencer Heights , 28 Bartholomew Close, London EC1A 7ES and I understand that there is a proposed access point to 160 Aldersgate Street via Bartholomew Close.

Bartholomew Close is a quiet residential street and there is very limited traffic through it on a daily basis. I can see no necessity to have access to the Aldersgate property through our close as there is perfectly adequate access via Aldersgate Street, It will also encourage workers to hang around in our close, smoking and making unnecessary noise.

I would be grateful if you could take my concerns into account when reviewing this aspect of the application.

Thanking you in advance for your assistance in this matter

Susan Weeks



Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Email re: Objection to application 14/00878/FULMAJ COL:01044242

From: Rainer Pratl [REDACTED]
Sent: 13 October 2014 14:53
To: Hart, Liam; PlanningQueue
Subject: Objection to application 14/00878/FULMAJ

ACKNOWLEDGED

Dear Sir/Madam,

13 OCT 2014

I, Rainer Pratl as the owner of flat 502 Mountjoy House object to Mercer Real Estate Partners' application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would damage residential amenity, as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

The proposed substantial increase in height would cut the daylight and sunlight to my flat by a building significantly taller than its neighbours.

The height would also overshadow the play area beneath Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial

increase in the window area. I object against unwanted light in my living room and my bedroom room in the evening.

I therefore ask the City to reject this application, and to reject any increase in height of 160 Aldersgate Street.

Kind regards



Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ) COL:04390816

From: Maggie Urry
Sent: 13 October 2014 18:32
To: Hart, Liam; PlanningQueue
Subject: Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ)

ACKNOWLEDGED

Dear Sir,

13 OCT 2014

Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ)

I am writing to object to this proposed development and in particular the plan to increase the height of the building by the addition of an extra floor.

I live with my family in Flat 13 of Lauderdale Tower, on the lowest occupied floor in this building, with my main living room facing towards 160 Aldersgate Street roughly south-west.

This room receives sunlight in the mid- to late-afternoon. During winter months, when the sun is lower in the sky, sunlight is blocked by the buildings on the west side of Aldersgate Street. Increasing the height of 160 Aldersgate Street would further reduce the amount of light coming into the room. This would be detrimental to our enjoyment of our home.

I am also concerned that if the development is approved, it would set a precedent for other buildings in Aldersgate Street to increase their height, further blocking natural light to our home.

The increased height would also cast more shade over the children's play area below Seddon House. This is a vital play space for children living on the Estate, which is in a very built up area. My children have enjoyed this space for many years and it is now providing a place to play for our visiting grandson.

Yours sincerely,



2
Margaret Urry
13 Lauderdale Tower,
Barbican,
London EC2Y 8BY

Ball, Matthew

14/00878

From: Pln - CC - Development Dc
Subject: FW: objection to planning application 14/00878/FULMAJ COL:04390813

From: Gillian Laidlaw [REDACTED]
Sent: 13 October 2014 22:35
To: Hart, Liam
Cc: PlanningQueue
Subject: objection to planning application 14/00878/FULMAJ

ACKNOWLEDGED

Dear Mr Hart

I wish to object to the proposed development at 160 Aldersgate Street, 14/00878/FULMAJ.

I am the chairman of the Mountjoy House Group, a residential building on the Barbican Estate with 64 homes.

The extra height which is proposed for 160 Aldersgate Street would not only make it even more out of proportion to the existing buildings in the street but would reduce even further the amount of sunlight reaching our homes. Further, we are concerned that a larger facade would increase the light spillage into our homes at night.

As the additional height would have an adverse affect on neighbouring buildings but would result in a very small increase in office space we urge you to reject this planning application.

Yours faithfully,

Gillian Laidlaw

Chairman, Mountjoy House Group

13 OCT 2014



Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: 160 Aldersgate Street COL:04390812

From: Barbara Cook
Sent: 13 October 2014 17:05
To: Hart, Liam
Cc: PlanningQueue
Subject: 160 Aldersgate Street

ACKNOWLEDGED

Objection - 160 Aldersgate Street (14/00878/FULMAJ)

13 OCT 2014

**Ref: 14/00878/FULMAJ 160 Aldersgate Street
OBJECTION**

I write as Chair of the Lauderdale Tower House Group, representing the interests of the residents of Lauderdale Tower OBJECTING to the application to substantially redevelop 160 Aldersgate Street.

Our grounds for objection are: contrary to planning policy, the increased height of the building, the risk of intrusive light spillage, and the inadequacy of the information provided in the application.

PLANNING POLICY

The current **Core Plan CS5 for the North of the City** (as the area with the majority of the City's residents) commits to meeting residents' by **protecting residential amenity**.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

- 3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building.

THE INCREASED HEIGHT OF THE BUILDING – REDUCING DAYLIGHTING AND SUNLIGHTING

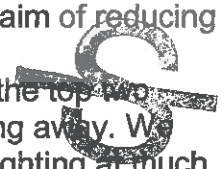
The extra height of the building provides little extra office space (from 22,251 to 24,164 sq m² but it will have a detrimental effect on those flats that the building overlooks. Our fear is also, as mentioned above, that it will set a trend in this street for an every rising skyline.

The proposed development will adversely affect the lower flats in Lauderdale Tower, by reducing their access to daylighting and sunlighting, particularly in the autumn and winter. These flats were in part screened since their construction by Seddon House, but have been (about a decade ago) adversely impacted by the redevelopment of 140 Aldersgate Street.

LIGHT SPILLAGE

We appreciate that the architects have amended the design of the façade with the aim of reducing potential light spillage.

However, the windows are still considerably larger than the existing windows; and the top two floors and the bottom two floors are in effect lightboxes, unprotected by such angling away. We know from recent experience that modern lighting systems provide much brighter lighting at much



lower costs and energy consumptions than older office lighting systems, so we remain worried about the potential for light spillage and intrusion into residents' living rooms and bedrooms. If the office is occupied by firms that work through the night then the light problem will be intensified.

We therefore urge you to **REJECT** the current application. We would have no objection to the building being reconditioned within its current envelope, whilst retaining its current façade.

Barbara McHugh de Clare
392 Lauderdale Tower
Barbican
London EC2Y 8NA

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Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to 14/00878/FULMAJ COL:04390811

From: Satu Pitkanen [REDACTED]
Sent: 13 October 2014 16:31
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

For the attention of Liam Hart

13 OCT 2014

Re: Objection to application 14/00878/FULMAJ

Dear Liam,

I am writing to **object** to the application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would severely damage residential quality of life.

160 Aldersgate Street is in a residential area with residential blocks on both sides, so development that might be appropriate elsewhere in the City is not appropriate here. Several Barbican blocks lie directly to the east of the site, including Mountjoy House, Seddon House and Thomas More House.

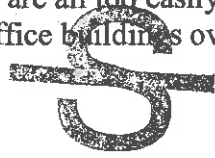
The proposed substantial increase in height would cut the daylight and sunlight to a substantial number of flats. I live in Mountjoy House and we are already overshadowed and have limited sunshine due to the existing height of 160 Aldersgate Street. Any increase in the height would have a negative impact on our quality of life.

2. Light spillage

The extra storeys would add substantially to the existing light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in living rooms in the evening.

a. Office lights have become substantially brighter. Modern lighting is far brighter than streetlights: see, for example, the three-storey foyer at 1 Milton Court, completed in 2013. Residents of neighbouring blocks, including Mountjoy House, Seddon House, Thomas More House and Lauderdale Tower, should not have to face an increase in office window area in the evening and overnight.

b. Construction standards do not safeguard. The BREEAM (Building Research Establishment Environmental Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several office buildings overlooking the Barbican Estate, such as 125 London Wall.



c. The Local Plan, expected to be adopted in early 2015, includes Policy DM21.3 requiring developments to take account of “the privacy, outlook, daylighting and sunlighting levels to existing adjacent residential accommodation” (privacy must include not living opposite a light box) and “the cumulative impact of individual developments on the amenity of existing residents.”

I ask the City to reject this application and to reject any increase in height of 160 Aldersgate Street.

Kind regards,

Satu Pitkanen

Mountjoy House.

Ball, Matthew

14/00878

From: Pln - CC - Development Dc
Subject: FW: Objection to application 14/00878/FULMAJ - 160 Aldersgate Street
COL:04390810

From: John Thirlwell [REDACTED]
Sent: 13 October 2014 16:52
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to application 14/00878/FULMAJ - 160 Aldersgate Street

ACKNOWLEDGED

Dear Mr Hart

13 OCT 2014

I write to object to the plans to extend 160 Aldersgate Street and especially the increased height and light spillage which would be involved.

The existing building is already tall by the standards of the street and any additional height would ruin the roof line of the street. Much more to the point, the building has residential blocks on both sides, e.g. Seddon House and Thomas More House in the Barbican and Bartholomew Close to the west. Not only would the extra height reduce natural light for residents - including the play area beneath Seddon House - but it would inevitably increase light spillage into the Barbican flats mentioned above. This is already a problem for residents near to 125 London Wall and is also offensive even to residents such as my wife and I in Defoe House.

The annoyance and nuisance caused by the proposed plans is out of all proportion to the relatively small increase in floor area which is proposed.

I urge the City to reject the application.

Kind regards

John Thirlwell

77 Defoe House
Barbican
London EC2Y 8DN

Tel: [REDACTED]
Mob: [REDACTED]
email: [REDACTED]



ROBERT B. BARKER, MPhil (RCA)

33 LAUDERDALE TOWER, BARBICAN, LONDON EC2Y 8BY

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

14th October 2014

For the attention of Liam Hart

Ref: 14/00878/FULMAJ 160 Aldersgate Street

OBJECTION

I write in my personal capacity as the long lessee and resident of 33 Lauderdale Tower **OBJECTING** to the application to substantially redevelop 160 Aldersgate Street.

My grounds for objection are: contrary to planning policy, the increased height of the building leading to loss of daylight and sunlight, and the risk of intrusive light spillage.

PLANNING POLICY

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

3. All development proposals should be designed to avoid overlooking and seek to protect

the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.

ACKNOWLEDGED



5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building.

THE INCREASED HEIGHT OF THE BUILDING – REDUCING DAYLIGHTING AND SUNLIGHTING

The extra height of the building means that the proposed development will adversely affect the lower flats in Lauderdale Tower, including my own, by reducing their access to daylighting and sunlighting, particularly in the autumn and winter. My flat is, in part, screened by Seddon House, but has been (about a decade ago) adversely impacted by the redevelopment of 140 Aldersgate Street, leading to a loss in daylighting and sunlighting.

I include here an image of the view south from my living room, showing how the skyline would be affected by the proposed development. This would result in loss of daylighting and more important to me sunlighting during autumn and winter afternoons. As I am severely disabled, and cannot always leave my flat following heavy rain or when there is snow on the ground, this loss of sunlighting and my reduced production of Vitamin D would be detrimental to my health.

I believe that the proposed increase in height of 160 Aldersgate Street would result in the loss of ½ - 1 hours of sunlight on days in autumn and winter.

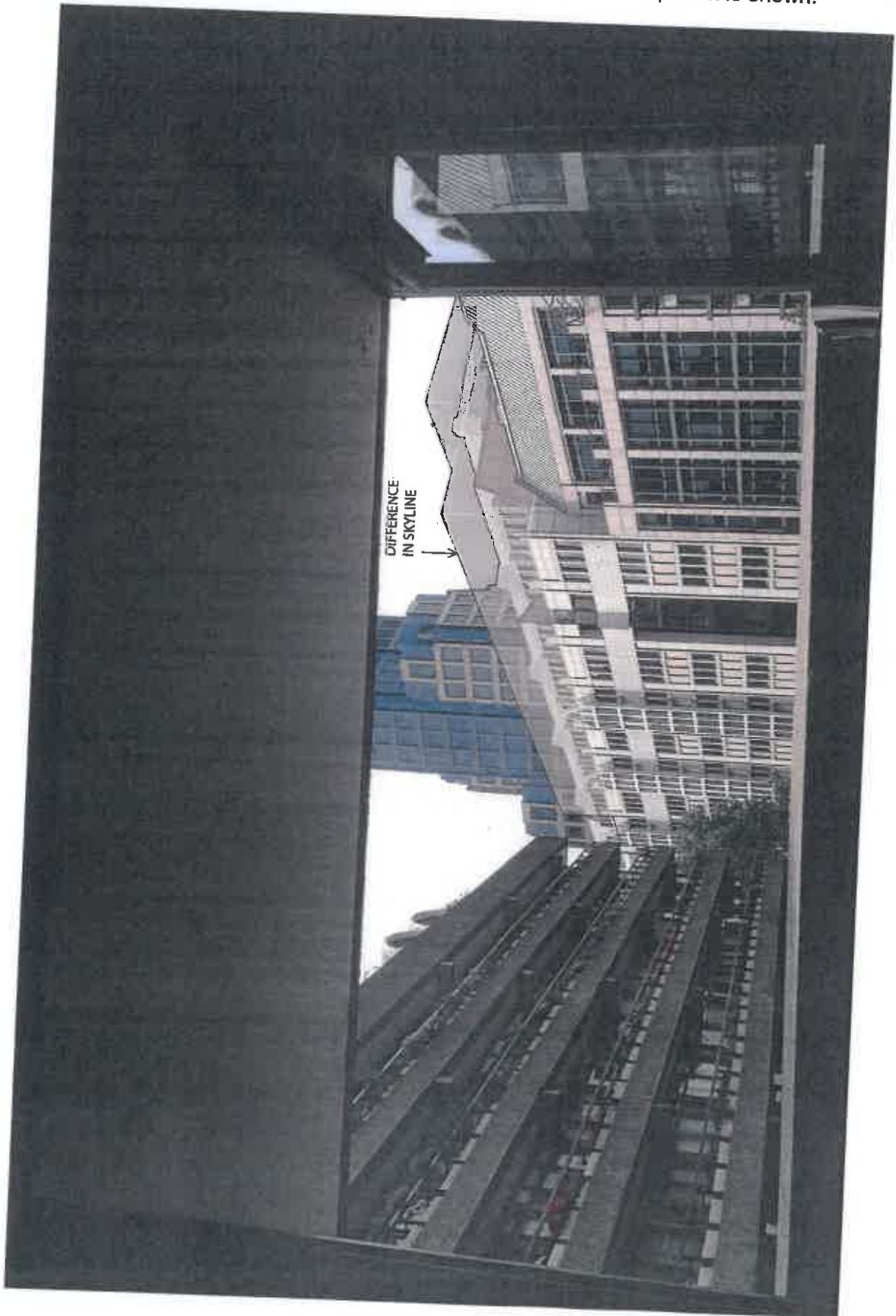
The developers have also informed the Barbican Association that the proposed development will also reduce the daylighting and sunlighting to the play and games area under Seddon House which is used by children and teenagers. This would be a most unwelcome outcome, not least because the daylighting and sunlighting has already been reduced by the redevelopment of 140 Aldersgate Street. Such an outcome would be detrimental to families on the Barbican Residential estate.

We therefore urge you to **REJECT** the current application. Please note that I would have no objection to the building being refurbished within its current envelope, whilst retaining its current façade.

Yours sincerely,

Robert B. Barker

View south from living room of 33 Lauderdale Tower. Please note deep soffit of balcony above. Difference in skyline from proposed redevelopment is shown.



City of London Corporation
Planning Department
Guildhall
PO Box 270
London
EC2P 2EJ

14 October 2014

For the direct attention of Liam Hart by email to: plans@cityoflondon.gov.uk

Dear Mr Hart

RE: Ref: 14/00878/FULMAJ 160 Aldersgate Street, London EC1A 4DD

I write with reference to the above planning application with my grounds for absolute objection to this proposed development. I am a long lessee and permanent resident of the apartment above.

My grounds for objection are as follows:

- 1) The application is contrary to planning policy
- 2) The increased height of the building which, will impact on residential amenity
- 3) The increased noise generated by the increased height, which will impact on residential amenity
- 4) There is a serious risk of intrusive light spillage, which will impact on residential amenity
- 5) The application is inadequate with regard to information provided

I have included 4 photographs, taken from my apartment, at the end of this letter to demonstrate the impact of this over development on the building opposite, and referred to them in the body of the letter.

Planning policy

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

The Local Plan Policy DM21.3 on Housing states:

- 3) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

ACKNOWLEDGED

Page 221



The changes to 160 Aldersgate Street propose an increase in height over the existing building. The increase appears to be modest, however, it is not:

- 1) The existing building is higher than the residential blocks opposite on Aldersgate Street; comparing 160 Aldersgate Street with the 42 storey Lauderdale Tower, is irrelevant to the run of Aldersgate Street as it is north of 160 Aldersgate and opposite. See photograph 4.
- 2) 160 Aldersgate Street currently embodies the highest point on that stretch of Aldersgate Street on the east; the risk is the proposed height will set a new "highest level" which future development will seek to match. Residents will then be confronted with a steady escalation of street height by such "creeping" damage. See photograph 3. The proposed increase is two storeys.
- 3) If DM21.3.3 is not designed to prevent such creeping damage, it is not clear what purpose it serves.

The increased height of the building

The additional storeys increase the office accommodation from 22,251 to 24,164 sq m² and will have a detrimental effect on the residential amenity of the buildings it already overlooks. The addition of a roof terrace at 160 Aldersgate to be used for "social events" will impede on the quiet enjoyment of neighbouring residential apartments and they will be overlooked day and night rather than just day time as is currently the case, again reducing amenity. Please see Photographs 3 and 4.

London Borough of Camden have recently granted a consent on Grafton Street, Huntley Street and University Street which contains a condition that limits the use of a roof terrace between 2100 hours and 0800 hours. (Planning reference is: 2013/2192/P). I would urge the Corporation of London to emulate the London Borough of Camden in this regard and to take this stance, in the event that consent is granted for this over development proposal. I propose that the roof terrace should not be consented and if it is, it is only used between 0900 and 2000hrs by condition.

Light spillage

The architects have amended the design of the façade; however, the windows are still much larger than the existing and the top two floors and the bottom two floors are unprotected light boxes. Modern lighting systems provide much brighter lighting which is mostly on all night in this area so there will be increased light spillage into living rooms and bedrooms. Please see Photograph 2.

I have pleaded with the senior partner at Moore Stephens to pay attention, not only to adjacent residents, but also to Corporate Social Responsibility and to switch the lights off in their building, which is immediately north of 160 Aldersgate but I have been ignored. If this over development is to be consented please ensure that light management needs to be a condition on occupation. Please see photograph 2. It was taken on a Bank Holiday weekend and sent to Moore Stephens but has been ignored, despite reminders to the senior partner.

The application includes no technical report that explains the effects and appearance of the lighting outside the building. Camden takes a dim view of the lack of information in the application referred to above and requires pre commencement details. I urge the City of London Corporation to suggest the developer re-submits the application with a full suite of information.

Lack of information

A public meeting was held and the developer subsequently met with the Barbican Association and local house group representatives including myself. Whilst the concerns about light spillage were heard we still have no evidence that what they propose will be effective.

The developer offered to take pictures from Barbican flats at all levels to show the effect of the proposal from the flats. I have only just received an email regarding this, whereas the photographs should have been included in the application. The only visual from the Barbican residential estate is from a point on a distant podium. I have provided photographs to the developer but have received no response showing a lack of consistency in the approach to local residents about the amenity levels. The upper two floors of Seddon House were excluded from the daylight survey report. No explanation has been given for this and it is relevant; it demonstrates that residential amenity is not something the developer is concerned about.

I invite the committee members to visit the apartments in Seddon House to make their own judgement on the intrusive nature of this development, rather than rely on images provided by a developer only wishing to show his proposals in a positive light. The application seems to use as its authority for planning policy in this area the out of date Barbican Area Enhancement Strategy of 2008, rather than the current Core Strategy or Local Plan.

Other matters

The proposal (p 15 of design statement, item 11) mentions works to the edge of the Barbican estate on the east side of Aldersgate Street. This suggestion was not consulted on with residents. Any such works would need to conform to the forthcoming Barbican Listed building guidelines and the Barbican Area strategy, which is currently being consulted on.

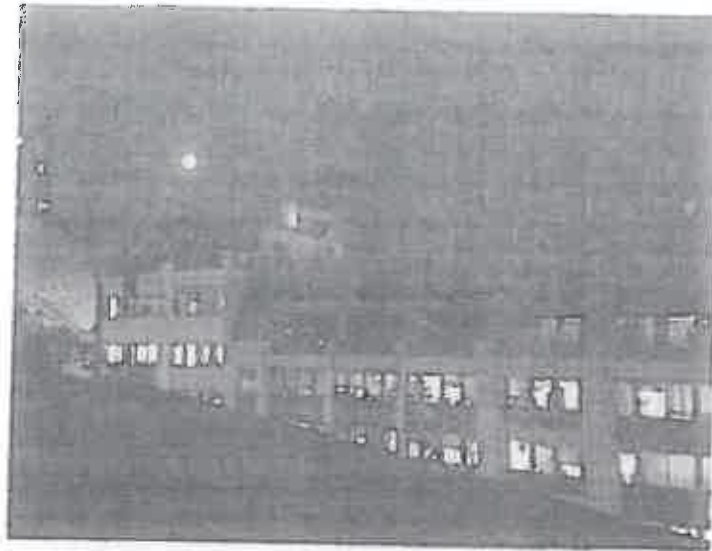
Aldersgate is a main thoroughfare and there is already considerable impact on residential amenity from the noise of buses 24 hours a day and freight lorries arriving and leaving Smithfield throughout the night, all year round. An increase in building height will increase the "canyonising" of noise from the trucks and buses 24 hours a day; this is an unacceptable impact on residential amenity. Camden also seeks noise mitigation from external facades in the planning consent referred to above.

Roof plant will inevitably be required for any building extension. Photograph 5 demonstrates how this matter impacts on residential amenity in a negative manner. Camden has conditioned any equipment on building exterior; please see same planning consent referred to above.

Please would you confirm receipt of this objection letter and confirm the date and time on which the proposal will be presented to the Planning Committee.

Yours sincerely

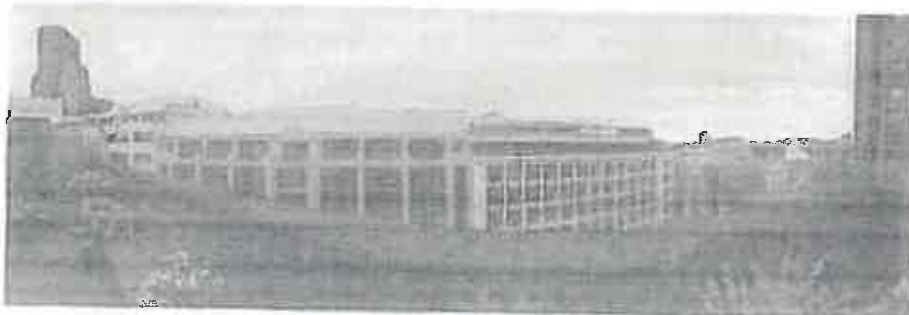
Gillie Bexson



1) The Moon over 160 Aldersgate Street, viewed from my bedroom; this view would be obscured forever, in this phase, by the proposed development



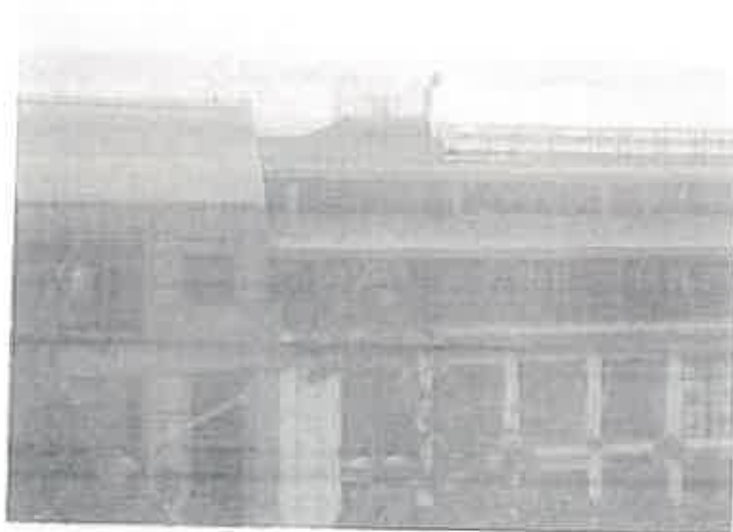
2) Irresponsible lighting left on 24 hours a day -- despite advising the occupier of their CSR.



3) Roof height is already higher than adjacent buildings -- height creep is inevitable



- 4) The building is already higher than the adjacent buildings and the additional storeys would overlook the apartments thereby reducing residential amenity and privacy day and night.



- 5) The roof plant on this building, next door but one to the north of 160 Aldersgate is unsightly. Despite writing to the landlord, nothing has been done to improve its appearance or reduce its output.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 22:37
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 10:37 PM on 14 Oct 2014 from Mr Nigel Dixon.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Nigel Dixon
Email: Not specified
Address: 703 Frobisher Crescent Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: - Extra height would overshadow flats during the day, cutting daylight and sunlight; - Larger facade would substantially increase light spillage at night; - Extra height would overshadow play area below Seddon House - Building lies in a residential area, with blocks of

flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy) and west (Bartholomew Close); - The cumulative impact of higher buildings would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House; - Increase in floorspace is only 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m., so offers no material benefit to the City's provision of office space.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 15:34
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

14 OCT 2014

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

Comments were submitted at 3:34 PM on 14 Oct 2014 from Mr John Weeks.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Weeks

Email: [REDACTED]

Address: Flat 41 Spencer Heights 28 Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I can see no necessity for the provision of access to 160 Aldersgate Street via Bartholomew Close. There is adequate access in Aldersgate Street and I can see no need for a rear entrance. Bartholomew Close is a quiet residential street with only a limited amount of traffic. Access to 160 Aldersgate Street via Bartholomew Close will undoubtedly lead to office workers congregating in our street, smoking, dropping rubbish and increasing the noise levels during the day. I would be grateful if you would consider the implications to the residents of Bartholomew Close whilst reviewing this application.

160 Aldersgate Street

I write both as a Common Councilman for, and resident of, Farringdon Within, the ward in which 160 Aldersgate Street is situated.

I would like to record my appreciation of the consultation the developer has carried out with local residents and businesses. The changes made to the original plans make clear that the developer listened, took account of and made changes, in the light of concerns expressed.

I still have two concerns about the plans.

1 - I think the roof terrace facing Bartholomew Close should simply be planted and not be used to allow access to workers at 160 Aldersgate Street. Such access will almost certainly mean the terrace is used primarily for smoking and having mobile phone conversations. Since smokers tend to congregate and chat, and people tend to speak quite loudly into their phones, both these are noisy activities. The proximity of London House, Aldersgate Court and Spencer Heights mean there would be considerable noise nuisance to existing residents.

2 - I think the rear entrance will produce an unacceptably high level of footfall along the very narrow streets and pavements of Kinghorn Street and Bartholomew Close and, as with the terrace, high levels of noise to existing residents.

I am unable to see that either worker access to the terrace, or a rear entrance are necessary to the effective functioning of 160 Aldersgate Street, but they will create considerable nuisance for existing residents, especially those at London House, Aldersgate Court and Spencer Heights.

Ann Holmes
Flat 1, 43 Bartholomew Close, EC1A 7HN
14/10/14



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 16:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

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

Comments were submitted at 4:09 PM on 14 Oct 2014 from Ms Caroline Reed.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

14 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Caroline Reed

Email: [REDACTED]

Address: 108 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: My husband and I live on the fourth floor of Thomas More house near the centre of the block. We wish to lodge an objection to the proposed modifications to 160 Aldersgate Street. Our chief concern is about the increased roof height resulting from the addition of a further storey, plus plant. That raised roof level is to the south west of us and will have a major impact on the levels of direct sunshine coming into our flat and balcony area – and on our quality of life. This will be especially hard felt during the afternoons and early evenings in

autumn, winter and spring – more than 6 months of the year. We treasure the few hours of late sunshine we get at that time of the day – as the sun emerges from behind the tower of the Clifford Chance building. With their overhanging balconies, Barbican flats are specifically designed to be shaded in the summer and to take all possible advantage of direct sunlight when the sun is lower in the sky at other times of the year. Winter sun flooding into our flat is one of the great joys of living here and that will be sadly diminished if Mercer's proposals for 160 Aldersgate are allowed to go ahead. Our other concerns are about the noise and dust levels that will inevitably ensure from such a major building work on our doorstep and also the build up of traffic, with attendant noise and pollution, likely to be caused by the proposed extended lane closures during the building work.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 13:09
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

14 OCT 2014

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

Comments were submitted at 1:08 PM on 14 Oct 2014 from Professor Richard Lynch.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Professor Richard Lynch
Email: [REDACTED]
Address: 114 Thomas More House Barbican London

Comments Details

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

Comments: Having carefully read the documentation presented with this application, I note that the increased height of the new building is not justified or fully explained anywhere in the application. The planning committee may find this somewhat surprising, particularly in view of its contentious nature. I object to the existing proposal for three reasons: 1. The increased height of the building will reduce light levels. The pictures from the developers to support this application are misleading because they are all taken from street level. 2. If approved, it will set a poor precedent for future applications - particularly

with regard to the protected views of St Pauls and other historic areas of the City of London. It is about time that the City faced up to its responsibilities with regard to protected views: the greatly increased height of the former Post Office/Nomura building in St Martin Le Grand is a classic example of what has been allowed through the City of London's flawed planning approval process. 3. The proposed development will increase the risk of glare and light pollution. This point is illustrated by the relatively new building on the corner of the Museum of London roundabout above Plaisterer's Hall where most of the lights are left on all night. For these reasons, I object to the planning application as it stands. However, the proposal is not without merit: the face of the building, the retail ground floor. But the increased height of the proposed building poses significant problems and needs to be reconsidered.

Ball, Matthew

From: PLN - Comments
Subject: FW: planning application for 160 Aldersgate Street - reference 14/00878/FULMAJ

From: Richard Gaskell [REDACTED]
Sent: 23 October 2014 09:12
To: PLN - Comments
Cc: Hart, Liam
Subject: planning application for 160 Aldersgate Street - reference 14/00878/FULMAJ

23 OCT 2014

Dear City of London

ACKNOWLEDGED

~~23 SEP 2014~~

I write with regard to the current planning application, for the redevelopment of 160 Aldersgate Street. I understand that representations were due by 14th October, but if my mail brings to light other aspects of the proposal, I would be glad for my observations to be considered.

I have two comments to make, regarding the proposal -

1. that the effect of dirt, noise, and dust associated with the development will be excessive - on the neighbouring streets - so that the City should arrange to reduce these effects. In particular, I find that the pavements of the City of London are very often dirty - I never see the pavements being cleaned - whereas the public highways are maintained to a standard beyond that which exists in other localities.

2. that the proposal has a detrimental effect on the playing field of the City of London School for Girls, and on the street environment.

i have little say on matters outside the residential estate on which I live, but notwithstanding this, and any exemptions that the government may have granted to the City of London in planning policies, I am interested in ensuring that the City's planning guidance be supported, and where deficient, at least highlighted. The change of cladding to the subject building may well increase the ambient light levels for the playing field - and in this I mean the tennis court area also, which the school strongly asserts as part of its premises - but the glare, the overshadowing of the higher building, and the increase of canyon noise levels that would result from this proposal - these are all detrimental to the purpose of the school playing field, and to the street scene.

yours sincerely
Richard Gaskell
402 Mountjoy House
Barbican
London
EC2Y 8BP





Mr Liam Hart
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Our reference

TCJ/SED
UKM/65140688.1

3 November 2014

Dear Mr Hart,

160 ALDERSGATE STREET, LONDON, EC1A 4DD
PLANNING APPLICATION: 14/00878/FULMAJ

We write in support of the current planning application (reference: 14/00878/FULMAJ) for the refurbishment and extension of the existing office building at 160 Aldersgate Street.

We need to relocate our headquarters, which accommodates 750 people, from our existing premises at 3 Noble Street which are no longer suitable. The preference is to move to premises in a similar location within the City of London.

We have agreed to a lease at 160 Aldersgate Street subject to the grant of planning permission for the reconstruction of the façade and extension of the building. The proposals by Fletcher Priest Architects will reinvent and rejuvenate the building, and provide it with a modern architectural status, and the quality of office accommodation we require. Further, to accommodate local residents' concerns, extensive modifications to the original plans have also been made. We would not relocate to 160 Aldersgate Street should planning permission be refused, and a more limited internal refurbishment take place.

We therefore respectfully request that planning permission is granted for the scheme at 160 Aldersgate Street.

Yours sincerely,



TIM CLEMENT-JONES
London Managing Partner
DLA PIPER UK LLP

tim.clement-jones@dlapiper.com

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Committee:	Date:
Planning and Transportation	1 December 2014
Subject:	
<p>Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1</p> <p>Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing.</p>	
Ward: Farringdon Within	Public For Decision
Registered No: 13/00605/FULEIA	Registered on: 21 June 2013
Conservation Area: NO	Listed Building: No
<u>Summary</u>	
<p>The proposal is for a ground plus five storey building as over site development (OSD) on the site of the Crossrail ticket hall permitted under Schedule 7 of the Crossrail act 2008. The building would provide 11,211sq.m. of office floor space (B1) and 286sq.m of retail space (A1-A5). The scheme is the subject of an E.I.A as required by the Crossrail Act.</p> <p>A number of objections to it have been raised. The principal grounds of objection are that the building would harm the setting of the listed Smithfield Market and Charterhouse Square, would create light spillage to Charterhouse Square and adjoining residential properties and affect the daylight and sunlight to some nearby properties.</p> <p>It is considered that less than substantial harm is caused to these important the designated heritage assets (the conservation area and setting of listed buildings) and that on balance a scheme has been developed that is well designed and would ensure that the site Crossrail infrastructure would not remain exposed for an indefinite period. The proposed building is a high quality contemporary design whose appearance and facing materials makes clear references to its surroundings and would provide an appropriate marker for the new ticket hall. The uses would be appropriate for this part of Smithfield and the designated area of intensification.</p> <p>A number of matters are subject to conditions and clauses in the proposed S106 mitigation measures for light spillage and vehicle management.</p> <p>On balance it is considered that the scheme provides a development which does not cause substantial harm to designated and non- designated heritage assets and that it provides public benefits which outweigh the less than substantial harm.</p>	

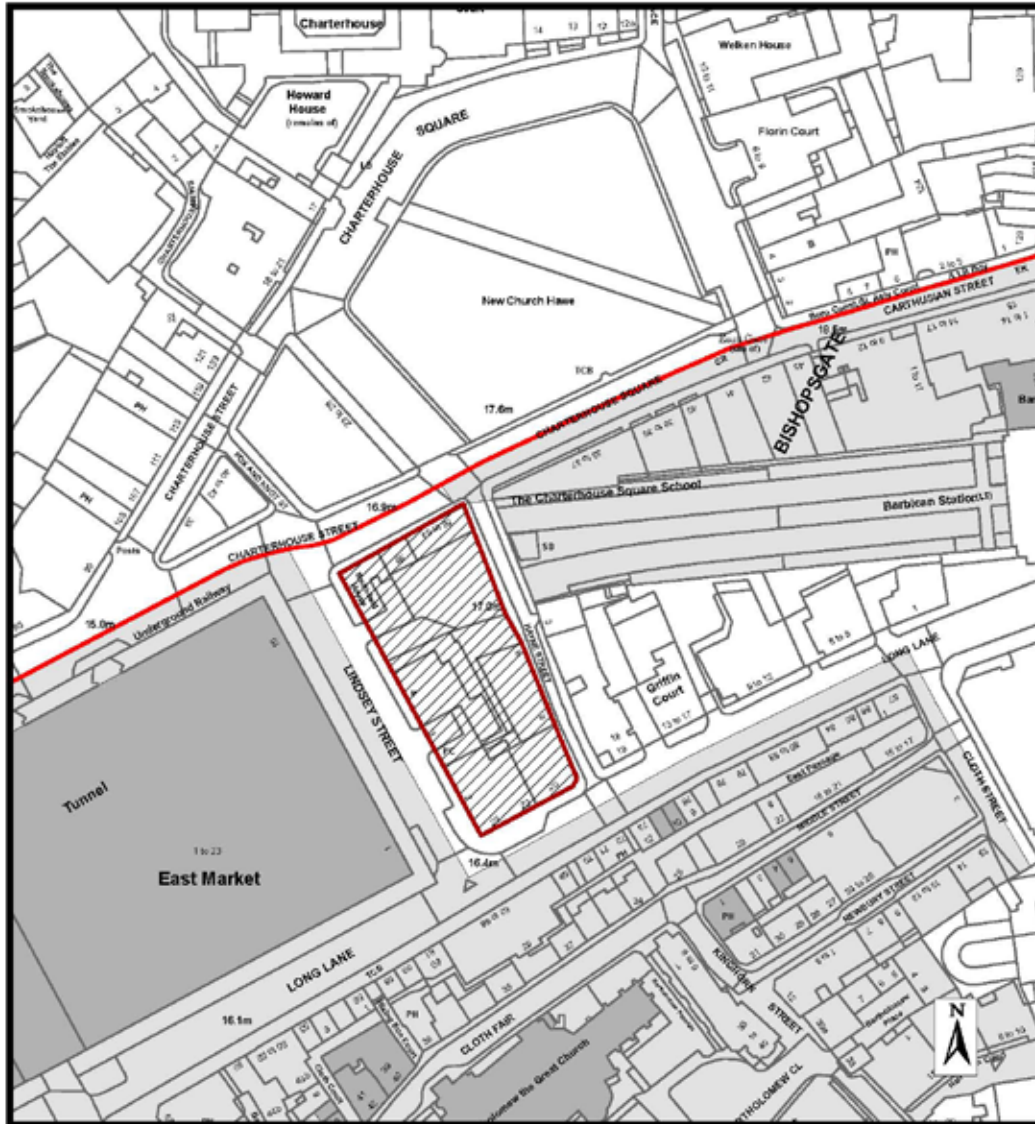
Recommendation

(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:

(a) the Mayor of London being given 14 days to decide whether to allow the Corporation to grant planning permission as recommended, or to direct refusal, or to determine the application himself (Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008);

(b) planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highway Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed.

Site Location Plan



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ADDRESS:
Farringdon East Crossrail Oversight Development

CASE No.
13/00605/FULEIA

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**
-  **CITY OF LONDON BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



View looking south along Lindsey Street showing Crossrail station ticket hall without the proposed building over the station site



View looking south along Lindsey Street showing proposed building
Case No. 13/00605/FULEIA: Farringdon East Crossrail Oversight

Site

1. The site is bounded by Charterhouse Street, Lindsey Street, Long Lane and Hayne Street. The previous buildings on the application site at Farringdon East have been demolished to allow construction of the Crossrail works. The Crossrail works comprise the ticket hall, Barbican Link providing a passenger interchange between Crossrail and Barbican platforms, ventilation and an emergency escape core.

Relevant Planning History

2. Under the provisions of Schedule 7 to the Crossrail Act 2008, 'Plans & Specifications'. Approval was granted on 17 November 2011 by the City for the construction of a new ticket hall station service structure and Barbican Station link bridge at Farringdon East. The new trains that are to be provided by Crossrail will be approximately 200m long, which will necessitate dual station entrances and two ticket halls at Farringdon. An additional Crossrail station, Farringdon West, will therefore be located at Cowcross Street approximately 300 metres to the west of the site, within the London Borough of Islington.
3. The Crossrail and OSD works at Farringdon West are in Islington and fall outside the scope of this application.
4. The previous buildings on the application site at Farringdon East have been demolished to allow construction of the Crossrail works. The Crossrail Schedule 7 works comprise the ticket hall, Barbican Link providing a passenger interchange between Crossrail and Barbican platforms, ventilation and an emergency escape core.
5. The ticket hall structure would be part one and part three storeys high, occupying the southern end of the site at ground floor level fronting onto Long Lane and the southern ends of Lindsey Street and Hayne Street. The spaces within the void area not occupied by the Crossrail operational development would be available for the OSD. The Crossrail works at the application site are expected to be completed by July 2018.
6. Crossrail has an undertaking to submit a planning application for any replacement or further development taking place over the works site (the OSD). This is to optimise the development opportunities above and around the Crossrail infrastructure, where former buildings have been demolished, and to ensure that gaps in the townscape are repaired.
7. Without the OSD, only the ticket hall the ventilation and emergency escape core which would provide would occupy the site. The existing solution offers no frame to the eastern edge of the market or the south west corner of Charterhouse Street.
8. In instances where developers already had an interest in the sites, Crossrail has entered into 'collaboration agreements' to bring the OSD forward. Where no developer is in place (the non-collaboration sites), the Secretary of State has undertaken to submit a planning application itself within two years of start of works on site. The OSD would then be

marketed to a future developer with receipts going back into the Crossrail project. As no developer is in place, the Farringdon East OSD is a 'non-collaboration site' and Crossrail has submitted the application.

Proposal

9. The development would comprise a ground plus five storeys OSD at Farringdon East Station (OSD), would be a maximum of 30 meters above ground and is described as follows:

Office (Use Class B1) with associated cycle parking, servicing, storage and plant and use of void spaces within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1 – A5), office entrances and servicing.
10. The proposals would provide 11,211 square metres of offices (B1) and 286 square metres of retail space (A1-A5).45 cycle parking spaces would be provided at mezzanine level for the office occupier and 5 cycle parking spaces would be provided within the retail units.
11. There would be no basement accommodation as this would be entirely taken up by Crossrail.
12. The ground floor would include an office entrance and lobby fronting Lindsey Street, a retail unit on the corner of Lindsey Street and Charterhouse Street and a small retail unit on the corner of Charterhouse Street and Hayne Street. These units would be separated by the Station emergency escape and ducts. The servicing for the offices would be provided by a vehicle service bay shared with the Crossrail Station previously approved under Schedule 7 of the Crossrail Act. As a result of the constraints imposed by the Crossrail Station the retail units would have to be serviced from the street.
13. The building would be feature terracotta vertical framing coloured to one side which would signpost the station and provide a different appearance to each elevation dependant on the direction from which it is viewed.
14. The application was submitted on the 21 June 2013 but has been held in abeyance pending discussions.

Consultations

City of London Consultations

15. The Director of Markets and Consumer Protection raised concern that the entrance to the service area would be located opposite 3 Hayne Street that is in residential use. The position of the service area was permitted under the Crossrail Act and would be shared with the ticket hall. Conditions in respect of equipment noise, the ventilation of the catering units etc. have been requested and would be attached to the permission.
16. 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.

External Consultations

17. A number of comments regarding the proposals have been received from external organisations or individuals. Responses to these representations are given within the Considerations section of this report. These are summarised below.
18. Natural England considered that the development would have no significant impact on any statutory designated sites landscapes or species and would encourage the introduction of green infrastructure. A substantial area of the roof around the perimeter of the plant enclosure would be greened. They conclude that the development should complement and enhance local distinctiveness.
19. English Heritage considers that the historic built environment in the area is of very high significance. They support the principle of developing above the Crossrail Station and agree that containing the necessary station vent shafts etc. within a well-designed new building is appropriate. However they note that the height of the new building would have an overbearing impact upon the setting of the grade II* listed Smithfield Market and reduce its dominance in this part of Smithfield in certain views. In this regard, they urge the City, when coming to a decision, to weigh harm against the public benefits of the development in accordance with paragraph 134 of the NPPF.
20. The GLA in their Stage 1 Consultation Response considers that the principle of a mixed use office and retail over site development would be appropriate for this location in the Central Activities Zone and is strongly supported. They note that the proposed building would entirely fill the urban block, providing a small element of retail frontage at ground and office accommodation in the five storeys above, maximising the use of the site that would underused by the approved Crossrail infrastructure.
21. They consider that the height of the proposed building corresponds to the adjacent buildings on Charterhouse Square and Hayne Street. While the proposed building would be larger in scale relative to some of its neighbours, it is considered that the single mass would sit comfortably in its surrounding context and provides a subtle silhouette. However they consider that a building of much larger in scale would be likely to be unacceptable. They consider that the views submitted by the applicant of the impact of the building on a number of local views, demonstrate that the proposed building would not significantly harm the setting of either of the Charterhouse Square Conservation Area or the Smithfield Conservation Area or the listed buildings in the vicinity.
22. They consider that the design of the development responds appropriately to the surrounding heritage assets whilst creating an urban marker for the new Farringdon Crossrail Station. The resulting contemporary building is of a high architectural quality and responds well to the challenging context of the site. They suggest that further

consideration be given to the treatment of Hayne Street to address any possible antisocial behaviour and security issues that may arise.

23. Their comments include those of Transport for London.
24. The City Heritage Society considers the proposals to be imposing, would dominate the area with the massing and bulk of the proposed building compromising the setting of the market and does not appear to respond to its context in the Smithfield Area. Their main concern is the setting of the Smithfield Market building and the apparent lack of any relationship to this historic element of this area in the City.
25. The London Borough of Islington state that as the site is adjacent to Charterhouse Square Conservation Area and other heritage assets they raise the following objections: The copper clad domes of the Smithfield Market should be 'read' against the open sky for them to be appreciated. They consider that this would only be possible if the proposed building were to be reduced by 2 storeys. They state that this would in addition ensure that the building would be less dominant in relation to the market buildings and would reduce its impact on Charterhouse Square. They support the proposed uses but raise concerns about the hours of operation of the retail units.
26. They question Crossrail's data and conclusions of the lorry movement forecasts both in the construction and operational stages.
27. The Smithfield Tenants' Association commented that they did not receive a letter during the first round of consultations. My records indicated that they were consulted but they appear not to have received the letter. They have since replied to the second round of consultations and their comments relate to the effects of construction on the operation of the market. Any permission would be subject to pre-commencement conditions requiring the submission and approval of a construction method statement and logistics plan. The Tenants' Association would be consulted on receipt of these documents.
28. The Charterhouse set out their plans to embark on a scheme to open a museum and open the Square to the public in 2016. They are concerned that the proposed scale of the over-site development would threaten the plans by the Charterhouse to enhance the square. In particular they are concerned that the proposed massing is out of scale with its surroundings and suggest that it would benefit from 'fragmentation' by lowering the North east Corner and deepening the facade and that the materials proposed for the facades would be out of keeping with those of the adjacent buildings.
29. Their greatest concern is that light spillage from the windows would harm the meditative nature of Charterhouse Square and engulf the low level gas lighting that preserves its unique character. They are seeking assurances that should the development be granted permission the building management plan would incorporate mitigation measures to deal with light emission.
30. They are concerned that vehicular activity associated with the development would put pedestrians using the narrow footpaths and

streets when visiting the Charterhouse complex at risk from vehicular activity associated with the development.

31. They add that the potential use of the retail uses as licenced premises would add to the nuisance caused to residents and the mess left in Charterhouse Square which is left for the charity to clear up.
32. Sutton's Hospital is a charity that provides care and end of life support to over 40 gentlemen within the Charterhouse complex. They have raised the same issues and concerns as the Charterhouse.
33. The Smithfield Trust strongly object to the proposals and feel that the design does not adequately address the future importance of the eastern ticket hall and the increase in pedestrian activity. They feel it is "ill-conceived" in terms of design layout and particularly the architectural design of the facade considering the many listed buildings in the vicinity. They consider it to be a "non-descript" modern office block that does not in any way relate to the historic character of the locality. They "categorically implore" the City to refuse the scheme and encourage the applicants to come back with a new design that would fit the historic character of the area and can be "recognised throughout the world".
34. Save Britain's Heritage object to the bulk and scale of the proposal which is considered to cause substantial harm to the neighbouring conservation areas and to the setting of the Charterhouse. SAVE accepts that the site needs to be brought back into use but considers that there is no need for a building of the scale proposed. The introduction of retail uses to Charterhouse Square is also considered to be detrimental to the largely residential character of Charterhouse Square.
35. A number of local residents have made comments listed below which reflect those set out above:
 - a) Loss of light to their premises;
 - b) Loss of privacy;
 - c) Enclosure of Hayne Street giving a canyon effect;
 - d) Adverse effect on Charterhouse Square Garden;
 - e) Height of building is out of context to those in the vicinity;
 - f) Harm to the Smithfield Market building;
 - g) Light spillage from the building would have an adverse effect on the Charterhouse Garden and cause a nuisance to residents;
 - h) Poor design and inappropriate use of materials;
 - i) The benefit of the increase in the provision of new office floor space is not sufficient to outweigh the other detrimental factors;
 - j) Loss of views of the Market Buildings from Charterhouse Square;
 - k) Loss of sunlight to the Square;

- l) The North East corner should be reduced in height to maintain views of the market building;
- m) The retail use would create a nuisance and increase footfall through the Square;
- n) It is an inappropriate area for licenced premises;
- o) The building should be lower and designed for use by small businesses that characterise the area;
- p) Florin court Freehold Ltd and Florin Court Management Ltd have objected for similar reasons as those above and are set out in the attached copy of their letter. In addition they raise concern about the likely increase in HGV lorry movements in the area and the increase in noise, pollution that would be added to that caused by the market traffic. They feel that they would also present a safety issue for the elderly residents of the Charterhouse.

Policy Context

- 36. 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.
- 37. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.
- 38. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
- 39. The Draft Local Plan incorporates the Core Strategy which has been carried forward with limited alterations. These alterations include, "Protecting existing office accommodation where there are strong economic reasons why the loss of offices would be inappropriate (policy CS1 – Offices) and greater restriction on where additional housing should be located (policy CS21 Housing). It includes new policies for Development Management.
- 40. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations, Sustainable Design and Construction, London Views Management Framework, Riverside Appraisal of the Thames Policy Area and the City Open Spaces Strategy 2008.

41. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Environmental Impact Assessment

42. This application is accompanied by an Environmental Statement (ES). This proposal would not normally require to be accompanied by an ES but is required to do so by the Crossrail Act.
43. The Crossrail Statement (ERM 2005) assessed the construction and the structures required for the operation of the railway. However, Section 14 of the Crossrail Act 2008 provides that, where a building is demolished or substantially demolished for the purpose of the Crossrail works, any later planning application for the replacement development (for example an Over Site Development (OSD) over a Crossrail station) must be accompanied by an Environmental Impact Assessment (EIA). This is irrespective of whether the development is defined as 'EIA development under the EIA Regulations, on the basis that the replacement development forms part of the overall Crossrail project and in this sense, the Crossrail Act seeks to ensure that all the direct and indirect environmental effects of the development authorised by the Act are properly assessed at the appropriate stage.
44. The ES is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This is to ensure that the importance of the predicted effects and the scope for reducing them are properly understood by the public and the competent authority before it makes its decision.

Considerations

45. 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).
 - 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); in this case the duty is to the desirability of preserving the setting of listed buildings; to have regard to the purpose of conserving biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006.
46. In considering the planning application before you, account has to be taken of the environmental information including the Environmental

Statement, the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.

47. The Environmental Statement is available in the Members' Room, along with the application, drawings and the representations received in respect of the application.
48. There are policies in the Development Plan which support the proposal and others which do not. It is necessary to assess all the policies and proposals in the 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.
49. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
 - The impact of the proposal on heritage assets.
 - The impact on the nearby buildings and spaces, including daylight/sunlight and amenity.
 - The effect of the Crossrail structures on the design and configuration of the building.

Economic Development Issues

Offices

50. 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.
51. 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 2.10 and CS1.
52. The site is located within the North of the City, Key City Place area as identified in the Core Strategy and subject to Policy CS5. This recognises the impacts and benefits Crossrail have upon this part of the City and its potential to 'lead the way as an 'eco-design' district within the City', capitalising on its mixed use character and improved public transport.
53. The London Plan identifies Farringdon/Smithfield as an Area of Intensification where opportunities should be taken to accommodate growth in employment and new homes, although the City considers that the majority of this growth should be accommodated in Camden and Islington, 'with some growth within the wider northern and western areas of the City'.

54. The building would provide high quality office accommodation to meet the demands of the City's commercial occupiers. The site would provide 11,211 sq. m of high quality office accommodation at part first and second floors and in complete floors at third, fourth and fifth floors. There is a relatively small entrance lobby at ground floor accessed from Lindsey Street.
55. The applicants' case for the amount and configuration of floor space is summarised below:
 - The Crossrail Scheme at Farringdon East proposes a new office building of 8,034sq.m net internal area. Commercially, the Farringdon area of the City is becoming more and more attractive to major occupiers with the Crossrail infrastructure and the technology media and telecommunications sector being the major drivers for this;
 - The OSD scheme would provide much needed new build space in this specific area; however, the configuration of the building is compromised at the lower levels by the Crossrail Station beneath.
56. Major office occupiers seeking accommodation in Central London, and particularly the City, require efficiently configured and large floor plate offices, generally in the range of 929sq.m. to 1911sq.m. The average floor plate size for pre-lettings in the City over the past 10 years has been 11579sq.m. (and 1207sq.m for Central London).
57. The lower floors of the proposed development are therefore at the lower end of the range required by modern office occupiers.
58. The overall quantum of space should be sufficient to attract a pre-let. Any reduction in space would remove this as a likely option and therefore would increase risk and reduce the attractiveness of the opportunity to the development market.
59. The compromised configuration is likely to reduce the rents achievable for the lower levels of the property; only the upper levels would be able to achieve the full market rent. The larger, more regular floor plates are required to ensure the overall let-ability and viability of the development.
60. The presence of the station at ground and basement levels restricts the space available to accommodate lower value 'back-office', supporting functions and plant, which could potentially be displaced to upper levels, reducing the net office accommodation at upper levels which could result in discounted rents in these locations.
61. The design of the OSD needs to minimise any adverse impact of the station operational activity on the office accommodation in order to maintain value. Potentially, a reduction in the height of the building could adversely impact occupier perceptions of the accommodation.
62. This scheme is required to assist in the funding of the Crossrail scheme.
63. A copy of the Commercial Supporting Statement is attached.

Retail

64. 286sq.m of retail use (classes A1 to A5) would be provided in two units in the void spaces that would be left by the Crossrail accommodation on the north-east and north-west corners. This would be appropriate to this mixed use area in close proximity to the new ticket hall.
65. Concerns were raised about the potential use of the retail units as licenced premises causing nuisance to residents and mess in Charterhouse Square. Nuisance issues would be addressed through conditions relating to hours of operation.
66. SAVE have raised the issue of introducing retail uses onto the site. Two retail uses are proposed on the north east and west corners of the building. The larger unit would front onto Lindsey Street with only a short return onto Charterhouse Street, short of Charterhouse Square itself. The second retail unit is effectively a kiosk unit located on the corner of Charterhouse Street and Hayne Street. Although this unit would front onto the western end of the Square, it is considered unlikely that this unit would generate significant visual or noise nuisance or change to the character of the Square.

Railway Infrastructure

67. The ground area of Farringdon East site and the below ground levels will be largely occupied by railway infrastructure associated with the Crossrail Station. This imposes significant constraints on the site as only a part of the ground level area and no below ground level areas would be available for any over-site development building.
68. In addition to the ticket hall, the station areas will accommodate escalators and an inclined lift leading down to a lower level intermediate concourse. A pair of escape stairs will provide emergency evacuation routes from the station which will exit on Charterhouse Street on the north side of the site. The ventilation requirements of the station include substantial draught relief ducts and very large forced ventilation extract fans. This equipment will be housed within a three storey high enclosure located on the eastern part of the site on Hayne Street. The proposed building on the site will have to accommodate the ticket hall, the extract fan structure and the other above ground railway related infrastructure within its overall envelope.

Proposed Appearance

69. Various height and massing options were considered for the site. These options took account of the need to accommodate a viable quantity of floorspace, the need to incorporate the railway associated infrastructure, to relate appropriately with the neighbouring and nearby listed buildings, and with the local townscape of the adjoining conservation areas.
70. Various building forms with set-backs on the north and south sides and overall heights of up to eight storeys were investigated in early design studies. The final form of the building is a simple rectangular block six storeys in height. This height is noticeably tall in comparison to the

general pattern of development within the surrounding area but is only marginally higher than the neighbouring 23-28 Charterhouse Square, located immediately to the north. It is considered that due to its large size within the locality, the status of the building within the urban hierarchy would identify it as a marker for the Crossrail station.

71. Entrances for the ticket hall not part of this application will be accommodated within the south east and south west corners of the site on Long Lane and the building has been designed to sympathetically accommodate it. The office entrance lobby would be located at ground floor level and entered from Lindsey Street. Due to the site constraints there is room for only the office entrance lobby at ground floor level, the remainder of the office floorspace would be located on the upper floors. The retail frontage would extend part way along Lindsey Street and Hayne Street.
72. The draught relief ducts and forced ventilation extract fans, large ventilation outlets associated with the station and railway, and the building's service entrance would be located on the Hayne Street frontage and integrated within the overall facade design. The building would be high in relation to the narrow width of Hayne Street at its southern end but the street opens up northwards as it bridges the wide railway cutting within which Barbican Station is located.
73. The rationale for the overall appearance of the building to create a distinct order to the facades into a strong base, a clear body and a visually lighter top. This carefully scaled interpretation of the proportions of many of the surrounding Victorian buildings, along with the choice of facing materials seeks to integrate this large contemporary building into its surrounding context rather than to create a deliberately contrasting statement building.
74. The strong base would allow the three key functions of the ground floor, the station entrance, the office lobby and the retail units to assume appropriate significance. The base would be slightly recessed back from the upper floors and would be distinguished by a greater degree of glazing which would help activate the facades at pavement level. The middle levels of the facade would accommodate the majority of the office floors. The uppermost storey will appear lighter than the lower levels and would help to reduce the monolithic height of the structure.
75. The visual rhythm of the facade has also been designed to recall the vertical proportions of the surrounding buildings and fine grain of the surrounding streetscape. The window openings would narrow at each storey and as the elements become closer on each succeeding storey, they become finer. The cladding of the elevations on all but the upper floor would comprise a terracotta framework with windows inset within deep reveals. The vertical terracotta elements would feature coloured faience to the window reveals, on one side only, which would provide a different reading dependent on the direction that the building would be viewed from. The colours have been chosen to pick up references from the different context of each of the facades. The fifth, attic, floor would

be fully glazed with closely spaced external fritted glass structural fins maintaining the facade rhythm at the top of the building. The set-back plant room would be faced in standing seam copper cladding to relate to the market building opposite. Window frames, louvres and other metal elements would be given a bronze anodised finish.

Design and Heritage Considerations

76. The proposals need to take account of the policies of the National Planning Policy Framework (NPPF) (March 2012). 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.
77. The development will not have a direct impact on any heritage asset. However, there are a large number of heritage assets in the surrounding area, the setting of which could be impacted by the proposals.

Listing of Designated Heritage Assets Potentially Impacted by the Proposals

78. Twenty three listed buildings have been identified as potentially impacted by the proposed development. These are:

Name and Grade of Listing	Street Name
Master's House, The Charterhouse Grade I	Charterhouse Square
The Charterhouse Grade I	Charterhouse Square
East building of Central Market Grade II*	West Smithfield
Railings/gates - New Church Hawe Grade II	Charterhouse Square
Four lamp posts Grade II	Charterhouse Square
Warden's House, Gatehouse, St Bart's College Grade II	Charterhouse Square
Number 12A Charterhouse Square & walls and railings Grade II	
Six bollards on N and NW sides of the Square Grade II	Charterhouse Square
Numbers 4 & 5 Charterhouse Square and attached railings Grade II	
89 Charterhouse Street Grade II	
74 & 75 Long Lane Grade II	
Smithfield Poultry Market Grade II	Charterhouse St/Long Lane

Number 14 Charterhouse Square and attached railings Grade II	
Numbers 12-13 Charterhouse Square and attached railings Grade II	
Gates at NW corner leading into Charterhouse St Grade II	Charterhouse Square
K2 telephone box on south side of Square Grade II	Charterhouse Square
Fox and Anchor, 115 Charterhouse Street Grade II	
119 Charterhouse Street Grade II	
Florin Court, Charterhouse Square Grade II	
Barbican Estate Grade II	
Settled street surface Grade II	Charterhouse Square
67-77 Charterhouse Street Grade II	
79-83 Charterhouse Street Grade II	

79. There are three conservation areas in the vicinity of the site: the City of London's Smithfield Conservation Area; the City of London's Charterhouse Square Conservation Area, and the L.B. Islington's Charterhouse Square Conservation Area.

80. Charterhouse Square is a protected London Square.

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

81. The significance of each of the above assets has been assessed in conformity with English Heritage's methodologies set out in their documents; "The Setting of Heritage Assets (2011)" and "Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008)".

82. The results of the assessment of the proposals on the above heritage assets are summarised below.

Charterhouse Square

83. The proposed building will not be seen in conjunction with the listed buildings on the north and east sides of the Square. It will, however, be seen from within their setting, especially in the winter months and will contribute to the sense of enclosure experienced within the Square and will add to the variety of buildings which form its frontage. The masonry grid frame would re-establish the street edge

and enclosure at the Square's south western corner, and the building would provide the locality with a new high quality building that relates positively to elements of its settings.

Charterhouse Street – Eastern End

84. The secluded character of Charterhouse Square and the active, commercial character of the market both contribute to the setting of the listed buildings in this locality and this small section of Charterhouse Street. The proposed building would be of a scale and materials and subtle colouration that will positively reinforce the character of the market space glimpsed from within this backstreet enclave of narrow fronted buildings. The coloured faience on the window reveals of the proposed buildings will reflect the historic use of tilework locally on commercial buildings such as the Fox and Anchor Public House.

Charterhouse Street (west end) and Smithfield Market

85. The proposed building will have a significant impact on the setting of the 1866 Smithfield Meat Market building, and on the character and appearance of the of the market complex overall. The proposed building would be substantially bigger in terms of site area than its immediate neighbour to the north 23-28 Charterhouse Square and significantly taller than the neighbouring Meat Market buildings to the west. The octagonal corner towers of the Market building with their copper domes would from many viewpoints be seen against a new backdrop of development. In some near and longer distance views, the towers would no longer be seen against clear sky or alternatively against a lesser amount of clear sky.
86. The setting of the building's corner towers and domes are of importance in terms of the character and the historic interest of the Market buildings, and are a key element of the character of the conservation areas. The corner towers identify the Market in longer views and emphasise the scale of the Market building in comparison to the surrounding buildings. The Market building's towers form important skyline landmarks that are key elements of the character of all three conservation areas. The presence of the new building would visually diminish the prominence of the eastern towers and their domes. The new building would be a more prominent landmark forming the visual termination to the run of market buildings in many views from the west when compared to the buildings that formerly existed on the site.
87. The repeating masonry grid design of the new building would complement the rhythm of the stone dressings on the east market buildings. The coloured faience will relate to colours found on the tiles used in the market and on other buildings in the locality, the varied colours of copper granite, brick and paintwork evident on buildings nearby.

Long Lane

88. The south elevation of the proposed building fronts Long Lane to the south west of numbers 74 and 75. Its presence would have no impact on the significance of these buildings. The yellows and oranges

selected for the window reveals on the Hayne Street elevation will relate to the brickwork which generally predominates in the locality and would introduce a brighter, contrasting, visual counter to the neighbouring dark brick office buildings on the north of Long Lane.

Barbican Estate and Landscape

89. The proposals would have a negligible impact on the setting of the Barbican and no impact on its significance.

Smithfield Conservation Area

90. Although the site is located outside of the boundary of the conservation area, the potential impact of the development would be significant in providing a new termination to the run of market buildings at the eastern end of the Market complex and a new landmark.

Charterhouse Square Conservation Area – City of London & L.B. Islington, and Charterhouse Square as a Protected London Square

91. The proposed building would be located opposite the south west corner of the Square and will not be seen in conjunction with the listed buildings on the north and east sides, though it will be seen from within their settings. The building would re-establish the street edge and enclosure at the south west corner of the Square. The proposed building would be seen through tree foliage from within the Square and will be significantly more visible in winter. Some existing views of the Market building's north eastern corner tower and dome would be lost or diminished in a limited area looking southwest along Charterhouse Square. As with the Smithfield conservation area, the proposed building would form a new local landmark and although located outside of the Charterhouse Square conservation area boundaries (City of London and L.B. Islington) would have an impact on views from within the conservation area boundary though the impact is considered to be less than harmful.

Assessment Conclusions

92. The proposals require careful consideration due to the sensitivity of the site's location and the significance of the important heritage assets in the vicinity.
93. 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. The Charterhouse has authoritatively been described as one of the most important monuments of London and the Charterhouse Square conservation areas (City of London and L.B. Islington) have its preservation and enhancement at heart. The impact of the proposals on the settings of the nearby listed buildings and any harm to their significance must be fully considered.
94. When assessing 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.”

95. 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.
96. The Market building has considerable historical, aesthetical and communal significance. The Market building, served by railway lines below, was designed to be the primary wholesale meat market for London and was designed by the reputable Victorian architect and engineer Horace Jones, giving the building great historical value. The building is also of key aesthetic value for its highly decorative red brick and stone architecture and the way this succeeds in integrating its very large footprint into the surrounding townscape. It also possesses communal value for its role within the local meat trading community.
97. The proposal would result in some harm to the setting of the Eastern Meat Market buildings and so to its aesthetic significance. The contribution made by the octagonal corner towers and copper clad domes to the local townscape and their presence within some local views would be diminished by the scale of the proposed building.
98. The setting of the Charterhouse would be changed in nature to but not significantly harmed in that the views out from Charterhouse Square would be affected by the presence of a new building of a greater scale than most of the surrounding development. These views outwards would usually be seen in close relationship with 23-28 Charterhouse Street which is only marginally lower in height than the proposed building and which already closes the western side of Charterhouse Square.
99. Overall, it is considered that the harm caused by the proposal is 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. 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”.

Public Benefits of the Proposal

100. There are three principal potential public benefits that the scheme offers to off-set the less than substantial harm that the proposals would cause to the setting of the Market buildings or the loss of some views from Charterhouse Square. These are: i) the detrimental impact on the

immediate townscape including the settings of the heritage assets listed above were no building to be constructed over the station site, ii) the provision of a new high quality building; and iii) provision of high quality office space and retail in the Smithfield Area of Intensification.

Townscape Benefit of a Building Concealing the Railway Infrastructure

101. The applicant is of the view that due to the difficult nature of the site, the proposed quantum of floorspace on the site is required for the development to attract a letting of the building prior to construction. A reduction in floorspace would remove this as a likely option and therefore would increase risk and reduce the attractiveness of the opportunity to the development market. Were a building not to be constructed on the site, the unsightly partially exposed infrastructure and the perimeter hoardings around the parts of the site not occupied by the ticket hall would be in place for an undetermined period resulting in visual detrimental to the setting to the heritage assets outlined above.

Provision of a New High Quality Building

102. The building is a high quality contemporary design whose appearance and facing materials make clear references to its surroundings. It is acknowledged that the building is of a scale that is large for its context. However, it is considered by the applicant to be the minimum quantum of floorspace to provide surety that the development would take place and that the provision of the proposed building is preferable to the long term vacancy of the site.

Provision of High Quality Floorspace in the Smithfield Area of Intensification.

103. The economic benefits of the proposal are fully outlined in the Economic Development Issues section above.

London View Management Framework

104. The Mayor's London View Management Framework (LVMF) is Supplementary Planning Guidance to the London Plan. The LVMF sets out the strategic context for the protection of identified landmarks. The development falls within the policy area for the geometrically protected view of St Paul's Cathedral from Alexandra Palace but does not rise sufficiently high to have any impact on this long distance protected vista.

Daylight, Sunlight and Overshadowing

105. Policy CS21 of the Core Strategy seeks to protect residential amenity, and Policy HOUS10 of the UDP seeks to ensure that where practicable the privacy, outlook and daylighting levels of residential accommodation are respected by the form of adjacent development. Policy ENV35 of the UDP seeks to resist development which would noticeably reduce the daylight and sunlight available to nearby dwellings and open spaces to levels which would be contrary to the Building Research Establishment's (BRE) guidelines.

106. A daylight and sunlight review has been carried out by Gordon Ingram Associates. The analysis has been undertaken for the proposed development and the neighbouring residential receptors by reference to the BRE Guidelines 2011.
107. The following surrounding residential properties have been identified as receptors which may experience effects:
- 3 Hayne Street;
 - Upper two floors of 13-17 Long Lane;
 - Upper floors of 71-72 Long Lane (known as the Old Red Cow Pub);
 - Upper floors of 74 Long Lane (known as 11 East Passage);
 - Upper floors of 75 Long Lane (known as 10 East Passage); and
 - Upper floors of 73 long Lane (known as 9 East Passage).

3 Hayne Street

108. The daylight and sunlight analysis as submitted originally identified 20 windows. Since the application was submitted in 2013 submission, further internal layout information has been secured for this property. The information demonstrates that all five windows directly facing towards the site serve non habitable rooms and therefore are not considered to be material for a daylight and sunlight analysis and have thus been discounted. The revised study indicates that 13 out of the 15 windows affected would comply with the BRE Guidelines in regards to daylight received. Two windows would be experience a significant loss. However these windows serve a kitchen with a large sky light and therefore the room would exceed the target average daylight factor which measures light available to the room.
109. In regards to sunlight none of the windows within 3 Hayne Street meet the BRE Guidelines for winter and total sunlight one window would meet the BRE Guidelines. Two windows serving the kitchen space would experience 100% loss in in annual sunlight and no change in winter sunlight. However, these windows have low existing levels of sunlight (below the recommended BRE levels) and serve a kitchen, which compared to living rooms is considered to be less sensitive in regards to sunlight.
110. The remaining window would experience a reduction in sunlight of 36.8%, however, would retain an annual average probable sunlight hours of 24% which is marginally below the BRE target of 25%. This window has existing marginalised levels of sunlight would trigger a disproportionate percentage alteration resulting in a breach of the guidelines.

13-17 Long Lane

111. The results of the technical assessments for 13-17 Long Lane indicate full BRE compliance in regards to daylight. In regards to sunlight 11 of the 12 windows assessed would meet the BRE criteria although one window will experience a 50% reduction in winter sunlight, although the

existing levels are low in which a relatively low reduction in light would result in a disproportionately high percentage change.

71-72 Long Lane

112. The predicted reduction in daylight to 9 out of 10 windows assessed would be minor significant adverse and the impact on the one remaining window would be moderate significant adverse.

9 East Passage

113. The results of the daylight analysis indicate that there would be compliance with BRE Guidelines in regards to daylight for three of the windows. One of the rooms would experience a minor reduction in the area of the room that would receive direct daylight.

10 East Passage

114. The results of the daylight analysis indicate that there would be compliance with BRE Guidelines in regards to daylight for all 8 windows. One of the rooms would experience a moderate reduction in terms of the area of the room that would receive direct daylight.

11 East Passage

115. In terms of daylight of the 5 windows considered within this property 4 would comply with the BRE Guidelines and one would experience a reduction of 30.55% which is considered to be a minor significant adverse reduction. However all of the rooms would retain a daylight distribution of at least 0.8 times their former value and therefore comply with the BRE Guidelines.
116. The BRE guidelines acknowledge the percentage values can be misleading, particularly where baseline values are small. In these circumstances a small change in the quantum of light received could represent a high percentage change in the overall figure, implying that there would be a significant change in daylight or sunlight, whereas in reality the difference would be negligible. Furthermore, it should be taken into consideration that the BRE guidelines should be interpreted flexibly as they provide for suburban residential layouts and not dense inner city environments such as that occurring at the application site.
117. The sunlight and daylight assessment has been carried out for all the habitable rooms of nearby properties and the BRE Guidelines suggest that different targets may be used in special circumstances. For instance in and historic city centre a target of a VSC of 18% could be used as a value. All of the windows that do not comply with the guidelines would have a VSC greater than 18%.
118. The closest area of open space is the Charterhouse Garden. The development would be far enough from the garden so as not to have an effect on the daylight and sunlight received by the open space.
119. Concerns have been raised that light spillage from the building would have a detrimental effect on the meditative nature of Charterhouse Square and engulf the low level gas lighting that preserves its unique

character. Others raised the issue of light spillage affecting the amenity of local residents.

120. A condition, requiring the submission of a lighting strategy prior to commencement on the site. The strategy to demonstrate that the use of directional and sensor lighting, appropriate screening or blinds and effective building management would limit any light spillage and protect the setting of Charterhouse Square is attached.
121. The information in this section relates to an assessment of impacts on daylight and sunlight only and would not affect any owners claim for rights of light.

Transport, Servicing & Parking

122. The position and size of the servicing bay on Hayne Street, which would be shared by the Crossrail ticket hall, is largely dictated by the approval under Schedule 7 of the Crossrail Act. The loading bay would only accommodate smaller vehicles and as such a Delivery and Servicing Plan would need to be secured within a Section 106 Agreement.
123. There would be no car or motorcycle parking proposed. 75 cycle parking spaces would be provided and an increase in the number of showers would be preferred. However, the constraints imposed by the station accommodation means that space for these facilities is limited.
124. There would be no changes to the extent of the public highway.
125. Pedestrian activity around the site will increase with the opening of the ticket hall. Crossrail are committed to carrying out street enhancement and highways improvement around the site to improve facilities for pedestrians, cyclists and other users. They are currently discussing these proposals with officers from the street enhancement and highways teams.
126. The refuse storage and collection facilities have been agreed with the City's Waste and Amenity Planning Manager.
127. L.B. Islington queried the lorry movement forecasts both in the construction and operational stages. These will be subject to further examination when a construction management plan and more detailed transport analysis information would be the subject of conditions.

Street Enhancement

128. The increase in both pedestrian and vehicular activity generated by the new station is acknowledged by Crossrail. This increased activity would be addressed by a programme of local street enhancement and highway works surrounding the site which is currently being developed by Crossrail and the City's Environmental Enhancement Team.
129. The issues concerning the safety of pedestrians using the narrow footpaths and streets, and potential anti-social behaviour on Hayne Street raised in the GLA's comments will be considered as part of the above programme.

Access

130. The City's Access Officer welcomes the multi coloured facade and variation in colour palettes for each elevation. There would be no parking spaces for disabled users due to the restricted nature of the site and servicing area.

Sustainability & Energy

131. As part of the supporting documentation, the applicants have submitted a Sustainability Statement, including a BREEAM New Construction 2011 (Offices) pre-assessment and an Energy Assessment.
132. By utilizing passive design and energy efficiency measures, the development is estimated to achieve 10% carbon emissions savings over the Building Regulations 2010 compliant baseline scheme. The intention is to connect the development into the local district heating network Citigen. If hot and chilled water were not be available from Citigen, it is proposed to incorporate air source heat pumps. These would be supplemented by ground source heat pumps provided by Crossrail which would not be used in combination with Citigen as a combined cooling, heat and power system would negate the benefits of ground source heat pumps.
133. The carbon emissions savings would be increased by the installation of photovoltaic panels with a size of 330sq.m laid flat on the roof. The submitted energy strategy demonstrates that the development has the potential to achieve a 39% carbon emission reduction over a Building Regulations compliant building. This would exceed the London Plan target of 25% which was applicable at the time of the submission of the application. Details of the final energy strategy to be adopted for the development have been requested by condition.
134. The BREEAM pre-assessment rating for the building has an "excellent" rating and indicates no outstanding issues which should be addressed in the City context.
135. The sustainability statement addresses climate change adaptation and sustainable design of the development, in particular energy efficiency, sustainable materials, conserving water resources, sustainable drainage, waste management, pollution, urban greening and biodiversity. A large green roof area of 500sq.m. would be provided to minimize solar gain and contribute to rainwater attenuation, biodiversity and visual amenity. The proposed range of climate change adaptation and sustainable design measures is considered to be acceptable, subject to further details to be considered under the conditions.

Planning Obligations and Community Infrastructure Levy

136. 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.
137. 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.
138. 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.
139. Regulation 123 states that a planning obligation may not constitute a reason to grant planning permission to the extent that it provide funding for infrastructure included in the regulations "Regulation 123" list as the type of infrastructure on what CIL will be spent on.
140. 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).

Mayor of London Policies

Mayoral Community Infrastructure Levy (CIL)

141. 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

142. 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 net gain in GIA floorspace), retail (£90) and hotels (£61) provided there is a net gain of 500sq.m.

143. Developments liable for both Mayoral CIL and Mayoral planning obligations payments for Crossrail would not be double charged. The Mayors approach is to treat CIL payment as a credit towards planning obligation.
144. At the time of preparing this report the Mayoral CIL has been calculated to be £553,350. The full Mayoral planning obligation has been calculated to be £1,535,380. This would be reduced to £982,030 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.
145. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income as an administration fee; the remainder will be forwarded to the Mayor of London. The whole of the Mayoral planning obligation income received will be forwarded to the Mayor. However, 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	553,350	531,216	22,134
Mayoral planning obligation net liability*	982,030	982,030	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	1,538,880	1,513,246	25,634

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City of London’s Planning Obligations SPG policy

City Planning Obligations

City CIL

146. The City introduced its CIL on 1st July 2014 and will be 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 £830,025. 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.
147. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income as an administration fee. The contributions collected will be used to fund the infrastructure required to meet the requirements of the City’s Development Plan.

City Planning Obligations

148. 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). The section 106 agreement would normally follow the agreement template available on the City of London website.
149. In this case the proposed net increase in floorspace would be 11067sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the planning obligation figure would be £254,541. It is the City’s practice to index-link all financial contributions with reference to the appropriate index from the 1st July 2014 to the date of permission.
150. The planning obligation contributions would be allocated in accordance with the Supplementary Planning Document as follows:

Liability in accordance with the City of London’s policies	Contribution £	Available for Allocation £	Retained for Administration Charge £
City Community Infrastructure Levy	830,025	531,216	22,134
City Planning Obligation Affordable Housing	221,340	219,127	2,213

City Planning Obligation Local, Training, Skills and Job Brokerage	33,201	32,869	332
City Planning Obligation Monitoring costs	1000	Nil	1000
Total liability in accordance with the City of London's policies	1,085,566	783,212	25,679

151. 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

152. 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

153. 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.

Delivery and Servicing Management Plan

154. 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

155. 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

Highway Reparation and other Highways obligations

156. The cost of any reparation works required as a result of the development will be the responsibility of the Developer.

157. 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

158. 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.

Local Training, Skills and Job Brokerage Strategy (Construction)

159. 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 to be submitted prior to Implementation in respect of the Main Contract Works Package.
160. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to 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

161. 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.

162. 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.
163. 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

164. 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 aThe scheme is the subject of an E.I.A. is a conservation led scheme which retains and refurbishes the perimeter buildings around the site except to West Poultry Avenue and the Iron Mountain Building but removes the interiors of the General Market and Annex Market and redevelops them to provide new office floorspace. The perimeter buildings will be in retail use and new publically accessible private routes will be created through the sites.
165. The scheme has been negotiated with English Heritage who is now supportive of it.
166. A number of comments have been made in support of the scheme and a large number of objections to it have been raised. The principal grounds of objection are that the buildings in their entirety contribute to the character of the Conservation Area and that the loss of the interior and roofscape would neither preserve or enhance the Conservation Area and would result in substantial harm to the undesignated heritage assets.
167. It is considered that less than substantial harm is caused to these important non-designated heritage assets and to the designated heritage assets (the conservation area and setting of listed buildings) and that on balance a scheme has been developed that is well designed and secures a future for these buildings and provide uses which are appropriate to the site and the Conservation Area.
168. A number of matters are subject to conditions and clauses in the proposed S106 including Crossrail access and site concerns.
169. On balance it is considered that the scheme provides a development which does not cause substantial harm to designated and non-designated heritage assets and that it provides public benefits which outweigh the less than substantial harm. 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.

Monitoring and Administrative Costs

170. A 10 year repayment period would be required where by any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.
171. 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. 1% of the total contribution (secured under the City's SPG) will be allocated to the monitoring of the agreement.
172. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Site Specific Mitigation

173. The City Corporation will principally seek to mitigate the impact of development and provide necessary infrastructure through the use of CIL but, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are still yet to be fully scoped.

Conclusion

174. The submission of the application for over site development is required by the Crossrail Act in order to repair the gap that would result from the construction of the Farringdon East Ticket Hall and to optimise the development opportunities above and around the Crossrail infrastructure. The proposed uses are appropriate to the mixed use nature of Smithfield and the London Plan's designation of an Area of Intensification.
175. The development would affect the settings of a number of heritage assets and is considered to cause less than substantial harm to the Eastern Meat Market building.
176. The building whilst of a modern design incorporates features and materials that would successfully relate to its surroundings.
177. The development would provide the benefit of ensuring that the site is developed and that the unsightly Crossrail infrastructure would not remain exposed for an indefinite period and would provide a high quality contemporary building that would provide a marker for the new Crossrail ticket hall.
178. The building would result in the loss of light to some of the surrounding residential properties and these are considered to be significant for 71-72 Long Lane but this would be uncharacteristic of a development in a dense urban environment. The most affected windows within 3 Hayne

Street serve non-habitable areas and a kitchen which is considered less sensitive to daylight and sunlight.

179. The applicants have agreed to the addition of a condition requiring details of measures to mitigate the effects of any light spillage on surrounding properties and spaces.
180. There are policies in the Development Plan which support the proposal and others which do not. It is necessary to assess all the policies and proposals in the 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. For the reasons set out above the proposals are on balance would accord with the development plan.

Background papers

Internal

Memo dated 22.08.2013 Director of Markets and Consumer Protection

External

Letter dated 06.08.2013 English Heritage
Email dated 15.08.2013 Sutton's Hospital
Letter dated 19.08.2013 London Borough of Islington
Letter dated 22.08.2013 Transport for London
Email dated 22.08.2013 Dr. Shanil Patel
Letter dated 02.09.2013 Greater London Authority
Letter dated 04.10.2013 City Heritage Society
Email dated 24.10.2013 Michael Chambers
Letter dated 16.09.2014 English Heritage
Letter dated 22.09.2014 London Borough of Islington
Email dated 29.08.2014 M. Fenning
Email dated 15.09.2014 Richard Martin
Letter dated 25.09.2014 Smithfield Market Tenants Association
Email dated 25.09.2014 Mr. & Mrs. Allen & Deirdre Jones
Email dated 25.09.2014 Michael Coombes
Email dated 30.09.2014 Helen Burggraf
Email dated 30.09.2014 P. Llewellyn
Letter dated 01.10.2014 The Charterhouse
Email dated 01.10.2014 John Cutts
Email dated 01.10.2014 Tracy Tasker
Letter dated 02.10.2014 Florin Crt. Freehold Ltd & Florin Crt. Management Ltd
Email dated 02.10.2014 Kim Thomas
Letter dated 06.10.2014 Save Britain's Heritage
Letter dated 06.10.2014 The Smithfield Trust

Environmental Statement June 2013

Appendix 2 – Townscape, Built Heritage and Visual Impact June 2013

Environmental Statement Document Number: C136-SWN-x-xxx-M123-000xx

Daylight and Sunlight Document Number: C136-SWN-T1-XST-M123-50003

Outline Framework Servicing and Delivery Plan August 2014

High Level Assessment of Disabled Parking Demand August 2014

Design and Access Statement June 2013

Planning Statement June 2013

Heritage Assessment Supplementary Methodology Note, Tavernor Consultancy, 10 November 2014

Email, GVA Grimley (Georgina Church) 21 October 2014

Email, Deloitte LLP (Robert Black) 14 November 2014

Appendix A

London Plan Policies

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

Policy 2.10 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 2.12 Identify, protect and enhance predominantly residential neighbourhoods within CAZ and develop sensitive mixed use policies to ensure that housing does not compromise CAZ strategic functions elsewhere in the zone.

Policy 2.18 Protect, promote, expand and manage the extent and quality of and access to London's network of green infrastructure.

Policy 3.1 Protect and enhance facilities and services that meet the needs of particular groups and communities.

Policy 3.2 New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.

Policy 3.11 Maximise affordable housing provision and seek an average of at least 13,200 more affordable homes per year in London over the term of the London Plan.

Policy 3.16 Protection and enhancement of social infrastructure - additional and enhanced social infrastructure provision to meet the needs of a growing and diverse population.

Policy 3.18 Support proposals that enhance school and educational facilities and resist loss of education facilities unless it can be demonstrated there is no ongoing or future demand. Encourage multiple use of educational facilities for community or recreational use.

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 4.3 Within the Central Activities Zone 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.

Policy 4.5 Support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision.

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 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.

Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 6.1 The Mayor will work with all relevant partners to encourage the closer integration of transport and development.

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 7.1 Development should be designed so that the layout, tenure, mix of uses interface with surrounding land will improve people's access to social and community infrastructure (including green spaces), the Blue Ribbon Network, local shops, employment opportunities, commercial services and public transport.

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 7.6 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 7.7 Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria set out in this policy.

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 7.12 New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements identified in the London View Management Framework. It should also, where possible, preserve viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

Policy 7.13 Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.

Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.

Policy 7.15 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.

Policy 7.18 Resist the loss of local protected open spaces unless equivalent or better quality provision is made within the local catchment area.

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.

CS13 Protect/enhance significant views

To protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks.

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.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

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.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

CS13 Protect/enhance significant views

To protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

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.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

ECON6 Maintain character of Smithfield

To ensure that development maintains or enhances the varied and special character of Smithfield by:

- i. normally requiring that development proposals for sites including existing non-B1 uses shall maintain the amount and proportion of non-B1 uses on the site;

- ii. seeking a proportion of non-B1 uses in development proposals for sites wholly in B1 (office) use;
- iii. seeking a variety of uses other than B1 to be located at street level.

When assessing the suitability of sites for mixed uses the potential difficulties of accessing and servicing mixed uses on small sites will be taken into consideration.

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.

ENV29 High standard of shopfront design

To ensure that the provision of shopfronts is of a high standard of design and appearance and to resist inappropriate designs and alterations.

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.

ENV8 Promote high quality open spaces

To promote and ensure high standards in the layout, design, surface treatment and landscaping of open spaces and streets, and to seek the retention of existing surfaces and features which contribute positively to the character and appearance of the location and the City.

IMP5 Separate uses to be self contained

To require that individual uses within mixed developments are separate and self-contained.

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.

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.

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: 13/00605/FULEIA

Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London

Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of ten 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 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.
- 3 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.

- 4 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.
- 5 Before any works hereby permitted are begun a detailed assessment of the potential for the use of renewable energy in this development shall be submitted to and approved in writing by the Local Planning Authority. The assessment must provide a full assessment of renewable energy technologies and identify any which will be incorporated into the development. The technologies identified as being incorporated into the development and approved under this condition shall be incorporated into the development and maintained as approved for the life of the development.
REASON: To ensure compliance with the following policy of the Core Strategy: CS15.
- 6 The development shall be designed to allow for the retro-fit of heat exchanger rooms to connect into a district heating network if this becomes available during the lifetime of the development.
REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building in accordance with the following policy of the Core Strategy: CS15.
- 7 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.
- 8 Before any works thereby affected are begun, detailed elevations of the frontage(s) to the shop(s) must 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.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, ENV29, CS10.

- 9 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.
- 10 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.
- 11 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 proposed new facade(s) including typical details of the fenestration and entrances;
 - (c) details of a typical bay of the development;
 - (d) details of faience including elevations, plans and cross-sections at scale 1:10 showing details of individual castings of the faience blocks, full details of colour, and details of jointing;
 - (e) details of ground floor elevations;
 - (f) details of the ground floor office entrance(s);
 - (g) details of the integration of railway associated infrastructure, equipment, entrances and exits, grills, vents or louvres, services, etc. located within the building's exterior envelope;
 - (h) details of windows and upper floor glazing treatment;
 - (i) details of the entrance and internal treatment of the service yard;
 - (j) details of soffits, hand rails and balustrades;

(k) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;

(l) details of plant, ductwork, ventilation and air-conditioning to serve the [A1] [A3] [A4] [A5] use(s);

(m) details of all ground level surfaces including materials to be used;

(n) details of external surfaces within the site boundary including hard and soft landscaping;

(o) details of the means of reducing light spillage from the building to adjacent properties.

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:

- 12 Prior to the occupation of any part of the building, the land between the existing building lines and the face of the proposed new building shall be brought up to street level, paved and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall not be fenced or otherwise enclosed or obstructed.
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 and Core Strategy: ENV 8, CS10, CS16.
- 13 No doors or gates shall open over the public highway.
REASON: In the interests of public safety
- 14 No part of the roof areas except those shown as roof terraces on the drawings hereby approved shall be used or accessed by occupiers of the building, other than in the case of emergency or for maintenance purposes.
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.
- 15 No live or recorded music that can be heard outside the premises shall be played.
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.
- 16 The (A3/A4) (use/premises) hereby permitted shall not be open to customers between the hours of (23:00) on one day and (07:00) 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.

- 17 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, CS16, CS21.
- 18 Unless otherwise approved by the Local Planning Authority the doors and windows to any bar or restaurant on the Hayne Street frontages shall be kept closed. The doors may be used only in an emergency or for maintenance purposes.
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.
- 19 Self-closing mechanisms must be fitted on the doors at Hayne Street frontage before the Class (A3/A4) use commences and shall be retained for the life of the premises. The doors must not be left open except in an emergency or for maintenance purposes.
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.
- 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 residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.

- 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 No cooking shall take place within any Class A1, A3, A4 or A5 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, CS21.
- 24 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 one pedal cycle per 250sq.m. of floorspace (minimum 75 spaces). 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 following policy of the Unitary Development Plan: TRANS22.
- 25 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.
- 26 The approved loading and unloading areas shall be available at all times for use throughout the life of the building for the occupiers thereof and visitors thereto.
REASON: To ensure that satisfactory servicing facilities are maintained in accordance with the following policy of the Unitary Development Plan: TRANS15.

- 27 Provision shall be made for disabled people to obtain access to the building via the principal entrance 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
- 28 The pass door shown adjacent to or near to the main entrance on the drawings hereby approved shall remain unlocked and available for use at all times when the adjacent revolving doors are unlocked.
REASON: In order to ensure that people with mobility disabilities are not discriminated against and to comply with the following policy of the Core Strategy: CS10.
- 29 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: DDA-M123-OD016-1-25200 P01.1; DDA-M123-OD016-1-25201 P01.1; DDA-M123-OD016-1-25202 P01.1; DDA-M123-OD016-1-25203 P01.1; DDA-M123-OD016-1-25000 P03; DDA-M123-OD016-A-25000 P04; DDA-M123-OD016-B-25000 P01.2; DDA-M123-OD016-C-25000 P01.2; DDA-M123-OD016-D-25000 P01.2; DDA-M123-OD016-E-25000 P01.1; DDA-M123-OD016-F-25000 P01.1; DDA-M123-OD016-G-25000 P01.2; DDB-M123-OD016-Z-25000 P01.1; DDB-M123-OD016-Z-25002 P01.1; DDC-M123-OD016-Z-25501 P01.1; DDC-M123-OD016-Z-25503 P01.1; DDC-M123-OD016-Z-25701 P01.1; DDC-M123-OD016-Z-25702 P01.1; DDC-M123-OD016-Z-25703 P01.1; DDC-M123-OD016-Z-25704 P01.1; DDD-M123-OD016-Z-25048 P01.1; DDD-M123-OD016-Z-25049 P01.1; DDD-M123-OD016-Z-25050 P01.1; DDD-M123-OD016-Z-25051 P01.1; DDD-M123-OD016-Z-25044 P01.1; DDD-M123-OD016-Z-25045 P01.1; DDD-M123-OD016-Z-25046 P01.1; DDD-M123-OD016-Z-25047 P01.1;
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 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.
- 2 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.

- 3 The Markets and Consumer Protection Department (Environmental Health Team) must be consulted on the following matters:
- (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any structures in excess of those shown on drawings for which planning permission has already been granted, further planning approval will also be required.
 - (b) Installation of engine generators using fuel oil.
 - (c) The control of noise and other potential nuisances arising from the demolition and construction works on this site and compliance with the Construction (Design and Management) Regulations 2007; the Environmental Health Team should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.
 - (d) Alterations to the drainage and sanitary arrangements.
 - (e) The requirements of the Health and Safety at Work etc. Act 1974 and the other relevant statutory enactments (including the Offices, Shops and Railway Premises Act 1963); in particular:
 - the identification, encapsulation and removal of asbestos in accordance with a planned programme;
 - provision for window cleaning (internal and external) to be carried out safely.
 - (f) The use of premises for the storage, handling, preparation or sale of food.
 - (g) Use of the premises for public entertainment.
 - (h) Approvals relating to the storage and collection of wastes.
 - (i) The detailed layout of public conveniences.
 - (j) Limitations which may be imposed on hours of work, noise and other environmental disturbance.
 - (k) The control of noise from plant and equipment;
 - (l) Methods of odour control.
- 4 The Markets and Consumer Protection Department must be consulted on the use of premises for the storage, handling, preparation or sale of food and associated extract arrangements, sound insulation arrangements, control of noise during construction, Health & Safety arrangements, flues and chimneys etc.

- 5 You are advised to contact the Markets and Consumer Protection Department who will advise in respect of Food Hygiene and Safety, Health and Safety at Work, Environmental Impact and any other matters relevant to that department. Should the Markets and Consumer Protection Department require any external design alterations you should advise the Planning Department which will advise as to whether planning permission will be required for such works.
- 6 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) Servicing arrangements, which must be in accordance with the City of London Corporation's guide specifying "Standard Highway and Servicing Requirements for Development in the City of London".
 - (c) 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.
 - (d) Bridges over highways.
 - (e) Permanent Highway Stopping-Up Orders, dedication of land for highway purposes, declaration, diversion and stopping up of City and Riverside Walkways.
 - (f) Underground construction works within the vicinity of St. Paul's Cathedral as defined by the St. Paul's Cathedral Preservation Act 1935.
 - (g) The display of any advertisement material on the premises which may be subject to the City of London Corporation's Byelaws.
- 7 This approval relates only to the details listed above and must not be construed as approval of any other details shown on the approved drawings.

- 8 Prospective occupiers are advised that the property is located close to Smithfield Market which operates throughout the night.
- 9 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.

- 10 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.



ENGLISH HERITAGE
LONDON OFFICE

PLANNING & TRANSPORTATION		
PSDD	CPO	PPI
TPD	09 AUG 2013	LTF
OM		SSE
No	119197	PP
FILE		BB

Mr Ted Rayment
Corporation of London
Department of Planning & Transportation
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Direct Dial: 020 7973 3774
Direct Fax: 020 7973 3792

Our ref: P00248465

6 August 2013

Dear Mr Rayment

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010
LAND BOUNDED BY CHARTERHOUSE STREET, LINDSEY STREET, LONG LANE AND HAYNE STREET, LONDON, EC1
Application No 13/00605/FULEIA

Thank you for your letter of 11 July 2013 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

The development site is located at the east end of Smithfield Market, directly adjacent to (but not within) Smithfield Conservation Area and Charterhouse Square Conservation Area. The site borders Charterhouse Square itself, which is protected under the London Squares Act. There are several listed buildings nearby, most notably the grade II* listed Smithfield Market directly west of the development site. The settings of numerous other nearby listed buildings will be affected by the proposed over site development on the Farringdon East Crossrail Site. In our view, the historic built environment in this area is of very high significance.

We support the principle of developing above the Crossrail Station, and agree that containing the necessary station vent shafts etc. within a well designed new building is appropriate. However, we note that the height of the proposed new building means that it will have an overbearing impact upon the setting of the grade II* listed Smithfield Market and reduce its dominance in this part of historic Smithfield in certain views. In this regard, we urge your council, when coming to a decision, to weigh this harm against the public benefits of the development in accordance with paragraph 134 of the NPPF.

Recommendation



1 WATERHOUSE 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.

Handwritten signature/initials

LONDON OFFICE

We would urge you to address the above issues, and recommend that the 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. However, if you would like further advice, please contact us to explain your request.

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

Michael Dunn

Principal Inspector of Historic Buildings and Areas
E-mail: michael.dunn@english-heritage.org.uk



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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Rayment, Ted

From: PlnComments@cityoflondon.gov.uk
Sent: 15 August 2013 13:58
To: Rayment, Ted
Subject: Application Comments for 13/00605/FULEIA

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

Comments were submitted at 1:57 PM on 15 Aug 2013 from Brigadier Charlie Hobson.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street,
Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last.

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Brigadier Charlie Hobson

Email:

Address: Sutton's Hospital in Charterhouse Charterhouse Square
LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This development may have regenerative benefits but it lacks due consideration and sensitivity in its design. As stakeholders in a scheme to improve access and enjoyment of Charterhouse Square, we believe the lack of proper consultation will compromise a significant heritage and rare green space. The proposal exploits a +55m AOD viewing corridor from Alexandra Palace which is a height alien to the proportions of the listed Smithfield and Charterhouse contexts. Façades and massing do not empathise with the context; the proposal will over-shadow and over-power the scale of Charterhouse Sq and would benefit from being lower in

this corner. Mitigation and management of light pollution is insufficient as its extensive glazed façade will flood the area and such light spill will be particularly evident from the thinly fenestrated 5th floor, which at 22.6m above the street will contrast most sharply. Light at these heights would considerably harm the meditative character of Charterhouse Sq, engulfing low-level gas lighting that preserves its unique character. We would also seek assurances that the building management plan incorporates mitigation measures for light emission. The design claims to reflect a C19th industrial planar typology with precedent north-west on Farringdon Rd, but details show a façade depth of 350mm (labelled 1:10 on 2/25047 but drawn 1:20). This thin non-load bearing terracotta façade does not relate to the solidity of tile clad cold-store buildings of the market or domestic proportioned public houses. The use of flat colour from 1st to 4th floors appears superficial and arbitrary and critical elevations that might demonstrate contextual awareness are absent (Hayne Street) or mislabelled (Long Lane is labelled Lindsey Street). We question if full exploitation of footprint and height limits for commercial gain is of sufficient benefit to either the City of London or context given the significant issues it will raise for the enduring quality of the area.

PLANNING DECISION NOTICE

City of London
 Department Of Planning & Transportation
 18th Floor, St. Alphage House
 2 Fore Street
 London
 EC2Y 5DH

Development Management Service
 Planning and Development Division
 Environment & Regeneration Department
 PO Box 333
 222 Upper Street
 LONDON N1 1YA
Case Officer: Victor Grayson
T: 020 7527 6726
E: planning@islington.gov.uk
Issue Date: 19 August 2013
Application No: P2013/2602/OBS
(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street , London, EC1		
Application Type:	Observations to Adjoining Borough		
Date of Application:	11 July 2013	Application Received:	18 July 2013
Application Valid:	18 July 2013	Application Target:	08 August 2013

DEVELOPMENT:

Observations to the City of London in connection with a ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211 sqm) with associated cycle parking, servicing, storage and plant, and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (A1-A5) (286 sqm), office entrance and servicing.

OBSERVATIONS:

This Council has considered the application and wish to **OBJECT** to the proposal for the reasons set-out below, and provide further comments.

Design and Conservation

The site is adjacent to Islington's Charterhouse Square Conservation Area and other heritage assets.

Buildings that are tall, high or taller than their surroundings, when proposed within the setting of an

P-DEC-OBS

historic green open space, can have a negative impact on the perceived openness of the space and existing tall or high buildings do not justify new high buildings. The proposed development would have such an effect. Similar concerns were expressed at the Public Inquiry for the Moorfields School site, with regard to the impact of a development upon Bunhill Fields. These concerns were supported by the appeal inspector.

The copper domes of the listed Smithfield Market should be 'read' against open sky, as this enables them to be best appreciated. This would only be possible if the proposed building was reduced by two storeys. This would also ensure that the building was less dominant in relation to the listed market buildings, and would reduce the development's impact on Charterhouse Square.

Land use

The principle of office-led development above the station, with supporting ground floor retail uses, is acceptable and in line with Islington's strategic policy for the adjacent area.

Transportation and Highways

Section 9.26 (in chapter 9 of the Environmental Statement - Traffic and Transportation) mentions that the closure of the pedestrian crossing and footways will increase pedestrian vulnerability. Additional lorry restriction measures in the vicinity of Charterhouse School are mentioned but not detailed. LB Islington would want to comment and assess these measures before they were implemented.

With regard to lorry movements, section 9.61 and figures 9.1 and 9.2, the Eastern Ticket Hall (ETH) lorry movements work at the moment but may need to change in response to future development demands in the wider area. Also to note is that both figure 9.1 and 9.2 are out of date when looking at the Western Ticket Hall (WTH) lorry entrance / exit provisions as they show the exit / entrance from the old Cardinal Tower car park entrance (on Cowcross Street). Both plans should be updated to reflect the current arrangements.

In relation to section 9.66, LB Islington's Highways team has little faith in the Crossrail lorry movement forecasts, as the actual lorry movements (particularly for the WTH) have been significantly underestimated. However, we accept that the ETH Over Site Development (OSD) predictions are likely to be more accurate due to the nature of the construction involved.

With regard to parking and loading, in relation to any parking suspensions, provision of disabled parking bays or additional motorcycle parking on the northern side of Charterhouse Street and /or Carthusian Street (sections 9.68, 9.69, 9.105, 9.107 and 9.108) approvals will need to be secured from LB Islington for this side of the road. There is likely to be an issue of capacity in providing additional disabled / motor cycle parking on Charterhouse Street that would need to be assessed and presented to LB Islington. Loss of existing provision i.e. changing loading bays into motorcycle bays would likely meet with resistance from local businesses.

With regard to the OSD delivery programme, in relation to section 9.82 Highways are seeking clarification that the 18-20 months duration for construction includes the construction related fit-out activities. LB Islington asks for this to be confirmed.

Section 9.95 notes flexibility when ODS construction lorry movements occur and overlap with peak Crossrail movements (construction peaks for short durations), and that co-ordination of movement between contractors should be possible. This is a nice idea but has not been a strength of Crossrail's contractors so far. LB Islington would welcome the provision of a Delivery and Servicing Plan to help manage and mitigate movements between contractors, particularly at peak times.

As a more general point, LB Islington would like to see the existing Crossrail Transport Liaison Group meeting arrangements continue throughout the OSD construction phase for both the ETH and WTH (and various contractors) so construction impacts of both sites can be coordinated and managed appropriately.

Energy

LB Islington supports the proposed connection to Citigen's district heating and cooling network.

Certified that this document contains a true record of a decision of the Council

Yours faithfully

**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**

P-DEC-OBS



Our ref: 13/0768
Your ref: 13/00605/FULEIA

To: Ted Rayment, City of London

- by email only -

22 August 2013

Dear Ted

**13/00605/FULEIA
FARRINGDON EAST STATION (OVER STATION DEVELOPMENT)
CITY OF LONDON**

I write following receipt of the above planning application.

The following comments represent the views of Transport for London officers and are made on a "without prejudice" basis. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to a planning application based on the proposed scheme. These comments also do not necessarily represent the views of the Greater London Authority.

Should this application be granted planning permission, the developer and their representatives are reminded that this does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent highway scheme and any temporary highway works required during the construction phase of the development.

Site and Surroundings

The site is bounded by Lindsey Street, Charterhouse Square, Long Lane, and Hayne Street. The nearest section of the Transport for London Road Network (TLRN) is Farringdon Street, some 400m to the west, while the gyratory at St Pauls, 300m to the south, forms part of the Strategic Road Network (SRN).

Farringdon station is 400m west of the site, although Barbican station is closer, lying 150m to the east. Both stations are served by the Circle, Metropolitan and Hammersmith & City lines. Farringdon is also served by Thameslink services, as well as Crossrail from 2019, when the ongoing Thameslink upgrade is also likely to be completed. 8 bus routes operate within 450m of the site. Given its central location and proximity to a variety of public transport services, the site has an excellent estimated Public Transport Accessibility Level (PTAL) of 6b, on a scale of 1a to 6b, where 6b is the most accessible.

The application proposes Over Station Development above the Farringdon station Eastern Ticket Hall.

Transport Safeguarding

TfL raises no concerns regarding the impact of the proposal on the safeguarding of TfL's infrastructure. The applicant is in ongoing discussions with TfL in this respect. The applicant has confirmed that the proposed development is programmed to be constructed once the main works at Farringdon have been completed; Crossrail will become operational during the period that this development is under construction. The application is therefore considered to be consistent with London Plan policy 6.1



Transport for London
Group Planning

Windsor House
42 – 50 Victoria Street
London SW1H 0TL

Phone 020 7222 5600
Fax 020 7126 4275
www.tfl.gov.uk

Please do not hesitate to contact me, should you wish to discuss any of the above.

Yours sincerely,

GARETH FAIRWEATHER

Principal Planner

Email:

Direct line:

Hassall, Pam

From: Shanil Patel <
Sent: 22 August 2013 22:12
To: PLN - Comments
Subject: Attn Ted Rayment Ref: 13/00605/FULEIA

I am the owner/occupier of Flat 3, 17 Long Lane and wish to voice objections to the above planned development above the new Farringdon East Station.

From the plans it appears the proposed new development will extend higher than the building previously occupying the site, resulting in a major reduction in natural light to my flat. It seems my residence will also be directly overlooked by offices only several feet away resulting in a loss of privacy which was not the case with the previous buildings. I have been led to believe following the demolition of the previous buildings that any new development would be no more than the same height as previous buildings, which is not reflected in the current plans. My residence was not previously completely overlooked by any building and had views of London, which would not be the case with the current plans. This is most clearly demonstrated on the plans showing the South Elevation compared to the plans showing the Existing West and South Elevation (prior to demolition).

I trust the views of local residents of the City of London directly affected by this plan will be taken into account when considering the approval of this proposed larger commercial development.

Yours faithfully,

Dr Shanil Patel

ACKNOWLEDGED



Memo

To Development Manager West
FAO: Ted Rayment
Department of Planning & Transportation, GUILDHALL



From Dawn Patel
Environmental Health Officer
Department of Environmental Services
Telephone 020 7606 3030
Email dawn.patel@cityoflondon.go.uk

Date 22 August 2013
Our Ref 201309350
Your Ref PT_EVR/13/00605/FULLEIA

Subject Town and Country Planning Act 1990

Address: Land bounded by Charterhouse Street, Lindsey Street, Long Lane and Hayne Street
(Crossrail Farringdon East Oversight Development)

Thank you for your memorandum dated 11 July 2013.

Noise from servicing area

I would advise that this application be refused on the grounds that the service area is located in close proximity to the nearest residential receptor and the noise associated with its use would have a detrimental impact upon the amenity of the existing resident at 3 Hayne Street.

Further to my previous memo dated 6 October 2010 (copy attached), the loading bay/service area appears to be located directly opposite the nearest noise sensitive receptor at 3 Hayne Street. This department objects to this location as noise from activities in this location is likely to adversely impact upon the amenity of the existing residential receptor. Noise sources such as these should be designed as far away from noise sensitive receptors as possible. In this regard, I would reiterate my previous comments detailed in my previous memo, copied below for reference:

The location of the proposed loading bay needs to be identified. There are residents in close proximity of the proposed site and noise from activities associated with loading bays is known to cause disturbance to neighboring residents and have adverse impact upon amenity. Loading bays should be carefully located away from sensitive receptors. Internal loading areas that can be sealed appropriately to prevent noise escape require careful design.

In addition to, there are concerns that vehicles will be required to reverse into the servicing area in Hayne Street. Vehicles that use reversing beepers would have an additional detrimental impact to the existing residential amenity.

I would strongly advise that the service area be relocated in order to maximize the distance from, and limit the noise impact on the resident at 3 Hayne Street. However if minded to approve, I would advise the conditions below be attached to any consent.

Noise and odour from kitchen extract(s)

The application does not indicate the location for kitchen extract(s). The flue(s) 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. I would advise that this application be refused until the applicant submits details to satisfy this requirement so as to avoid noise and odour detrimentally affecting the existing amenity.

Conditions

The service area shall be acoustically sealed to ensure that noise from within the service area does not escape from the envelope of the building.

- a) Details shall be submitted to the local planning authority for approval with a report outlining how this will be achieved.
- b) Following installation but before use, measurements of noise from the service area must be taken and a report demonstrating that the building envelope as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
- c) Noisy activities shall not take place within the service area at any time unless the area is sealed so that noise cannot escape the envelope of the building in accordance with details approved in part a and b of this condition.

REASON: To protect the amenities of neighbouring residential occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

Full details of the energy system serving the development shall be submitted to and approved by the local planning authority prior to installation.

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policy of the Core Strategy: CS15.

Hours of opening

I16B The (A3/A4) (use/premises) hereby permitted shall not be open to customers between the hours of (23:00) on one day and (07:00) 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.

Hours of servicing

- I18B 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, CS16, CS21.

To keep windows/doors closed

- I19B Unless otherwise approved by the Local Planning Authority the doors and windows to any bar or restaurant on the Hayne Street frontages shall be kept closed. The doors may be used only in an emergency or for maintenance purposes.

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.

To require 'self-closing' doors

- I20B Self-closing mechanisms must be fitted on the doors of A3/A4 use classes on the Hayne Street facade before the Class (A3/A4) use commences and shall be retained for the life of the premises. The doors must not be left open except in an emergency or for maintenance purposes.

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.

- M7B (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 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. 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.

M12B 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.

Fumes from Use Class A affecting offices or residential

M18B 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 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 residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.

Noise and vibration from mechanical systems or other plant

M19B 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.

Fumes from Use Class A affecting the area

M27 No cooking shall take place within any Class A1, A3, A4 or A5 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, CS21.

Informative

Cooling Towers

- (l) Wet cooling towers are recommended rather than dry systems due to the energy efficiency of wet systems.

Ventilation of Sewer Gases

- (o) The sewers in the City historically vent at low level in the road. The area containing the site of the development has suffered smell problems from sewer smells entering buildings. A number of these ventilation grills have been blocked up by Thames Water Utilities. These have now reached a point where no further blocking up can be carried out. It is therefore paramount that no low level ventilation intakes or entrances are adjacent to these vents. The Director of Markets and Consumer Protection strongly recommends that a sewer vent pipe be installed in the building terminating at a safe outlet at roof level atmosphere. This would benefit the development and the surrounding areas by providing any venting of the sewers at high level away from air intakes and building entrances, thus allowing possible closing off of low level ventilation grills in any problem areas.

Food Hygiene and Safety

- (p) 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.
- (q) 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.

- (r) From the 1 July 2007, the Health Act 2006 and associated Regulations prohibited the smoking of tobacco products in all enclosed or partially enclosed premises used as workplaces or to which the public have access. All such premises are required to provide signs prescribed by Regulations. Internal rooms provided for smoking in such premises are no longer permitted. More detailed guidance is available from the Markets and Consumer

Protection Department (020 7332 3630) and from the Smoke Free England website: www.smokefreeengland.co.uk.

- 16A The Markets and Consumer Protection Department must be consulted on the use of premises for the storage, handling, preparation or sale of food and associated extract arrangements, sound insulation arrangements, control of noise during construction, Health & Safety arrangements, flues and chimneys etc.
- 17A You are advised to contact the Markets and Consumer Protection Department who will advise in respect of Food Hygiene and Safety, Health and Safety at Work, Environmental Impact and any other matters relevant to that department. Should the Markets and Consumer Protection Department require any external design alterations you should advise the Planning Department which will advise as to whether planning permission will be required for such works.
- 20B Ventilation for any kitchens will need to be provided to roof level. Planning permission will be required for any ducts, vents or plant that would materially affect the external appearance of the building. It cannot be assumed that ductwork will be permitted on the exterior of the building.
- 21A The Director of Markets and Consumer Protection states that any building proposal that will include catering facilities will be required to be constructed with adequate grease traps to the satisfaction of the Sewerage Undertaker, Thames Water Utilities Ltd, or their contractors.

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Dawn Patel
Environmental Health Officer

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Ted Rayment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Our ref: D&P/3215/JF01
Your ref: 13/00605/FULEIA
Date: 28 August 2013

PSDD	OPD	PPD
TPD	02 SEP 2013	LTP
OM		SBE
No	119615	PP
FILE		DD

Dear Mr Rayment,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Land bounded by Charterhouse Street, Lindsay Street, Long Lane and Hayne Street, EC1

Local Planning Authority Reference: 13/00605/FULEIA

I refer to the copy of the above planning application, which was received from you on 18 July 2013. On 28 August 2013 Sir Edward Lister, Deputy Mayor and Chief of Staff, acting under delegated authority, considered a report on this proposal, reference D&P/3215/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that while the application is broadly supported in strategic planning terms, there are some outstanding issues that need to be resolved and these are set out in paragraph 51 of the above-mentioned report.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order), and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

Please note that the Transport for London case officer for this application is Gareth Fairweather, telephone 020 3058 7024.

Yours sincerely,

Colin Wilson

Senior Manager– Development & Projects

cc John Biggs, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
Mary Bather, GVA, 10 Stratton Street, London, W1J 8JR



CITY HERITAGE SOCIETY

585 Upper Richmond Road West,
Richmond, Surrey TW10 5DU

Department of the Built Environment
City of London
The Guildhall
London EC2 P2EJ

4 October 2013

PO Box 270

Dear Sirs,

13/00605/FULEIA: Land Bounded By Charterhouse Street,, Lindsey Street, Long Lane And Hayne Street, London, EC1

The proposals are imposing and appear to dominate the area with the massing and bulk of the proposed building compromising the setting of the market. It is over dominant in scale, and the overall shape and volume of the scheme needs to be reconsidered.

It is a basic rectangular block at a very prominent site within Smithfield and is a key element in the streetscapes of Long Lane and Charterhouse Street. It is out of scale within this historic part of the City and is a missed opportunity for such an important site. Although it incorporates Farringdon East Crossrail Station at the lower levels the upper sections could have been viewed as an opportunity for a more diverse character, rather than just extruding the floor plate upwards. It does not appear to respond to its context in the Smithfield area.

Our main concern is the setting of the Smithfield Market building and the apparent lack of any relationship to this historic element of this area in the City.

These proposals do need to be looked at again

We therefore object to the proposal as submitted and hope that a more considered and sympathetic design can be developed.

The City Heritage Society

CHS/P/ah
October 2013

Rayment, Ted

From: Ball, Matthew
Sent: 25 October 2013 12:46
To: Rayment, Ted
Cc: Ball, Matthew
Subject: FW: Application Comments for 13/00605/FULEIA

Tick taken out.

Regards,

Matthew Ball
Administrative Assistant
Department of the Built Environment
020 7332 1712

From: PinComments@cityoflondon.gov.uk [<mailto:PinComments@cityoflondon.gov.uk>]
Sent: 24 October 2013 18:24
To: PLN - Comments
Subject: Application Comments for 13/00605/FULEIA

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

Comments were submitted at 6:23 PM on 24 Oct 2013 from Mr Michael Chambers.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street,
Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last.

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr Michael Chambers
Email:
Address: 3 Hayne Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I own and occupy the house at 3 Hayne Street. The proposed development, only a few yards away from my door, will cut out a substantial amount of light, and put the building into darkness. Previously, the front of the property faced an open space used as a garage. Now it will be like facing onto a dark canyon. My enjoyment of the property will be severely prejudiced.



13/00605

ENGLISH HERITAGE

LONDON OFFICE

Mr Ted Rayment
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: P00248465

16 September 2014

Dear Mr Rayment

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010 16 SEP 2014
LAND BOUNDED BY CHARTERHOUSE STREET, LINDSEY STREET, LONG LANE AND HAYNE STREET, LONDON, EC1
Application No 13/00605/FULEIA

Thank you for your letter of 12 September 2014 notifying English Heritage of the amendments to 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).



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk



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ENGLISH HERITAGE

LONDON OFFICE

Yours sincerely



Tom Nancollas

Business Officer

E-mail: thomas.nancollas@english-heritage.org.uk



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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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.*

OFFICE COPY

Building Control Information

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

Development Management Service
 Planning and Development
 PO Box 3333
 222 Upper Street
 LONDON N1 1YA
T 020 7527 2278 **F** 020 7527 2731
E Planning@islington.gov.uk
W www.islington.gov.uk
 Our ref: P2014/3807/OBS
 Your ref:
 Date: 22 September 2014
 Please reply to:
Building Control Service

ACKNOWLEDGED

22 SEP 2014

Dear Sir or Madam

Reference:	P2014/3807/OBS <i>quote on any reply</i>	Type:	Observations to Adjoining Borough
Location:	Land Bounded by Charterhouse Street, Lindsey Street, Long Lane and Hayne Street, London, EC1		
Proposal:	Islington East Station, comprising office (B1) (11,211sq.m.) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1 - A5), (286sq.m.) office entrance and servicing.		

We note you have recently submitted the above application to the Planning and Development Service.

The work is likely to be subject to **The Building Regulations 2010 and The Building Act 1984**. Building owners are required to carry out work in a manner that complies with the minimum requirements of both these statutory documents and the associated approved documents that relate to matters such as structural integrity, fire safety, ventilation, energy conservation and others. Islington Council's Building Control Service can help you meet these national standards by using a flexible approach to assist your designer and builder to achieve a successful outcome at every opportunity. The service administers Building Regulations on behalf of central government by checking plans, carrying out site visits and certifying compliance with a suitable Completion Certificate.

Islington Building Control: Why choose us?

- Cost effective and independent solutions from a non-profit making organisation
- Confidential and trusted service
- Access to technical advice and services 08:00 – 17:00 on weekdays
- Comprehensive pre-application advice service
- Site visits when you need them, appropriately agreed for your specific project
- Liaison with the fire service and other local authorities or statutory consultees
- Fully accessible services

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We are committed to a high level of customer care and have a highly qualified technical and



administrative team available to provide expert advice and support. We provide services relating to all aspects of Building Regulations work, and favour a development team approach for all projects ranging from small domestic alterations to large multi-million pound development projects. We offer pre-application guidance, advice and site visits during construction as well as staged approval for larger developments. All our services can be tailored to coordinate and complement your design process.

We also have detailed knowledge and historical data relating to the local building stock, experience of a wide range of building types, specialist engineering and fire safety expertise, highly competitive fees, close links with the fire authority and a willingness to seek solutions on your behalf should difficulties or unforeseen problems arise.

Through our association with Local Authority Building Control (LABC), the national organisation representing Building Control services we are also able to offer:

- Partnership schemes enabling a company to partner with a local authority service for all aspects of design, plan examination, pre-application guidance and consultations, wherever they undertake development work;
- National Registered Details Certification - national type approval allowing your product solution to be instantly accepted by more than 300 local authorities across the country;
- Consultancy services such as BRE AAM assessments, SAP calculations and fire engineering;
- Warranties and insurance – sometimes things go wrong and insurance provides a useful safety net.

Making an application for services:

- Building notices – allow you to start work straight away
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- Pre-application advice
- Same day inspections for urgent jobs
- Weekend and evening inspections can often be arranged
- Staged approvals for complex projects

More information together with application forms and associated fees can be found at:

<http://www.islington.gov.uk/buildingcontrol>

If you are considering using our services, please contact us via email below and advise us of a convenient time to call back for a free informal discussion regarding your proposed work. Please include your planning application reference so that our surveyor can review your building works in advance.

Building Control Service

Email: building.control@islington.gov.uk

Tel: 020 7527 5999

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 13/00605/FULEIA

From: PLN - Comments
Sent: 30 September 2014 10:02
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

29 AUG 2014

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

Comments were submitted at 10:01 AM on 30 Sep 2014 from Ms M Fenning.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Ms M Fenning
Email:
Address: 59 Florin Court London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I oppose planning application 13/00605/FULEIA due to - its impact on the historic environment -loss of amenity due to light pollution - its inappropriate design and incongruous materials I live in Charterhouse Square. The

proposed design for Farringdon East Station is completely out of keeping with the neighbouring Charterhouse Square Conservation Area. It does not successfully relate to the neighbouring streetscape in terms of scale and design. In the City of London's own Charterhouse Square Conservation Area SPD, Note 10 on Open Spaces and Trees, it says of Charterhouse Square that " After dark, the character of the gardens is further enhanced by the use of permanent gas lamps." The proposed side elevation of Farringdon East will flood our square with unnecessary harsh modern light changing the historic character at night. Why does this newbuild have to be so transparent on the elevation facing us, decimating the atmosphere of our gas lit square? Its glass modernity is discordant with an historic area built primarily of red brick and stone. There has been no attempt to match these predominant materials found in both Smithfield and Charterhouse Square Conservation Areas. Whilst I accept that Farringdon East Station is a necessity, a better, more sympathetic design is required and one that does not blight the local conservation areas. Is it not after all a main principle of the City's vision for the City streets to "preserve historic character"- (Charterhouse Square Conservation Area SPD note 14 - Environment Enhancement)?

From: PLN - Comments
Subject: FW: Comments for Planning Application 13/00605/FULEIA

From: PLN - Comments
Sent: 15 September 2014 19:06
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 7:05 PM on 15 Sep 2014 from Mr Richard Martin.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

15 SEP 2014

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr Richard Martin
Email: Not specified
Address: 114 Florin Court London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to support the objection of Brigadier Charlie Hobson who is doing an excellent job of creating a scheme to improve Charterhouse Square This development may have regenerative benefits but it lacks

due consideration and sensitivity in its design and will compromise a significant heritage and rare green space. The proposal exploits a +55m AOD viewing corridor from Alexandra Palace which is a height alien to the proportions of the listed Smithfield and Charterhouse contexts. Façades and massing do not empathise with the context; the proposal will over-shadow and overpower the scale of Charterhouse Sq and would benefit from being lower in this corner. Mitigation and management of light pollution is insufficient as its extensive glazed façade will flood the area and such light spill will be particularly evident from the thinly fenestrated 5th floor, which at 22.6m above the street will contrast most sharply. Light at these heights would considerably harm the meditative character of Charterhouse Sq, engulfing low-level gas lighting that preserves its unique character. We would also seek assurances that the building management plan incorporates mitigation measures for light emission. The design claims to reflect a C19th industrial planar typology with precedent north-west on Farringdon Rd, but details show a façade depth of 350mm (labelled 1:10 on 2/25047 but drawn 1:20). This thin non-load bearing terracotta façade does not relate to the solidity of tile clad cold-store buildings of the market or domestic proportioned public houses. The use of flat colour from 1st to 4th floors appears superficial and arbitrary and critical elevations that might demonstrate contextual awareness are absent (Hayne Street) or mislabelled (Long Lane is labelled Lindsey Street). We question if full exploitation of footprint and height limits for commercial gain is of sufficient benefit to either the City of London or context given the significant issues it will raise

13/0000



SMITHFIELD MARKET TENANTS' ASSOCIATION

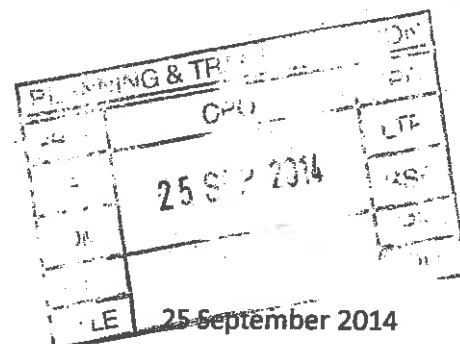
225 Central Markets · London · EC1A 9LH

Tel 020 7248 3151 · Fax 020 7329 6464

email

www.smithfieldmarket.com

Ted Rayment
Assistant Director (Development Management)
City of London
Department of the Built Environment
PO Box 270
Guildhall
London EC2P 2EJ



Dear Mr Rayment

13/00605/FULEIA – Land Bounded by Charterhouse Street, Lindsey Street, Long Lane and Hayne Street, London EC1

ACKNOWLEDGED

We are in receipt of your letter of 11 September 2014 regarding the above application. We did not receive a letter when the initial application was received in 2013, hence our lack of comment then.

This Association represents its members who are tenants of, and trade at, Smithfield Market.

This letter is to set out the Association's observations and representations in respect of the planning application for the above site.

Our concerns are with the construction phase of the proposed works and the ongoing servicing of the building and the potential impact on the operations of Smithfield Market and, by extension, the livelihoods of the meat traders who operate in the Market. In particular, we wish to make the following points:

1. Market Loading Bays

We should like to point out that the Market Loading Bays on the east side of Lindsey Street, numbers 37 to 39, have been unavailable to the Market while the Crossrail works have been ongoing. We expect that they will be restored to Market use at the earliest opportunity. We should not like this fact to be lost during the planning process for the site.

2. Disruption

We trust that construction at the site will be undertaken in such a way as to minimise any disruption to Market operations. For information, from Sunday to Thursday nights, Market operations involve lorries carrying deliveries of meat arriving to be unloaded, beginning from 10 pm and, on Sunday nights in particular, as early as 9 pm. This requires free movement around the



Market for lorries up to 44 tonnes, including access into and out of the loading bays, lock-ons and other access points. The Market is then open for selling from 3am to 10am.

Contractors currently working at the site for Crossrail attend regular liaison meetings with representatives of the Market (the Superintendent and the Tenants' Association), City of London traffic management personnel, the Borough of Islington, TfL and others in order to mitigate the impact of their works on the area. It would be sensible to continue these arrangements during the development of the site.

3. Dust

The Market is already subject to dust monitoring for the Crossrail works and readings are regularly supplied to us. As an EU-approved Market and subject to stringent food hygiene legislation and monitoring by the Food Standards Agency, it is clearly important that all measures to mitigate any increase in wind-borne dust particles are taken. In extreme circumstances, it has not been unknown for meat to have to be condemned due to contamination and this is clearly something we would wish to avoid. We would like assurances that the concentration of dust particles will be adequately monitored close to the Market and that the results of such monitoring will be supplied to us.

4. Vibration and Noise

It should be noted that although the Market itself operates mainly at night, there are office staff present in the buildings during the day. The north-east part of the Market buildings was particularly susceptible to piling operations at the Eastern Ticket Hall site, suffering from high levels of noise and vibration.

Our fundamental concern is that sufficient controls are put in place on the developers to ensure that Market operations can continue unaffected. I trust that you will take our representations into account when considering this application.

Yours faithfully

G Lawrence
Chairman

Hampson, Rebecca

From: PLN - Comments
Sent: 25 September 2014 15:37
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 3:36 PM on 25 Sep 2014 from Mr and Mrs Allen and Deirdre Jones.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr and Mrs Allen and Deirdre Jones

Email:

Address: 41 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: We are long-term residents of Charterhouse Square and have recently attended a meeting at the Charterhouse about the square's conservation and development as a social and public amenity. The light levels in this proposal are designed to be sensitive and appropriate to this historic environment and most people present at the meeting expressed concern about the large block of light that will emanate from the new building at Farringdon

East Station which will dominate the south west corner of the Square, with a large radius of vision from both the Square and the street. It is a pity that the facade of the proposed building is anonymous and anodyne in common with any commercial development throughout the country. The building's appearance is an architectural failure of nerve.

Hampson, Rebecca

From: PLN - Comments
Sent: 25 September 2014 17:41
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 5:41 PM on 25 Sep 2014 from Mr Michael Coombes.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr Michael Coombes
Email:
Address: 29 Cathedral Lodge 110 Aldersgate Street London

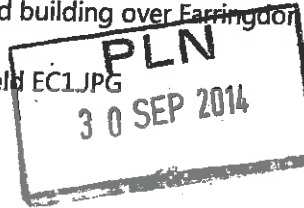
Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: I wish to support the objection of Brigadier Charlie Hobson with particular reference to the light pollution of Charterhouse square This development may have regenerative benefits but it lacks due consideration and sensitivity in its design and will compromise a significant heritage and rare green space. The proposal exploits a +55m AOD viewing corridor from Alexandra Palace which is a height alien to the proportions of the listed

Smithfield and Charterhouse contexts. Facades and massing do not empathise with the context; the proposal will over-shadow and over-power the scale of Charterhouse Sq and would benefit from being lower in this corner. Mitigation and management of light pollution is insufficient as its extensive glazed facade will flood the area and such light spill will be particularly evident from the thinly fenestrated 5th floor, which at 22.6m above the street will contrast most sharply. Light at these heights would considerably harm the meditative character of Charterhouse Sq, engulfing low-level gas lighting that preserves its unique character. We would also seek assurances that the building management plan incorporates mitigation measures for light emission. The design claims to reflect a C19th industrial planar typology with precedent north-west on Farringdon Rd, but details show a facade depth of 350mm (labelled 1:10 on 2/25047 but drawn 1:20). This thin non-load bearing terracotta facade does not relate to the solidity of tile clad cold-store buildings of the market or domestic proportioned public houses. The use of flat colour from 1st to 4th floors appears superficial and arbitrary and critical elevations that might demonstrate contextual awareness are absent (Hayne Street) or mislabelled (Long Lane is labelled Lindsey Street). We question if full exploitation of footprint and height limits for commercial gain is of sufficient benefit to either the City of London or context given the significant issues it will raise

Hampson, Rebecca

From: Helen Burggraf <[REDACTED]>
Sent: 30 September 2014 23:10
To: PLN - Comments
Subject: Comments for T Rayment re: Charterhouse St/Smithfield building over Farringdon East
Attachments: DSC00524.JPG; DSC00798.JPG; weekend urinal, Smithfield EC1.JPG



Dear Mr Rayment,

I'm a resident of Charterhouse Square, and have lived here since June 2006. As you know (I hope), it's a historically precious part of old London, and at the moment, in great danger, mainly from Crossrail and related development.

That anyone was allowed to install the horrifically bright Belisha beacons right on the square a few months back (City of London's doing, not Islington's) is a measure of how vulnerable this area is. Pedestrians definitely need help up at Aldersgate, yet there's nothing for them there. So they play chicken with the cars and trucks up there, trying to cross Charterhouse Street, while the few pedestrians that cross a block to the east have their way lit up for them as though it were Times Square, not Charterhouse Square.

Still, that's a nightmare for another day, and anyway, once something like that's been installed, it'd be easier to build Shard Two next to St Paul's than to get anyone to restore the ordinary, painted Belishas that were there before.

The reason I'm writing to you now is to object, strongly, to the planned development for the land bounded by Charterhouse Street, Lindsay Street, Long Lane and Hayne Street. Around here, the site is known to residents mainly as "that big hole in the ground where a Crossrail station is scheduled to be built", although some of us also still remember that it was where a "Miami Beach-style" Art Deco building known by the name of its longtime tenant, Chambers & Partners, once stood. (It was torn down to make way for Crossrail.) You can be reminded of the Chambers & Partners building here:

<http://393communications.com/chambers-says-farewell-to-art-deco-building/>

and here: <https://www.flickr.com/photos/16737475@N03/5700679884/>

I only mention that building because I think that if you're going to tear a gem like this down, the least you can do is replace it with something decent.

The two main problems with the proposed building, as I see it, are as follows:

1. It is way too tall relative to the buildings around it, and bulky; and
2. it's toe-curlingly colourful, as the architects seemed unable to resist calling attention to their work somehow, and chose to add a paintbox full of different colours to the insides of the external window frames. (You know what I mean...they've tried to make it seem okay by saying the colours "pick up" various hues in the surrounding cityscape, as though this somehow makes



it okay.)

It doesn't.

Far better would be for the architecture of this building to be utterly neutral, a modern interpretation of the local vernacular styles, like the buildings around Paternoster Square echo their surroundings, so as not to compete with the historic structures all around it.

Back to the height: Well, yes, it is "just" "ground plus five storeys" high (or "six stories" to normal people, in other words), like some of the buildings around it.

But the older buildings around it are six *Victorian* storeys high; these are six *modern-day developer* storeys in height, which are altogether different, and higher.

Far more revealing -- and thus not prominently disclosed, if at all -- would be to compare the height of the proposed building in feet or metres with the height, say, of the row of buildings next door, the red brick ones opposite Charterhouse Square.

(The shocking difference in height is, though, clearly obvious in some of the elevation drawings.)

A third consideration, which I mention to everyone in connection with this new train station is the desperate need in this neighbourhood for proper, 24-hour toilet facilities, which are desperately lacking, especially for women.

That's because the area is full of nightclubs, restaurants and so on, and this is only likely to continue, especially after Smithfield meat market is turned into the shopping mall we all know is its sad, investment banker heaven destiny.

Right now, men have the option of the public urinals that are set up at the junction of Charterhouse Street and St John's, on weekends; and, I regret to report, peeing through the gates of Charterhouse Square (where, as it happens, plague victims lie buried). Women, well, they're out of luck around here at 2 in the morning, if they need a loo.

In this day and age, it would be nice to think that London's urban planners might come up with something better than open-air public urinals, such as the ones we get on weekends down near Fabric. And now, with this building in the planning stages, is the time to think about such things.

Even below-street-level toilets like the Victorians used to have would be better than nothing (and the open air public urinals), providing they could be accessed 24/7, and were safe.

One final point: It is a shame that the City of London Planning Department could not have made more of an effort to inform the residents of Charterhouse Square of their plans for this site. The fact that everyone north of Charterhouse Street is technically in the borough of Islington should not be an excuse for you guys not to ask people up here what they think.

Ideally, you would have press-released the plans for this building to the Evening Standard; but for obvious reasons (likelihood of opposition), the developer would not have wanted that.

Still, you could have posted notices; put flyers in some of the buildings, such as Florin Court, which has 92 flats, many of which will look out on this site (see photograph of that view, taken from the roof), and which will now have this multi-coloured massive box to contemplate instead of the meat market's spires.

Even those of us who trekked down to your offices during business hours could take with us almost nothing; photos are not allowed (really!? Why not?!), and most of the images on the website cannot be opened either.

As a result, I expect this Crayola-coloured monster box of building will be waved through -- just as the original plan for West Smithfield was last year, in spite of vehement opposition, (only for Eric Pickles to intervene).

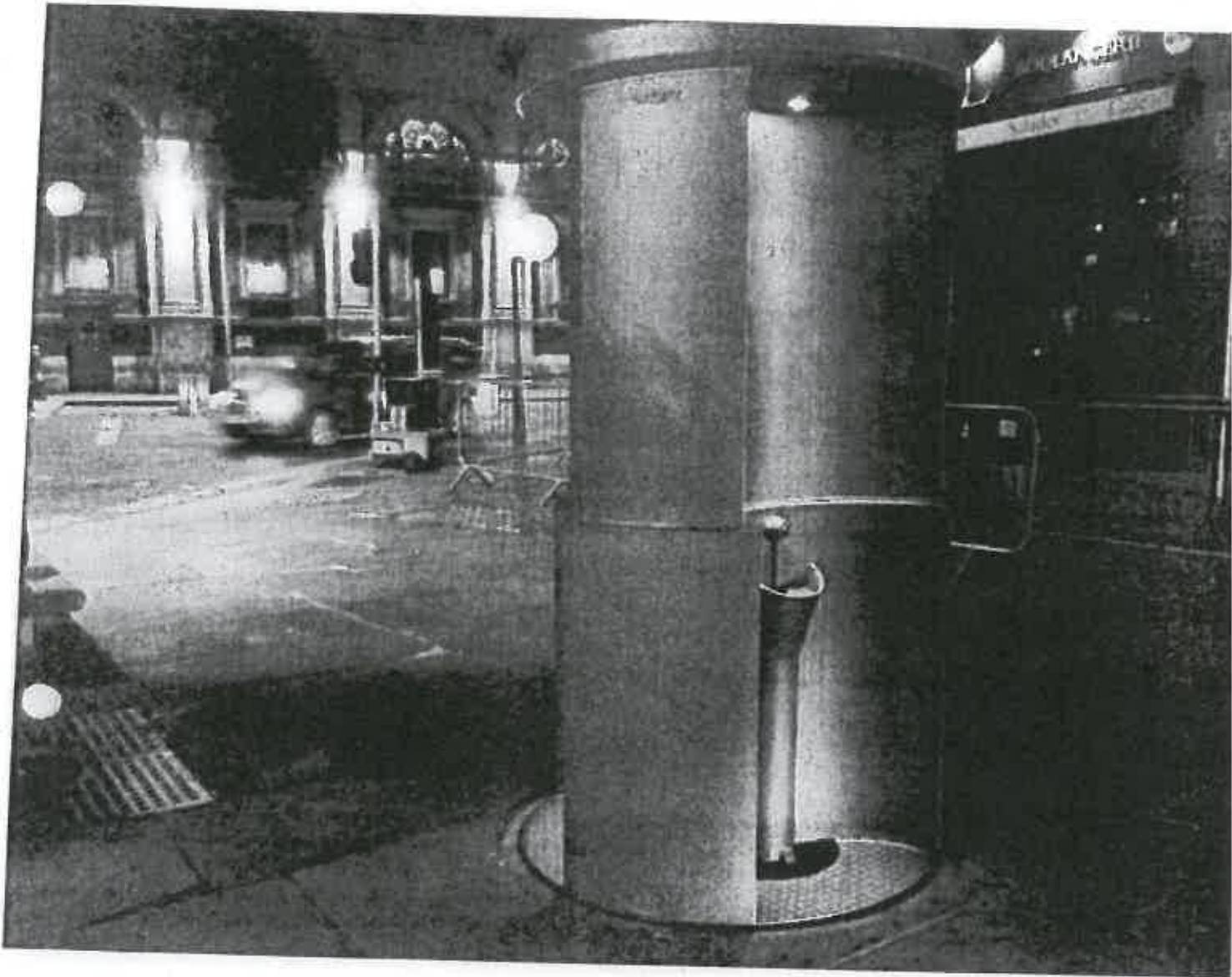
Do feel free to call me if you would like me to elaborate further on my concerns.

Sincerely,

Helen Roberts

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU







Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 13/00605/FULEIA

From: PLN - Comments
Sent: 30 September 2014 13:27
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 1:27 PM on 30 Sep 2014 from Mr P Llewellyn.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

20 AUG 2014

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr P Llewellyn
Email: [REDACTED]
Address: 84 Florin Court London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity
- Traffic or Highways

Comments: 1. The design of the five story building, as proposed, is far too high with respect to existing local buildings, overbearing, and imposing, particularly on the end which

meets Charterhouse street and square. Far too much natural light will be blocked out, and it will change the area for the worse. 2. The materials used in its construction are also completely out of keeping with the area of Charterhouse and the conservation area. There is far too much glass. 3. Moreover, it would appear from this design that there will be significant (and too much) overspill into the area from the artificial lighting, which presumably will be on for much of the periods of darkness. 4. I also object specifically to the use of the ground level, on the Charterhouse street side for retail units which will likely import far too much noise into this quiet and tranquil location. I request that the design, construction, and proposed use of the building's internal spaces be reviewed, and other more suitable options, more in keeping with the area's heritage and character, be put forward.

the Charterhouse

Charterhouse Square, London EC1M 6AN

Brigadier Charlie Hobson OBE
Master of Charterhouse
Tel: 020 7253 9503

Mr Ted Rayment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Email:

1 October 2014

Dear Mr Rayment

We represent the interests of Sutton's Hospital in Charterhouse, Charterhouse Square EC1M 6AN and wish to provide the following comments in consideration of the planning application reference number 13/00605/FULEIA. The Charterhouse is a 403 year old charity that provides care and end of life support to over 40 gentlemen.

There is an irony in the timing of this scheme in that it is scheduled to take place at the same time that the Charterhouse, using public money (through the Heritage Lottery Fund) and other funds raised from the charitable sector, is developing its own scheme for the Square. The Charterhouse plans will enhance this unique part of the Capital so that its history and heritage can be enjoyed by tourist and Londoner alike by creating a new Museum in partnership with the Museum of London.

The scale of the Crossrail Eastern Ticket Hall oversite development threatens the Charterhouse plans and it seems a shame that attention was not paid to the representation made by the project architects in August 2013. It is even more of a shame that our 650 year site, and a conservation area, seems not to have encouraged a much more collaborative approach as we have done with our "Revealing the Charterhouse" project.

Charterhouse Square has never been extensively developed. This is because it's sacred origins as a burial ground for the many thousands of victims of the Black Death and subsequent incarnation as part of a very important monastery protected the site. It is also a unique echo of what was once a common feature in London, ie a public square which owned by a particular grand house (in this case the Charterhouse).

The Charterhouse will embark on a scheme to open a museum at the Charterhouse and will open the Square to the public in 2016. This project has been gestating since 2011 and will be realised in the autumn of 2016. The Square is being reworked by Todd Longsaff-Gowan who is Landscape Architect to Historic Royal Palaces. At the suggestion of one of the Royal Governors of the Charterhouse, The Prince of Wales, a new pavilion will be introduced to the eastern side of the Square. Taking its cue from the existing gas lighting outside the Charterhouse, the entire Square will be lit by gas mantles – which will create an effect of antiquity every evening. We have a meeting soon with the Prince of Wales who will no doubt take an overview on how your project will look next to ours.

This scheme is threatened by the proposed oversite development both in its scale and because the glass building will create significant light pollution which will negate the gas lighting and dominate the western side of the Square. It seems churlish that a dialogue is not occurring over this project when ours is designed to enhance the daily life of those working and living close to the Square, by opening the Square up to the public. We see no such initiative elsewhere in this area.

Specifically the Charterhouse has serious reservations with both the elevations and lighting over the Charterhouse Square and minor ones over the provision of yet more retail elements in and around Charterhouse Square.

Massing

The current proposal adopts the viewing corridor from Alexandra Palace to St. Paul's Cathedral as a principle of massing height. This definition of height is alien to the surrounding context of Smithfield Meat Market or Charterhouse complex, and these adjoining listed buildings will not be subject to any comparably proportioned development in the future.

The proposal is higher than the parapet (before addition of plant height) of the next tallest neighbour at 23-28 Charterhouse Square. Higher rise development is focused to the western end of the market and beyond, where the topography falls toward the former River Fleet with the Meat Market building providing a clear and substantial margin between.

The singular mass of the proposal as it stands would benefit from fragmentation: the north east corner to Charterhouse Square needs lowering and the façade deepening so that the building is not so ubiquitous across elevations and lacking in empathy with context.

The proposal will over-shadow Charterhouse Square and over-power it in terms of scale. This would diminish its role as an integral and vital verdant open space for both the City of London and Islington Borough.

Lighting

Artificial lighting constitutes the greatest concern, as mitigation and management of light pollution is clearly insufficient. Buildings within the Smithfields and Charterhouse precincts are lit consistently only at ground level, framing the 24-hour street level activity. The extensive glazed façade to the proposal will flood the surrounding context with an exceptional level and height of artificial light, arrogating the area in conflict with buildings of a higher architectural and cultural significance. An unprecedented level of electric lighting would considerably harm the meditative character of Charterhouse Square and engulf the deliberately retained low-level gas lighting that preserves its unique character.

The Charterhouse complex continues to serve a philanthropic residential role in London as it has done for 402 years and the proposed lighting scheme shows no consideration for disturbance of elderly inhabitants. Whilst the building design should be redressed, we would seek assurances that the building management plan incorporates mitigation measures for light emission currently lacking in documentation of the proposal.

Footpath

The footpath to the east of the proposal is not of sufficient depth at approximately 1.6m to accommodate grouped pedestrian traffic (such as school groups) visiting the historic precincts to the north east of the

proposal from the main station entrance - such pedestrians are particularly at risk to injury since heavy utility vehicle traffic is focused to this route. The blind façade and environmental contamination at ground level defined by this 'back-of-house' activity furthers the potentially anti-social character of this street.

The materials used in its construction are out of keeping with the area. Every building currently on Charterhouse Square is made of brick and the use of such an expanse of glass is out of keeping on a historic square. A finish which is more in keeping with the existing buildings should be considered.

Retail Usage

Islington Council recognises the over-saturation of licensed premises in the area of Clerkenwell and The Licensing Authority has adopted a special policy relating to cumulative impact. This applies to the area which adjoins the boundary with the City of London along Charterhouse Square and Charterhouse Street, Hayne Street and Lindsey Street. The planning application by including retail classifications that allow licensed premises is at odds with this policy and fails to take into consideration the serious issues affecting residents in the area. Sadly we spend a lot of time and money as a private Square, clearing up the mess and nuisance caused by the aftermath of the city workers enjoying the retail outlets around us. We hope that the City will contribute towards the manpower and cleaning costs that we as a charity, at present, have to incur?

Yours Sincerely



Hampson, Rebecca

From: PLN - Comments
Sent: 01 October 2014 22:27
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 10:27 PM on 01 Oct 2014 from Mr John Cutts.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Mr John Cutts

Email:

Address: 115 Florin Court 6-9 Charterhouse Square London

ACKNOWLEDGED

Comments Details

Committer Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity
- Traffic or Highways

Comments: There has been insufficient pre-application consultation with residents. Community engagement has concentrated on those within the City of London and has excluded us as a neighbouring community within Islington. The community engagement letters of the 29th May 2013 were not shared with Florin Court at 6-9 Charterhouse Square despite Florin Court being the



largest residential building in the immediate vicinity with 124 residential units. The proposed unit is out of keeping with the surrounding buildings, is too high with excessive retail and using an inappropriate colour scheme.

Hampson, Rebecca

From: PLN - Comments
Sent: 01 October 2014 00:44
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 12:44 AM on 01 Oct 2014 from Ms Tracy Tasker.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

Customer Details

Name: Ms Tracy Tasker

Email:

Address: 77 Florin Court 6-9 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: 1. The building is too tall at almost twice as high as its neighbours 23-28 Charterhouse Square. The new building dominates the view & makes a detrimental impact on the character & appearance of the Charterhouse Square Conservation Area. The height obstructs the view from the upper floors and roof garden of Florin Court, of the Grade 11* listed Smithfield

Market. 2. The arbitrary use of many colours does not reflect the surrounding area rather it competes with the colour palette of the ornate metal work and roof of Smithfield Market. 3. The materials used in its construction are out of keeping with the area. 4. The overspill from the artificial lighting will impact negatively on the outlook for residents of Florin Court with light pollution within the Charterhouse Sq Conservation Area. 5. I object to the retail space(A1-A3) fronting Charterhouse Street/Square: a)The shop/bar/cafe signage will add even more arbitrary colours to a frontage that is currently uniform b) It will result in increased noise levels & footfall to the detriment of the local residents & the tranquil nature of Charterhouse Sq e)New retail units in the area are to be sited at the far Western end of Smithfield Market &along the site that corners Charterhouse St & Farringdon Rd. Any new retail units should be concentrated in those areas & not overspill into the residential area of Charterhouse Sq. f) Islington Council recognises the over-saturation of licensed premises in the area & The Licensing Authority has adopted a special policy relating to cumulative impact. This applies to the area adjoining the boundary with the City of London along Charterhouse Sq, Charterhouse St, & Lindsey St. Permitting retail classifications that allow licensed premises is at odds with this policy & fails to take into account the issues affecting residents. 6.Alternative options appropriate for small scale design&creative businesses that make up the local economy should be considered or this is a wasted opportunity.

FLORIN COURT

Florin Court Freehold Ltd and Florin Court Management Ltd,
Registered Office New City House, 71 Rivington Street, London, EC2A 3AY

1st October 2014

Dear Ted Rayment

FILED	
TITLE	02001
CLERK	
NO	122708
FILE	

We represent the interests of Florin Court, 6-9 Charterhouse Square EC1M 6ET and wish to provide the following comments in consideration of the planning application reference number 13/00605/FULEIA.

The building is very tall resulting in an excessively abrupt change of scale along the south side of Charterhouse Square – the proposed North elevation shows a building almost twice as high as its neighbours 23-28 Charterhouse Square to the east, more than twice high if you include the plantroom.

The new building dominates the view towards the SW and makes a detrimental impact on the character and appearance of the Charterhouse Square Conservation Area. With respect to the height of existing local buildings, it is overbearing, and imposing. The height of the proposed building obstructs the view from the upper floors and roof garden of Florin Court of the Grade 11* listed Smithfield Market which was previously afforded such views with the original building footprint on the site that comprised single and two storey buildings.

The arbitrary use of so many colours does not reflect the surrounding area rather it competes with the colour palette of the ornate metal and roof canopy of Smithfield Market and ignores the historical medieval context that makes the Charterhouse Square Conservation Area unique.

The materials used in its construction are out of keeping with the area. Every building currently on Charterhouse Square is made of brick and the use of such an expanse of glass is out of keeping on a historic square. A finish which is more in keeping with the existing buildings should be considered.

It would appear from this design that there will be significant (and too much) overspill into the area from the artificial lighting, which presumably will be on for much of the periods of darkness. Despite the design statements reference to tree coverage from Charterhouse Square shielding the building the density of light emitting from the proposed building and the fact that the trees are without leaf cover for part of the year, will impact negatively on the outlook for residents of Florin Court, resulting in light pollution.

The inclusion of retail space (A1-A5) fronting Charterhouse Street/Square should be re-considered:

- a) The resulting shop/bar/cafe signage will add even more arbitrary colours to a frontage that is currently uniform (23-28 Charterhouse Square)



FLORIN COURT

Florin Court Freehold Ltd and Florin Court Management Ltd,
Registered Office New City House, 71 Rivington Street, London, EC2A 3AY
florin@managedliving.co.uk

- b) It will add to light spillage
- c) It will result in increased noise levels and footfall to the detriment of the local residents and the tranquil nature of Charterhouse Square
- d) The retail units are not required to service the office facility within the building. There are sufficient retail units along Long Lane, St John Street, Cowcross Street and Aldersgate Street.
- e) New retail units in the area are to be sited at the far Western end of Smithfield Market with the proposed development of this site and also along the site that corners Charterhouse Street and Farringdon Road adjacent to the newly opened Farringdon/Thameslink Station. Any new retail units should be concentrated in those areas and not overspill into the residential area of Charterhouse Square.
- f) Islington Council recognises the over-saturation of licensed premises in the area of Clerkenwell and The Licensing Authority has adopted a special policy relating to cumulative impact. This applies to the area which adjoins the boundary with the City of London along Charterhouse Square and Charterhouse Street, Hayne Street and Lindsey Street. The planning application by including retail classifications that allow licensed premises is at odds with this policy and fails to take into consideration the issues affecting residents in the area.

The proposed use of the building's internal spaces should be reviewed, and other more suitable options, more in keeping with and suitable for the area's heritage, character and creative & design businesses that make up the local economy should be put forward.

It is to be commended that the new station will use heating and cooling from Citigen, the district combined heat and power system located nearby however consideration should be given as part of the sustainability strategy for the pipework to be extended along Charterhouse Street and Charterhouse Square in order to connect Citigen to local businesses and residential units. Currently the Citigen network runs along the Long Lane to connect to the proposed scheme not along Charterhouse Street as stated. This presents a real opportunity to connect the area up to the district heating system which should not be overlooked.

Consideration needs to be given as to how to reduce the noise impact on local residents and businesses during the construction period. The area has been in a period of noticeable disruption for a considerable time given the extensive Crossrail works that are taking place. Working hours need to be restricted to daytime weekdays.

The increase in the number of HGV's in the area that are required to service the new building will add to the noise and pollution already experienced by residents in Charterhouse Square by the large number of HGVs already using the area 6 days a week servicing Smithfield Market. They also prevent a safety issue for the elderly residents of The Charterhouse.

FLORIN COURT

Florin Court Freehold Ltd and Florin Court Management Ltd,
Registered Office New City House, 71 Rivington Street, London, EC2A 3AY
florin@managedliving.co.uk

There has been insufficient pre-application consultation with residents in relation to the proposed Farringdon East Oversight. Community engagement has concentrated on those within the City of London and has excluded the neighbouring community within Islington. The community engagement letters of the 29th May 2013 were not dropped to residents of Florin Court at 6-9 Charterhouse Square despite Florin Court being the largest residential building in the immediate vicinity, housing 124 residential units.

Yours sincerely,

The Directors of FCML and FCFL.

Tracy Tasker, John Cutts, Jennifer Cooper, Preston Llewellyn

Hampson, Rebecca

From: PLN - Comments
Sent: 02 October 2014 18:49
To: PLN - Comments
Subject: Comments for Planning Application 13/00605/FULEIA

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

Comments were submitted at 6:48 PM on 02 Oct 2014 from Ms Kim Thomas.

Application Summary

Address: Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

Proposal: Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from GVA at a cost of £35.00 (CD) as long as stocks last. REVISED & ADDITIONAL INFORMATION RECEIVED (DAYLIGHT/SUNLIGHT, SERVICING, PARKING FOR DISABLED).

Case Officer: Ted Rayment

[Click for further information](#)

ACKNOWLEDGED

PLN
02 OCT 2014

Customer Details

Name: Ms Kim Thomas
Email: _____
Address: 4 Charterhouse Sq London

Comments Details

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

- Noise
- Residential Amenity
- Traffic or Highways

Comments: We recently purchased the residential freehold at 4 Charterhouse Square because of the delightful atmosphere of the square. The fact that the square is a conservation area weighed heavily in our choice. The character of all the listed buildings-including our own-created by the red brick, stone and relatively low building heights will be seriously compromised by the

proposed design. The building proposed is entirely too high and the materials proposed for the facade are absolutely inappropriate and incongruous with the rest of Charterhouse Square. It would create a sharp architectural dissonance in a uniquely historic area of London. Personally from our property it will obstruct our views onto Smithfield Market, out on to the roofs to the west and block afternoon sunlight, particularly in winter. It also appears there will be quite a bit of light pollution after dark from this building. We are very welcoming of the Crossrail station being in our immediate neighbourhood, however we would have expected the design to be more respectful and observant of the conservation needs of the square. We would also have expected the city of London to be better at communicating with the Islington residents and neighbours to this project on how its plans would impact our views and the nature of our neighbourhood. I only found out about this plan and the possibility to object through word of mouth. I've received no postal notification at all.

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SAVE
BRITAIN'S HERITAGE
 70 Cowcross Street, London EC1M 6EJ

Mr Ted Rayment
 Corporation of London
 Department of Planning and Transportation
 By Email

06 OCT 2014

3rd October 2014

ACKNOWLEDGED

Dear Mr Rayment,

13/00605/FULEIA

Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing.

Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1

SAVE writes to **object** to this application.

We were alerted to this application at a late stage but I have acquainted myself with the documents and the observations made by individuals and statutory consultees.

The main issue is the bulk and scale of the proposed development that SAVE considers causes substantial harm to the neighbouring conservation areas: Charterhouse and Smithfield. The site abuts both these conservation areas and is visible from them. In addition the introduction of retail into Charterhouse Square is not desirable as it is predominantly residential at present.

The site of the proposed development also forms the setting of several listed buildings in both conservation areas. These include the Grade 1 listed Masters House and The Charterhouse, the Grade 2* listed Smithfield Market, Grade 2 Listed Florin Court on Charterhouse Square, the art deco apartment building built by Guy Morgan & Partners in

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1936. 4, 5 & 22 Charterhouse Square are also Grade II listed along with the open space of Charterhouse Square itself, including the green and the setted street. Other listed buildings adjacent to the site include 74 & 75 Long Lane as well as the row of buildings that includes 107 to 123 Charterhouse Square.

The Pevsner Guide for North London states: "The Charterhouse is infinitely the most important monument of Finsbury, and indeed one of the most important of all London."

As is clear from the letter of objection from The Charterhouse, the proposed development would cause substantial harm to its setting. In addition The Charterhouse has been working on highly sensitive and thoughtful landscaping of the square, but yet there has been no joined up thinking with this new proposal. This needs to be addressed and thorough consultation should be undertaken with The Charterhouse and its architects.

The Design and Access Statement by PLP Architecture is poorly presented and lacking in its analysis of the architectural significance of the area. For example the description of the Charterhouse conservation area: "The character of buildings framing the square is diverse in age, style and material." This is not a sufficient analysis of one of the most historic squares in London.

The proposed building is to contain retail, offices, as well as the ticket office. Charterhouse is a residential square. At present there is no retail on ground level on Charterhouse Square, with the exception of a furniture/design showroom that is at raised ground level. The proposed retail on the Square will change the atmosphere of the square dramatically. This is an important consideration: it is vital that quiet residential areas are respected as such, not only for the sake of the residents but because this comprises the atmosphere of the square.

At the moment there is retail, cafes, restaurants and bars, just beyond the square on Carthusian Street, and the end of Charterhouse Street where it meets the Square, but the Square has remained residential and tranquil.

The Square is also a vital green space in an area with no parks. Every pocket of green is valuable and needs to be cherished.

Undoubtedly the opening of Crossrail will attract a much higher level of footfall to the area. In the light of this it is important to consider carefully the implications of introducing retail to the square.

Conservation Areas

In July this year the Secretary of State issued a decision regarding a public inquiry over a planning application regarding the West Smithfield buildings. This decision is of material significance and is important for considering the character of the adjoining conservation areas. In it he wrote:

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"In design terms, the proposed development would not be an appropriate or effective response to local character and history, and nor would it reflect the particular identity of the local surroundings, so it would not make a positive contribution to local character and distinctiveness."

This is relevant to this proposal. Even though the site falls outside the two conservation areas, it adjoins them so affects their setting and the setting of the listed buildings within them.

The Secretary of State also writes:

"While the proposal would be consistent with some local development plan policies promoting intensification, rejuvenation and regeneration, it would not be consistent with those policies intended to protect the historic environment from harmful development and he attaches greater weight to the latter policies."

"There is some tension between the City of London Corporation's policies aimed at increasing office space and those setting out a positive strategy for the conservation and enjoyment of the historic environment... there is no pressing need for offices in this particular location sufficient to justify such a harmful intervention. (IR447)."

This should also be considered in relation to this proposal. In the Planning Statement, the provision of offices is cited as the chief public benefit of the scheme. The above statements by the Secretary of State clearly state the necessity of striking the right balance between policies that promote intensification, rejuvenation and regeneration, and those policies that protect the historic environment from harmful development. In recognition of the historic significance of the area he came down on the side of the latter policies.

National Planning Policy

Para 131 states:

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

SAVE considers that the proposed development will compromise the sustainability of the Charterhouse as a heritage asset. As the CoL has been informed the Charterhouse is working on plans to increase visitor numbers. The proposed development will cause

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substantial harm to the adjoining Charterhouse Sq conservation area and compromise its appeal as a tourist destination.

Para 132 states:

132. When considering the impact of a proposed development on the significance of a designated heritage asset, 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. 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.*

The Charterhouse and Masters Lodge are Grade 1 listed. Their significance will be harmed through development within its setting. There is not sufficient justification for this. The significance of the Smithfield conservation area will also be damaged.

Para 133 states:

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

The final point is relevant to this case. While SAVE accepts that a ticket office must be built on the site, there is no need for a building on this scale, that causes substantial harm to adjoining conservation areas and the settings of listed buildings.

Para 134 states:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

SAVE considers that the harm that would be incurred by this building is not outweighed by the public benefits it would introduce. SAVE holds that it is possible to build a station and ticket office without incurring substantial harm.

Massing

The building will be the highest on Charterhouse Square and will be higher than the existing 19th century and early 20th century buildings on Longacre. It is very misleading to state, as the Design and Access Statement does, that it is a 5 storey building: the first floor is the equivalent of 2 storeys. In addition the facility for the fan and chiller plant on the roof is the equivalent of another storey, albeit not over the entire building.

The building will be in effect 3 stories higher than the neighbouring houses on Charterhouse Square. This is an unacceptable and unjustified increase in height that will substantially harm the Charterhouse Square conservation area. In addition it is of negligible architectural merit, unlike the many listed buildings around it, that will be dominated by it.

SAVE does not accept the descriptions of the proposed new building in the Design and Access Statement as being Victorian in the layout of the facades – this is highly misleading. In addition SAVE emphatically does not accept that the use of coloured ceramic tiles will counterbalance the bulk and massing of the building.

The proposed height and bulk is inappropriate development in a medieval part of London. The proposed monolith is replacing a group of buildings of a variety of size that stood on the site pre-demolition. These included a Tripe Pavilion of great charm. There has been no attempt to reflect the fine grain of the surrounding streets including Charterhouse Square. On the contrary, the building appears to be taking its cue from the weakest building on Charterhouse Square 23-28.

In the Design and Access statement it is stated:

“3.6 The proposed development comprises a single massing with no setbacks, designed to complement and not dominate the adjacent Grade II* Smithfield Market building. The proposed building height of ground plus five storeys also responds to the neighbouring 23-28 Charterhouse Square.”

23-28 Charterhouse Square is not listed. Since its construction in the 1980s there has been an increased number of listings in the area, thanks to an increased appreciation of its historic character. This is reflected in the decision over West Smithfield buildings made this summer by the Secretary of State, following a public inquiry.

Therefore it betrays extremely low design aspirations if 23-28 Charterhouse Square is being cited as the main influence for this development. In addition 23-28 Charterhouse

Square is an office building and not a ticket office/station. Surely the City of London and Crossrail are missing an opportunity to build a fine civic building, that actually looks like a public station.

Several of the pictures in the Design and Access statement, eg on p.75 and fig 7.5 illustrate how overbearing the building will be to its surroundings.

Smithfield Market has a continuous frontage, but the reason it works is that it is a finely considered classical ensemble, it is highly decorative and the stone and brick work fit in with the brick and stone buildings around it. In addition the building is low, with tall vertical emphases only at the corners in the form of copper domed towers. The continuous frontage is complemented by the variety of frontages around the market.

The proposed building would not complement Smithfield Market's frontage – it would be in uncomfortable competition with it.

In addition, as viewed from the top of St John's Street, looking towards Charterhouse Square, the north east tower of Smithfield Market is at present viewed against a backdrop of the sky, and was designed to be thus viewed. If built, the proposed building would now form a backdrop to this tower, and the south east tower. SAVE concurs with the comments of Islington Council regarding this:

"The copper domes of the listed Smithfield Market should be 'read' against open sky, as this enables them to be best appreciated. This would only be possible if the proposed building was reduced by two storeys. This would also ensure that the building was less dominant in relation to the listed market buildings, and would reduce the development's impact on Charterhouse Square."

"Buildings that are tall, high or taller than their surroundings, when proposed within the setting of an historic green open space, can have a negative impact on the perceived openness of the space and existing tall or high buildings do not justify new high buildings. The proposed development would have such an effect."

However SAVE suggests that not only should the height be dropped by 2 storeys, the building should be redesigned in such a way that it is no longer a single large rectangular block with no variety in its frontages or silhouette.

Materials

The materials proposed for the building ie predominantly glass, with coloured fins, is out of character of the area: the majority of the buildings are of brick and stone. This adds to the inappropriateness of the proposed design for the area, and increases the overbearing quality of the design.

Light pollution

The extensive glazing of the building means that it will be powerfully lit, destroying the serenity of the residential square. This is a clash of offices and residential that would lead

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to a deterioration of the standard of living for residents of the square and cause substantial harm to the Charterhouse Square conservation area.

SAVE concurs with Eric Parry architects who write:

"The Charterhouse complex continues to serve a philanthropic residential role in London as it has done for 402 years and the proposed lighting scheme shows no consideration for disturbance of elderly inhabitants."

"Whilst the building design should be redressed, we would seek assurances that the building management plan incorporates mitigation measures for light emission currently lacking in documentation of the proposal."

The interpretation of advice from English Heritage

English Heritage wrote a letter expressing strong concern about the site, saying, "we note that the height of the proposed new buildings means that it will have an overbearing impact upon the setting of the grade II* listed Smithfield Market and reduce its dominance in this part of historic Smithfield in certain views. In this regard, we urge your council, when coming to a decision, to weigh this harm against the public benefits of the development in accordance with paragraph 34 of the NPPF."

However this is interpreted in a misleadingly positive way in the Design and Access Statement as follows:

"4. 4

English Heritage has been consulted and whilst some concerns have been raised over the proposal, officers have acknowledged that the site presents a unique circumstance, given the influence of Crossrail, and that the OSD scheme may provide the best solution when viewed within this context.

4. 5

English Heritage understood that the OSD needs to be a viable and implementable proposal and it's preference was to see a development brought forward above the station for townscape reasons.

4. 6

English Heritage Officers also acknowledged a lower height building would not be preferable as the height may be disproportionate given the long length of the site block, concluding that 5 storeys seemed more successful

than 4.”

Please could CoL advise where in the documentation is this interpretation supported?

Conclusion

In conclusion, this proposal does not give enough consideration to the Square as a historic space. None of the Planning Benefits have anything to do with historic conservation – this goes against the NPPF and the decision of the Secretary of State re the West Smithfield Buildings.

In the light of the fact that this decision, which is of material consideration, was published July 7th 2014, it is suggested that a full revision of the proposal is undertaken.

For the reasons stated in this letter, SAVE respectfully asks the Planning Committee for the City of London to reject this proposal.

If your authority is minded to grant this application we believe there is an urgent case for call in and a public inquiry at which the major issues raised can be fully examined, tested and challenged.

Yours sincerely,

Clementine Cecil

Director

SAVE Britain's Heritage



THE SMITHFIELD TRUST

No. 70, Cowcross Street, London EC1M 6EJ
Email: smithfld@gn.apc.org Tel: 020-7566-0041 Fax: 7250-3022

Mr Ted Rayment
Corporation of London
Department of Planning and Transportaion

By Email

3rd October 2014

ACKNOWLEDGED

Dear Mr Rayment

Re: 13/00605/FULEIA

I write to you as Chairman of Smithfield Trust, which you are no doubt aware is a charity which was established in the early 1980's as an amenity group particularly concerned with retaining the character of this unique part of London.

08 OCT 2014

I am writing to strongly object, on behalf of the Trust, to the above planning application. I recognise the importance and significance of the construction of Crossrail. However, as a founding member of the Farringdon Crossrail Community Liaison Forum, it was apparent to me it had not been widely recognised the importance of this station. In particular, having regard to the fact the station will also serve the Thameslink line and London Underground, Farringdon station will therefore be unique in the world in that it will provide almost direct rail links to five airports, i.e. Gatwick, Heathrow, Luton, Stansted and City, plus only one stop from Eurostar.

Indeed, I understand that there will be 140 trains per hour stopping at Farringdon!

I would mention also that I am a member of the Kings Cross Conservation Advisory Committee and we were actively involved in the design of the development of the booking hall and adjacent buildings which has been widely admired.

Whilst the western ticket hall will no doubt handle the majority of pedestrian flow, the eastern ticket hall will no doubt have a major importance as it is quite clear that this will be particularly convenient for access to the south and west side of the City. In my view, the design of the proposed scheme does not adequately address this point, as concerning the design, I feel this is ill-conceived in terms of not only the basic design layout, but particularly the architectural design of the façade of the building, considering the many Grade I and Grade II listed buildings in the vicinity.

In my view, it is a "non-descript" modern office block. It does not in any way relate to the historic character of the locality, particularly as it is an integral part of the Conservation Area. The development of the eastern ticket hall presents the situation to create a building which compliments



the buildings comprising Smithfield Market and the other very special buildings in the area, i.e. the Charterhouse and St Bartholomew's Hospital and St Bartholomew's Church.

In my opinion, there is an opportunity for a station building to be designed of architectural interest and quality, almost in the way that the many underground stations, constructed in the 1930's, are now recognised for their very special design features. I believe the City of London Corporation, having regard to their unrivalled position in the world of possessing a city comprising an architectural balance of quality and design, stretching back several hundred centuries, have the opportunity to insist on a design and development which can be recognised throughout the world.

Having regard to the foregoing, I would implore the Committee to categorically refuse the application and encourage the applicants to bring forward a completely new design which fully recognises the points that I have raised as it is felt very strongly that this is a significant chance to achieve a building of very special character and design.

I trust the foregoing is explanatory but should any points require clarification I look forward to hearing from you.

Kind regards

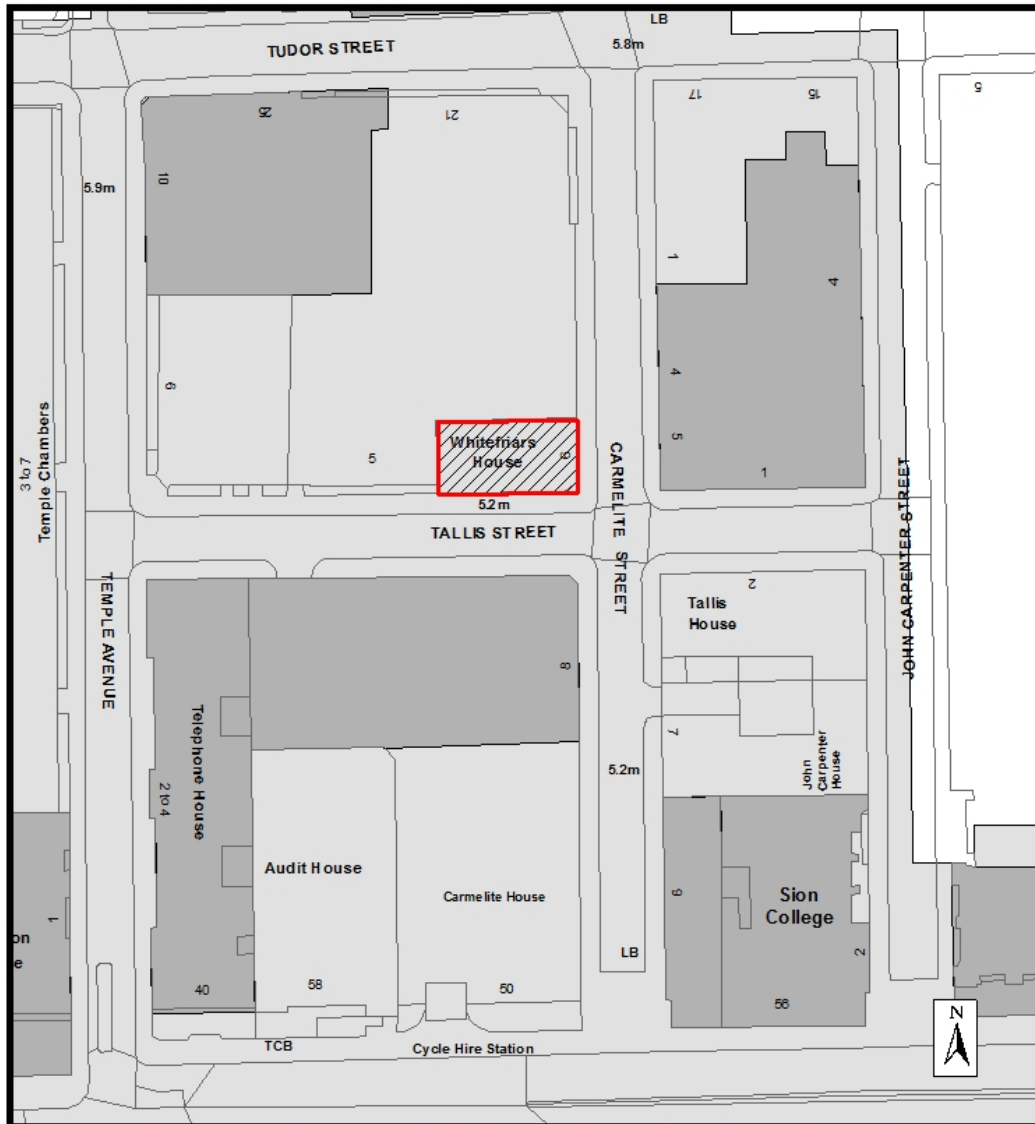
Yours sincerely



ian Lerner
Chairman

Committee:	Date:
Planning and Transportation	1 December 2014
Subject:	
<p>Whitefriars House 6 Carmelite Street London EC4Y 0BS</p> <p>Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).</p>	
Ward: Castle Baynard	Public For Decision
Registered No: 14/00998/FULL	Registered on: 8 October 2014
Conservation Area: Whitefriars	Listed Building: No
<u>Summary</u>	
<p>Planning permission is sought for the installation of accessible entrance doors and glazed surround to the Tallis Street elevation of the building to serve the ground floor and basement level public house at 6 Carmelite Street.</p> <p>The proposal has attracted 10 objections from residents, which mainly relate to the public house use but also to the appearance of the proposed doors.</p> <p>The public house use benefits from planning permission and objections on grounds of use cannot therefore be taken in to account.</p> <p>The proposed doors would improve the accessibility of the premises. The design of the doors is considered to be acceptable to the appearance of the building and the Whitefriars Conservation Area and would not be detrimental to the setting of adjacent Grade 2 listed buildings.</p>	
Recommendation	
<p>That planning permission be granted for the proposal in accordance with the attached schedule.</p>	




Site Location Plan



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ADDRESS:
Whitefriars House, 6 Carmelite Street

CASE No.
14/00998/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Whitefriars House, 6 Carmelite Street, view from south-east (Tallis House) Case No. 14/00998/FULL

Site

1. Whitefriars House, 6 Carmelite Street is a 19th century, five storey building located at the junction of Carmelite Street and Tallis Street, in

the Whitefriars Conservation Area. The building forms part of the perimeter block that faces Tallis Street, Carmelite Street, Tudor Street and Temple Avenue.

2. The building is currently in office use (Use Class B1) on the upper floors with a vacant restaurant / public house (Use Class A3 / A4) area at ground floor and basement level. Access to the upper floors is from Carmelite Street. Access to the ground floor is from the corner of Carmelite Street and Tallis Street.
3. To the south side of the site at 1-5 Tallis Street is the Grade 2 Listed Carmelite House; to the east of site at 4 – 5 Carmelite Street is the Grade 2 Listed former Guildhall School of Music.

Relevant Planning History

4. The present land use arrangement was approved, with conditions, on 11th April 2000 as part of a redevelopment scheme for the perimeter block to provide offices (Use Class B1), 60 residential units (Use Class C3) and two wine bars / restaurants (Use Class A4 / A3) and car parking (registered plan No. 00-5203N). The vacant public house / restaurant area of Whitefriars House has not been occupied since the implementation of the permission.
5. In the 2000 approved scheme the proposed entrance arrangement to the ground floor restaurant / bar area was from the historic stepped entrance at the corner of the premises and a new entrance from Tallis Street at the south west corner of the premises.
6. However, the details approved pursuant to a condition of the 2000 permission (registered plan No. 00-5203Q) did not include a door onto Tallis Street but approved fixed windows within the building's four ground floor bays facing Tallis Street to light the ground floor and basement levels. This arrangement was implemented and is currently on the site.
7. On 13th January 2005 planning permission was granted for the installation of new timber framed windows to the Tallis street elevation relating to the ground and basement unit (reference: 04/00691/FULL). The scheme was amended to make it acceptable by restricting the number of opening lights to two side casements in each window bay at ground floor level. The permission was not implemented.
8. On 23rd July 2009 planning permission was granted for the change of use of the ground and basement level of the premises from restaurant and bar use to office use (reference: 09/00375/FULL). This permission was extended for a further three years on 9th August 2012 (reference: 12/00594/FULL). The permission has not been implemented.
9. In 2014 an application for alterations to the shopfront including a new accessible entrance to Tallis Street was submitted (reference: 14/00552/FULL). The proposal included bi-folding windows to three of the ground floor bays to Tallis Street. The application attracted 10 objections. The application was withdrawn.

Proposal

10. The present proposal is for the installation of new accessible ground floor entrance doors and glazed surround within the south west bay on the Tallis Street elevation of the building in association with the public house (Use Class A4) approved under the planning permission dated 11th April 2000.
11. The proposed works would comprise outward opening glazed entrance doors, side lights, a double fanlight immediately above the entrance doors, with a full width fanlight above. All glazing would be within softwood frames to match the detail of the existing framing within the remaining ground floor bays.

Consultations

12. The application was advertised on site and in the local press. The residents of Temple House and Victoria House were individually consulted.
13. The proposal was presented to the City of London Conservation Area Advisory Committee on 23rd October 2014. The Committee did not raise any objections.
14. The City's Access Advisor welcomes the proposed new entrance and associated internal platform lift as a significant improvement to the access arrangements to the premises.
15. 10 objections have been received from local residents. The grounds of objection are summarised as:
 - The use of the premises as a public house would be detrimental to residential amenity in a designated residential area in terms of noise and disturbance, particularly at night, traffic and servicing including refuse collection.
 - The propose location of the entrance is inappropriate as it is adjacent to residential properties.
 - The proposed external alterations would be detrimental to the character and appearance of the Conservation Area.
 - The proposals would increase the likelihood of people drinking and smoking in the street.
 - That there are plenty of other drinking and catering premises in the area; another one is not needed.

Policies

16. The development plan for the City of London currently comprises the Mayor's London Plan 2011, the City of London Core Strategy 2011, and the 55 "saved" policies of the Unitary Development Plan 2002 (UDP).
17. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination

by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.

18. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
19. 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 heritage assets.

Considerations

20. The Corporation in determining the planning application has the following main statutory duties to perform:
21. 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).
22. 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).
23. In considering whether to grant planning permission for development which affects a listed building or its settings, 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).
24. When considering the application 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).
25. The main issues for consideration in this case are:
 - The authorized use of the premises.
 - The acceptability of the proposed alterations.

The use

26. At the time the April 2000 planning permission was granted, the definition of A3 Use in the Town and Country Planning (Use Classes) Order 1987 included a restaurant, cafe, wine bar or public house.

27. This was altered in the 2005 amendment to the Use Classes Order, which introduced separate classifications for restaurants and cafes (Use Class A3), drinking establishments (Use Class A4) and hot food takeaways (Use Class A5).
28. Although the application premises has never been occupied since the 2000 permission was implemented, it can be used as a restaurant, bar or public house without the need for a further planning permission. Paragraph 22 of ODPM Circular 03/2005 states that:

“...unless otherwise indicated a planning permission is interpreted on the basis of the Use Classes Order in force at the time that the consent was given. Therefore..., if an unimplemented consent for an A3 use was granted before 21 April 2005, it will continue to permit changes of use to all of the former uses permitted by the former A3, including drinking establishments and take-away uses.”
29. Once the use is implemented it cannot change to another use class without the benefit of planning permission unless it would be permitted development. The use of the premises as a public house is authorized and the objections raised to its use cannot be taken into account.

The accessible doors

30. The proposed alterations to the western bay on Tallis Street provide a double door in the same location as a single door approved in the 2000 redevelopment scheme, although not implemented in the approved details.
31. The current ground floor window arrangements are not original to the building.
32. The proposed accessible door facilitates access for people with disabilities into the premises by leading to a platform lift. The ground floor is 60cm above the external street level.
33. The proposed doors and surround would be glazed in painted softwood frames similar in nature to the adjoining windows, which would remain as existing.
34. The design of the proposed alterations is considered to be acceptable in the context of the building and conservation area and would not be detrimental to the setting of the adjoining listed buildings.

Conclusion

35. The proposed entrance provides access for disabled persons in a location where an entrance door has been previously approved.
36. Whilst the expressed concerns of residents are acknowledged, the majority of them cannot be taken into account as the authorized use of these premises includes public house use (Class A4), which existed when the adjoining residential units were implemented.
37. In the circumstances it is considered that the proposal complies with the Development Plan and that there are not planning grounds to refuse the application.

Background Papers

Internal

Memo 17th November 2014 Department of Markets and Consumer Protection

External

Application Documents:

Design and Access Statement 7th October 2014 Darren Law Architecture

Representations:

E-mail 19th October 2014 Pat Wilson

E-mail 19th October 2014 Mr Philip Lobb

Letter 20th October 2014 James Honeyman

E-mail 21st October 2014 Mr Rhodri Lewis

Letter 21st October 2014 Graham Packham CC

E-mail 21st October 2014 Bleddyn Rees

E-mail 24th October 2014 Mr Shretan Dholakia

E-mail 24th October 2014 Mr Ian Croxford QC

E-mail 29th October 2014 Robert Coppage

Letter 30th October 2014 Natalie Stopps

Letter 3rd November 2014 City of London Conservation Area Advisory Committee

Appendix A

London Plan Policies

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

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

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

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

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.

ENV29 High standard of shopfront design

To ensure that the provision of shopfronts is of a high standard of design and appearance and to resist inappropriate designs and alterations.

SCHEDULE

APPLICATION: **14/00998/FULL**

Whitefriars House 6 Carmelite Street London

Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

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) details of windows and external joinery;
(b) details of the finish to the new entrance reveals;
(c) details of the opening and closing mechanism to the new entrance doors.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development, to ensure that the development will be accessible for people with disabilities and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, ENV29, CS10, CS12.
- 3 The entrance doors hereby approved shall be used for ingress and egress only and shall not be used to service the premises or for refuse collection purposes.
REASON: In order to protect residential amenities in accordance with the following policies of the Core Strategy: CS15, CS21.
- 4 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: Location Plan, Drawing Nos. 1135-12-010G, 1135-14-013B, 1135-14-031.
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.

From: PLN - Comments
Subject: FW: Objection to application

From: Pat Wilson
Sent: 19 October 2014 14:05
To: PLN - Comments
Subject: Objection to application

Dear Mr Hart,

I would like to lodge my objections to the application to install new entrance doors and glazed surround on the Tallis Street elevation of 6 Carmelite Street.

The conversion of the property to a public house is undesirable and unnecessary in this quiet residential area . It would severely disrupt and disturb residents in Temple House and Victoria House who have an expectation of quiet surroundings and lack of disturbance to allow their young children to sleep from 7pm and for their older vulnerable children not to be accosted by drunken revellers on their return home. The narrow streets are not suitable for the additional waste disposal and traffic that would be incurred. The area is already served by numerous drinking and eating opportunities in the nearby Fleet Street area which is not residential.

Yours sincerely

Dr Patricia Wilson

Wells, Janet (Built Environment)

Subject: FW: Comments for Planning Application 14/00998/FULL

From: Wells, Janet (Built Environment)
Sent: 20 October 2014 10:12
To: Hart, Liam
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/00998/FULL

Liam

Tick taken out

Regards

From: PLN - Comments
Sent: 19 October 2014 11:30
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

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

Comments were submitted at 11:29 AM on 19 Oct 2014 from Mr Philip Lobb.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Proposal: Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Philip Lobb
Email:
Address: Flat 2 Temple House 6 Temple Ave London

Comments Details

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

Comments: Strongly object under all 3 categories. This is a quiet residential area and our front entrance is metres along from proposed development entrance. The increase in late night noise from revellers will directly affect the peace and quiet enjoyment of our property at times when we are likely to be trying to sleep. In addition there are several babies in the block whose bedtime is likely to be around 7pm. There will be additional environmental pollution from taxis, delivery lorries and refuse collection lorries which are already a noise pollutant in the area. Extra street rubbish is inevitable - there are no waste bins on the roads due to security issues. Extra cigarette butts thrown outside our properties, incidences of uncleaned vomit... the list goes on. There more than sufficient restaurants, bars and other eateries a few minutes walk away in the commercial area of Fleet Street and therefore this proposal is superfluous to requirements with residents needs more than catered for. In addition there are several vacant restaurant /bar premises in the nearby area which give testament to this and could also be used by new businesses ventures.

Apartment 24, Temple House

6 Temple Avenue

London

EC4Y 0DF

20/10/14

Dear Sir,

Planning Application Ref- 14/00998/FULL

6 Carmelite St, London, EC4Y 0BX

Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N

I write as an extremely concerned resident of Temple House, located a mere 25 yards from the applicants front door. Although this is a planning application, the application is clearly the precursor for a premises licence application given the plans describes the user as a 'contemporary pub'.

I also note that the applicant has made minor modifications to an earlier application and that the title of the application now states an A4 use and not an A3 use. According to the City Of London's website, the unit in question has permission for an A3 use and therefore presumably a change of use permission is also needed.

I write to OBJECT in the strongest terms for the following reasons;

1. **Nature of the proposal-** The application description lists the proposal as "to serve the restaurant use (A3 Use Class)" but the applicant has entitled the plans 'The Carmelite- a contemporary pub'. Further inspection of the floorplans indicates a large scale operation of 124 covers, plus bar area, set over two floors. The ground floor is marked for bar/dining use and clearly there is nothing preventing alcohol sales being the predominate driver of the operation. The lower ground floor is marked as a 'wine cellar', with no reference to any associated restaurant use. Clearly what we are being asked to comment on is a large scale pub and wine bar, potentially selling a bit of food on the side.
2. **Scale-** The applicant proposes a ground floor and lower ground floor pub and wine bar of some 124 covers, plus bar area. As referenced above, the scale is wholly inappropriate for the area.



ACKNOWLEDGED

3. **Conservation Area and Design-** Whitefriars House is situated in the City Whitefriars conservation area. I'm sure you will be aware of the fine period architecture surrounding Whitefriars House, including but not limited to, The City of London School, established in 1879 and the Former Guildhall School of Music. Besides the clear lack of details concerning materials and finishes, the proposal has potential to negatively impact on the character of the area, which once lost, cannot be reclaimed. The modern proposals appear out of character with the area and lack sensitivity. A pub/wine bar use is therefore not appropriate for the area.
4. **New Accessible Entrance-** Whilst I do not object to an accessible entrance, the location of the entrance is unsuitable. I say this as it also appears to be the location for deliveries, denoted by the floorplan showing the 'Store' and 'Hoist' located through these doors. The location of the delivery/service door some 25 yards from residents bedroom windows is not appropriate and has the potential to cause a large amount of disturbance. Presumably, like most pubs, deliveries would take place early in the morning, say 6-7 am and involve moving heavy items such as barrels/kegs, all of which would create a significant residential disturbance.
5. **Residential Amenity-** The proposed applicant's location is a stone's throw from two significant residential blocks, Temple and Victoria House's. Combined, there are approximately 60 apartments across the two blocks. The living room and bedrooms of a significant number of apartments are located no more than 25 yards from the applicant's front door.

Whitefriars is designated as a residential area in the City of London Local Plan and residents have a right to quiet enjoyment of their property. Residents already experience isolated instances of disturbance from the wine bar directly opposite Temple House, 'Tempio' and the surrounding pubs, 'Jamie's and 'The Harrow'. There have been numerous occasions when residents have contacted the Environmental Health and/or The City of London police departments, often out of hours, to report such noise disturbances and this is an ongoing issue. Further potential disturbance does not need to be encouraged. The City of London is home to relatively few but strongly established pockets of residential community. The application area is relatively quiet with little footfall and would not welcome significant changes to this. The City should be looking to encourage residential and commercial uses to co-exist with the understanding that residents amenity is protected in the evening and early morning. The City of London is one of the few Local Authorities to successfully apply for exemption from the automatic rights owners would have had to convert from office use to residential under Permitted Development Rights. I would have thought that the City of London therefore wishes to maintain the rights of existing residential communities to a peaceful existence and encourage what residential accommodation does exist.

6. **Surrounding Drinking Establishments/Anti-Social Behaviour-** There are already a significant number of pub, bar and restaurant (with premises licence) establishments within the near vicinity. During my 8 years of living at Temple House, there has been a clear increase in anti-social behaviour and late night issues, nearly all alcohol related. The property is not suitable

for an additional pub and wine bar and due to its relatively hidden nature compared to the other establishments, it could become a magnet for anti-social behaviour. I have experience in this field and to make the business work, I would imagine a significant number of 'promotions' would need to be run which would probably take the form of cheap drinks and later opening hours, encouraging irresponsible drinking and exacerbating anti-social behaviour.

Given the nature of the site, where does the applicant propose that customers wishing to smoke would stand? The pavement to the Tallis St entrance is too narrow given the adjacency of the Barclays Cycle Scheme docking station and therefore residents may have to put up with multiple intoxicated drinkers below their window smoking and talking loudly late at night. This is clearly not an acceptable position.

7. **Additional Refuse/Waste-** The proposal doesn't appear to take into account the unsuitability of the site for the volume of waste generated by the proposal.

Whilst the residents of Temple and Victoria House are committed to strongly fighting this proposal, given the history of the site it is surprising that the applicant is persisting with a site that is so completely unsuitable for a pub. I can only presume that as the freeholder is a specialist leisure property agency, there is a desire to push a leisure end user regardless of suitability. This does not bode well for the perspective occupier.

In summary, I strongly object to this proposal and believe it will lead to a serious loss of residential amenity and character of the area.

Please acknowledge receipt of this letter of objection.

Yours sincerely,

James Honeyman

From: PLN - Comments
Sent: 21 October 2014 11:12
To: Hart, Liam
Subject: Comments for Planning Application 14/00998/FULL

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

Comments were submitted at 11:12 AM on 21 Oct 2014 from Mr Rhodri Lewis.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Proposal: Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Rhodri Lewis
Email: Not specified
Address: 25 Victoria House 25 Tudor Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I should like to support my neighbours in their objections. I am concerned that there will be an unacceptable impact on their residential amenity for the reasons given by those who would live closest.

Sent: Tuesday, 21 October 2014, 11:01
Subject: Re: 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Mr Hart

Please find attached my representation concerning the above application.
Please confirm receipt.

Regards

Graham Packham CC

Attachment(s) from Graham Packham | View attachments on the web
1 of 1 File(s)

 Tallis Street Planning Application 21.10.14.pdf

Posted by: Graham Packham

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14 Victoria House
Tudor Street
London EC4Y 0DD
21th October 2014

Subject: Planning Application Ref: 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Sir

I am a Common Councillor for Castle Baynard but write as a Ward resident and Chairman of the Residents' Association for Temple and Victoria Houses concerning the modified application above described in the original application as 'alterations to shopfront'.

The premises concerned is part of Whitefriars House which is situated in the City Whitefriars conservation area, although described in the application as a shop it is not, and as far as I am aware never has been.

Whitefriars House is situated opposite both the Former Guildhall School of Music building and Carmelite House, and is near 9 Carmelite Street and Sion College all four of which are listed, and is a fine example of the late Victorian and Edwardian architecture in its immediate vicinity (see photograph).



Given the sensitivity of the location, the proposal to add a modern style glazed door is completely out of character with the area, although the withdrawal of the application for sliding windows is welcome.

Unfortunately the continuing absence of reasonable detail concerning the materials to be used and finishes for the proposed additional entrance should mean that the application is refused; otherwise the applicants will be given carte blanche to disfigure a fine old building.

I would also like to make the following additional points:

Temple House is located 25 yards from the building on the same street (Tallis Street) and is a residential block with 30 apartments.

Whitefriars is designated as a residential area in the City of London Local Plan.

The premises has planning permission to be used as an office as well as for a restaurant/bar.

Flawed planning decisions concerning premises intended to be used for licensed businesses usually have long lasting and extremely negative impacts in residential areas. These often prove to be impossible or very difficult to ameliorate generating significant unnecessary work for the police, the City Licensing team and Environmental Health, as well as misery for residents and it is important that such mistakes are avoided as much as possible in this case.

Unfortunately planning permission was granted for A4 use in 2000 despite the clear unsuitability of the premises for this purpose due to serious and fundamental issues with its ventilation, the storage

S

and disposal of rubbish and the shape and configuration of the space internally. It is telling that the application is completely silent on these issues.

The Whitefriars area has little passing trade and two separate attempts to establish a licenced restaurant in Northcliffe House at the junction of Whitefriars Street and Tudor Street (some 100 yards away) have failed, and that premises which would seem to be a more attractive and obvious location for a restaurant is once again currently vacant.

I have lived in Victoria House (adjoining Temple House) since 2003 and during this time the premises in Whitefriars House has been continually vacant which reflects its lack of attraction for use as a restaurant. This means that any attempt to establish a successful licensed business will almost certainly end in failure, and the proprietors will attempt to achieve viability through extending opening hours, and possibly staging promoted events which will generate noise at night.

The area currently enjoys a low level of ambient noise at night and the sort of late night noise that accompanies licensed premises will inevitably be disruptive to the residents in Temple House.

These points have the following implication if the Planning Committee is minded to grant permission for alterations:

Any additional entrance should be sited as far as possible from Temple House; the current application does precisely the opposite. This is another reason why the application should be refused.

If a licensing application for the premises is made our residents will consider this an unwelcome development and would press for a number of licensing conditions to be imposed, specifically:

Any new entrance is to be used solely for disabled access or use as an emergency exit and for NO OTHER purpose during trading hours.

All windows and doors to be kept closed during trading to prevent disturbance from noise leakage.

As well as numerous other conditions to ensure no nuisance is caused.

Our residents recognise that the premises cannot remain empty and should be used for commercial purposes, but given its proximity to a large residential block it is clearly unsuitable for use as a Licenced premises. We would urge the owners to actively seek a tenant to take on the lease for office purposes.

Please confirm receipt of this letter and can you also let me know how this application will be dealt with; and if it will be heard by the Planning Committee let me know the date.

Yours sincerely

Graham Packham CC

Wells, Janet (Built Environment)

From: Hart, Liam
Sent: 21 October 2014 12:37
To: DBE - PLN Support
Subject: FW: Planning Application - 6 Carmelite Street London EC4Y 0BX [1 Attachment] - 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear DBE – PLN Support,

Pleased find below a representation regarding application 14/00998/FULL.

Please can you print, upload and acknowledge?

Thank you,

Liam

Liam Hart
Planning Officer
Development Division
Department of the Built Environment
City of London
Telephone 0207 332 1795
www.cityoflondon.gov.uk

From: Bleddyn Rees [mailto:bleddyn.rees@cityoflondon.gov.uk]
Sent: 21 October 2014 11:17
To: Hart, Liam
Subject: Planning Application - 6 Carmelite Street London EC4Y 0BX [1 Attachment] - 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Mr Hart,

I own Apartment 6 Temple House, Temple Avenue and object to the above planning application for the reasons contained in the letter from Mr Graham Packham.

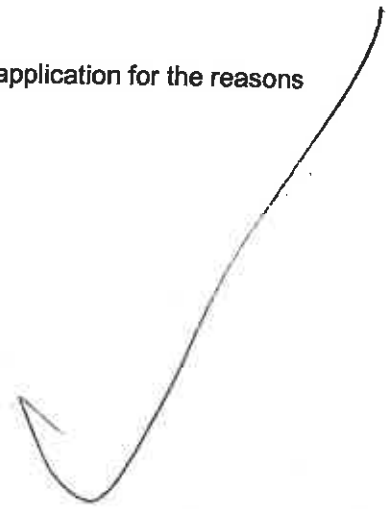
Please acknowledge receipt.

Thank you.

Regards

Bleddyn Rees

Apartment 6
Temple House
Temple Avenue
EC4Y 0BX



ACKNOWLEDGED

----- Forwarded Message -----
From: Graham Packham
To: "Hart, Liam" <Liam.Hart@cityoflondon.gov.uk>

Hassall, Pam

From: PLN - Comments
Sent: 24 October 2014 12:02
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

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

Comments were submitted at 12:01 PM on 24 Oct 2014 from Mr Shretan Dholakia.

Application Summary

Address: Whitefriars House 6 Carmelite Street
London EC4Y 0BS

Proposal: Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Shretan Dholakia

Email:

Address: Apt 17 Temple House 6 Temple Ave
Whitefriars London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: No fresh details. I object to the aforementioned planning application on the following grounds: (1) The immediate vicinity is designated as a conservation area. Altering any facades materially will negatively impact this notion. (2) The application is referred to as a shop but it certainly has not been utilized as such in recent memory: I have lived in the Temple residential area since 2003. As a side bar, the applicant has not even bothered to spell check the street name: its Tallis Street, NOT Tallist Street. (3) There are two main residential buildings in the immediate vicinity: Victoria and Temple Houses (approx. 60 apartments). Many of

the residential apartments overlook a central atrium that is shared with Jones Day. This atrium has the effect of amplifying any surrounding noise. Furthermore, this amplification is more acute after 8pm. Therefore the original resident rules prohibit excessive noise pollution after 8 pm. The area is also a designated residential area in the City of London local plan. (4) Adding sliding windows has 2 further negative implications: detracts from the character of the surrounding buildings, and propels any future noise dissemination further. How else does the proposed application destroy the traditional architecture in a conservation area? This is entirely unclear to me due to a lack of detail on the use of construction materials and external finish. (5) If this application is approved, it seems logical that the applicant's next step would be to get the premises licensed. This will lead to excessive noise pollution, potential anti-social behaviour, altercations with the residents, additional call outs for the local police (detracting from their more pressing duties), and additional vehicle traffic/waste disposal issues in a residential area. (6) A couple of prior applications (in the immediate vicinity of Tudor Street) seeking approval for a licensed restaurant have failed. It seems logical to apply the same tests to this applicatio

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00998/FULL

From: PLN - Comments
Sent: 24 October 2014 15:24
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

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

Comments were submitted at 3:24 PM on 24 Oct 2014 from Mr Ian Croxford QC.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Ian Croxford QC
Email:
Address: 17 Victoria House Tudor Street London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: The development to which this proposal relates in undesirable in a quiet residential area / conservation area. There are already vacant premises in the vicinity which could be used for a public house etc. but which are unoccupied because of lack of demand. There are moreover existing public houses within a very few yards of this site. Doubtless competing for custom will lead to trading "down and down market" to seek custom e.g. Happy Hour every day from noon til late / as much as you can hold for £5 etc.! The particular proposal will unnecessarily introduce incongruous elements into an attractive character building. Given that efforts are otherwise made to preserve the character of the

neighbourhood to permit this proposal.

Adjei, William

From: Hart, Liam
Sent: 30 October 2014 09:41
To: DBE - PLN Support
Subject: FW: 6 Carmelite Street, London EC4Y 0BX - 14/00998/FULL

Sent: 29 October 2014 20:18
To: Hart, Liam
Subject: 6 Carmelite Street, London EC4Y 0BX - 14/00998/FULL

Dear Mr Hart

I am the owner of Flat 8, Temple House and strongly object to the proposed application.

Whilst I acknowledge that the application has been modified, it still does not recognise that the premises are situated in a conservation and tranquil area.

My objections:

- Noise pollution - the streets are narrow surrounded by high rise buildings. The entrance to the proposed development is just metres away from the entrance to Temple House. Of particular concern is the way in which people congregate on streets and the impact it will have on residents not only with the increased level of noise but also with litter/cigarettes. We already experience noise pollution from taxis, delivery vans and refuse collections and this will increase.
- The surrounding area already affords plenty of bars and restaurants - businesses, tourists and residents needs are more than catered for by a range of places within walking distance.

Please acknowledge receipt by return.

Regards.

Robert Coppage

Sent from Windows Mail



ACKNOWLEDGED

Apartment 3
Victoria House
25 Tudor Street
London
EC4Y 0DD

Liam Hart
Case Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
EC2P 2EJ

ACKNOWLEDGED

30 OCT 2014

By email only:
liam.hart@cityoflondon.gov.uk

30 October 2014

Dear Mr Hart

Whitefriars House, 6 Carmelite Street, London EC4Y 0BS

Planning Application Reference: 14/00998/FULL

Applicant: The Contemporary Pub Company

“Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N)”

I refer to the above revised application by The Contemporary Pub Company, which, as I understand it, is trying to raise funds to fit out the premises as a pub, this being the first of a chain of 5 pubs that the applicant hopes to open by 2019 - at which time the applicant's owners intend to exit from the business.¹ Whilst the revised Design and Access Statement for the revised application continues to refer to alterations to a “shopfront”, so far as I am aware, the premises have never operated as a shop. They have been vacant for as long as I can remember, no doubt due to the lack of passing trade.

I am the owner of a ground floor apartment in Victoria House, which is one of two period buildings (the other being Temple House) converted by St George into 60 high quality residential apartments in around 2003. I have owned my apartment since 2005 and it is my full time home. Victoria House faces onto Tudor Street and Temple Avenue. Temple House

¹ See further the applicant's website for fund-raising purposes at the following address:
<http://www.contemporarypubs.com/the-investment.html>



faces onto Temple Avenue and Tallis Street. The Temple House apartments on the Tallis Street side are just yards away from the premises in question.

Whilst the application form submitted by the applicant describes the last use of the site as “planning permission for wine bar”, I do not believe that this fully reflects the factual position. According to the City of London website, planning permission for class A3 use (as a “restaurant/wine bar”) was granted in 2000 (under City of London ref. 5203N).² However, in 2009, following a number of years of unsuccessful marketing of the premises for this type of use, the owners at the time applied for permission to change the use to class B1 (office) use. This application was granted and in 2012, the current owners of the building (Christie & Co) applied for and obtained an extension of time (until August 2015) for implementing the extant permission for B1 use. Accordingly, the premises may currently be used as offices as an alternative to the permitted A3 restaurant/wine bar use. An office use would be entirely in keeping with the existing use of neighbouring buildings (and indeed the upper floors of Whitefriars House itself). An office use would also assist in protecting and preserving residential amenity for those of us living in close proximity to the premises.

I write to object to the revised application for the following reasons:

1. Whitefriars House lies within an historic part of the City of London and in particular within the City Whitefriars conservation area. I welcome the applicant’s concession in abandoning its previous application for unsympathetic sliding windows (which, given the “echo chamber” effect in Temple Avenue and Tallis Street, would have severely impacted upon residents’ quiet enjoyment of their homes). However, there remains a lack of precision regarding the design, specification and finish of the new “accessible entrance”, with the applicant’s drawings suggesting that it will have contemporary-style glazed doors. This, taken together with suggestions on the applicant’s website that the premises will have a “semi-industrial” design, gives rise to a concern that the entrance will not be in keeping with surrounding period architecture.
2. In addition, the new “accessible entrance” is still to be located at the nearest point to the apartments in Temple House, which is not conducive to minimising noise disturbance to residents:
 - I note that the Design & Access Statement states (clause 2.2) that “*the new entrance will be for wheelchair uses [sic] with the primary entrance and lobby on the corner of Tallis Street and Carmelite Street*”. Does this mean that the “accessible entrance” will be reserved exclusively for wheelchair users?
 - The Design & Access Statement goes on to say (clause 2.3) that “*the building will be serviced by the existing entrances off Carmelite Street*”, which I assume means the “primary entrance” at ground floor level and another

² It is unclear to me whether (as the applicant seems to assert) the class A4 “public house” use to which the applicant wishes to put the premises automatically falls within the scope of the class A3 permission granted in 2000, or whether the applicant in fact requires a separate permission for change of use to class A4.

entrance on Carmelite Street which, I understand, contains stairs giving access to the basement. However, whereas a plan of the proposed layout of the ground floor of the premises has been uploaded to the City of London website in connection with the revised application, it appears that a plan of the proposed layout of the basement has not. This means that there are no details, within the revised application, of the current proposed location of (and access to) any store or refuse areas that may be incorporated at basement level. An undated plan of the basement displayed on the applicant's website for funding purposes³ designates an area behind the "accessible entrance" and platform lift (at basement level) as a wine cellar. It also shows a very substantial store area adjacent to the Carmelite Street stairway at basement level, but apparently without any direct access into the store area from that stairway.

- In the interests of clarity, therefore, I would invite the applicant to (i) provide an up to date plan for the proposed layout of the basement of the premises; and (ii) specifically confirm whether it is intended that the "accessible entrance" and platform lift will be used for any purpose other than to enable disabled persons to enter and exit the premises. This is a key issue for residents, as the potential for significant noise disturbance at unsocial hours (especially from alcohol deliveries or early morning refuse collections) is obvious.
- Noise disturbance from the premises is a particular concern on account of the "echo chamber" effect in Temple Avenue and Tallis Street, which is well known to those of us living in Temple House and Victoria House and appears to result from a combination of narrow streets and tall buildings. The ambient noise levels in the area very early in the morning, at night and at weekends, are generally very low. This means that any noise disturbance from deliveries/collections or licensed premises is magnified. Accordingly, in the event that any permission were to be granted for the "accessible entrance", I would respectfully request that such permission contains a condition that this entrance is only to be used to enable disabled employees, patrons or visitors to enter and exit the premises and that it is not to be used for any other purpose, whether during or outside trading hours.

I assume that if this application is granted, it will be followed by an application for a premises licence, as the premises are currently unlicensed. Given that this is currently a planning matter, I do not propose to set out in any detail the objections that I would have to the granting of a premises licence. However, I do have a number of fundamental concerns arising from, for example, the location and proposed configuration of the premises; the apparent lack of appropriate provision for the storage and collection of refuse; the proximity of the premises to a large number of residential apartments; and the nature and scale of the proposed operation. I will articulate those concerns fully at the appropriate time.

Yours sincerely

Natalie Stopps

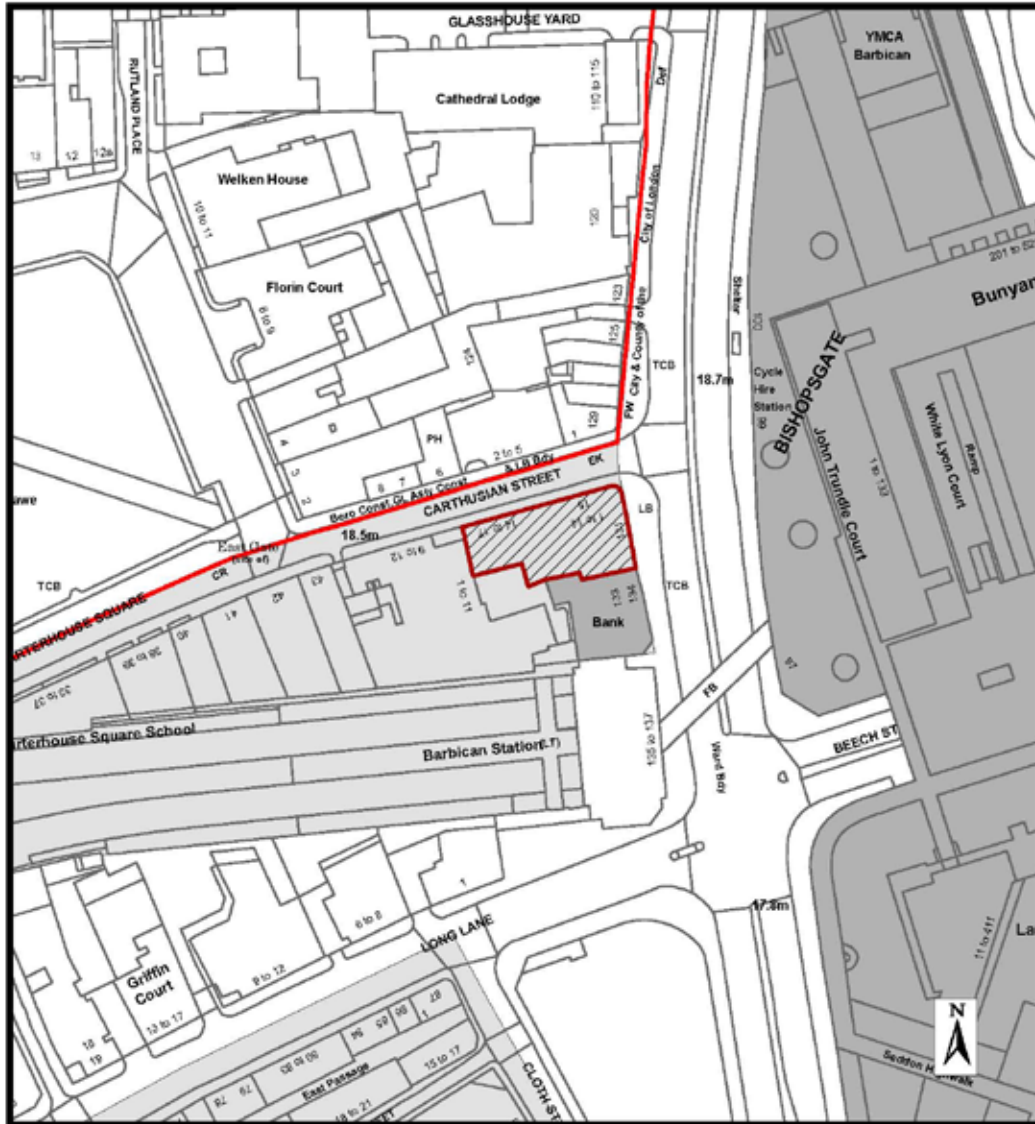
(Letter unsigned as the writer currently has no access to printing facilities.)

³ See http://www.contemporarypubs.com/uploads/1/0/7/3/10738400/basement_current.pdf

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Committee:	Date:
Planning and Transportation	1 December 2014
Subject: 14-17 Carthusian Street London EC1M 6AD Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.	
Ward: Farringdon Within	Public For Decision
Registered No: 12/01099/FULL	Registered on: 19 November 2012
Conservation Area: Charterhouse Square	Listed Building: No
<u>Summary</u>	
<p>Following the expiry of the permission Ref: 10/00816/FULL granting an 18 month temporary permission for extended hours of operation of the licensed premises, permission is now sought which would permit the extended hours of operation to continue on a permanent basis.</p> <p>Should consent be granted this would allow the premises to operate until 1.30am from Friday to Saturday without having to revert to closing at mid-night in accordance with the terms of the original permission Ref: 05/00347/FULL.</p> <p>The application has been held in abeyance at the applicant's request and pending the outcome of a separate application Ref: 14/00121/CLEUD, which sought to establish the lawful use of the premises as a bar (A4) in accordance with the terms of the original flexible consent which permitted restaurant (A3) and bar (A4) uses.</p> <p>Recommendation</p> <p>I recommend that planning permission for the variation of condition be granted in accordance with the attached schedule.</p>	

Site Location Plan



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ADDRESS:
14-17 Carthusian Street

CASE No.
12/01099/FULL

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**
-  **CITY OF LONDON BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



Entrance to 14-17 Carthusian Street



View along Carthusian Street looking east

Case No. 12/01099/FULL

Site

1. The application site (formerly Neo Pizzeria and latterly Neo Cocktail Bar) is located mid terrace on the south side of Carthusian Street between Carthusian Square, a private gated square to the West and the junction with Aldersgate Street, a local distributor road, to the east. It is well served by public transport and is a short distance from Barbican Underground Station on Aldersgate Street.
2. Neo comprises a licensed restaurant and bar premises located at basement level accessed from Carthusian Street. The building in which it is located is five storeys in height and has a frontage on to Carthusian Street with a return frontage on to Aldersgate Street. It incorporates a mix of uses including ground floor bookmakers, shop and offices, with residential accommodation comprising 14 flats at first to fifth floor levels. Further residential premises adjoin to the West.
3. The area immediately surrounding the application site contains a similar mix of uses. On the north side of Carthusian Street, directly opposite the application site and within the jurisdiction of the London Borough of Islington, there are other A3 and A4 uses, including the Sutton Arms public house which is licensed to 1.00am on Friday and Saturday, and Erebuni Restaurant which is licensed to 2.00am Friday and Saturday.

Relevant Planning History

4. Planning permission Ref: 05/00347/FULL was granted on 15th November 2005 for the change of use of part ground floor and part basement from offices (Use Class B1) to a restaurant (Use Class A3) or a public house (Use Class A4). Condition No. 10 restricted the hours of opening to between 11am and midnight.
5. Planning permission Ref: 10/00816/FULL was subsequently granted in accordance with Section 73 of the Town and Country Planning Act 1990 to vary condition No 10 of 05/00347/FULL to extend the hours of operation on a Friday and Saturday from midnight until 1.30am in accordance with condition 6 as set out below:
'The extension to the opening hours proposed in condition no 10 shall be discontinued and revert back to its former wording on or before 14 November 2012. REASON: to ensure that the impact of the proposal on residential amenity can be assessed in accordance with the following policy of the City of London Core Strategy: CS15, CS21'
6. The current application was submitted on the 14 November 2012 for removal of condition 6 of Ref: 10/00816/FULL on the grounds that the premises had been in operation for the permitted extended hours of opening and there had been no formal noise or disturbance complaints against the operator during this time period and consequently the reason for granting permission on a temporary basis had been satisfied and the extended hours of operation should continue.

7. A Certificate of lawful use Ref: 14/00121/CLEUD was granted on 26.06.2014 in respect of the use of the premises as an existing A4 (Wine Bar) rather than an A3 (Restaurant) in recognition of planning permission Ref: 05/00347/FULL granted on 15 November 2005 for the 'change of use of part ground floor and part basement from offices (Use Class B1) to restaurant (Use Class A3) or public house (Uses Class A4).' In this case the submitted evidence satisfactorily demonstrated that the use of the unit had been for the purposes of a wine bar falling within Class A4 of The Town and Country Planning (Use Classes) (Amendment) Order 2005, in compliance with the planning permission granted 15 November 2005, and was therefore considered to be lawful.

Proposal

8. Permission is sought under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL), which allowed the premises to operate with extended hours for a temporary period.

Consequently instead of meeting the requirement of Condition 6 to revert to its former times opening, specifically:

Monday to Sunday: 11am – midnight

The premises would operate:

Sunday to Thursday: 11am – midnight

Friday to Saturday: 11am – 01.30am

Policies

9. The development plan consists of the London Plan, the retained policies of the City of London Unitary Development Plan and the LDF Core Strategy.
10. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.
11. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.

Consultations

12. The London Borough of Islington has raised no objection to the proposal.

13. The London Borough of Camden has raised no objections to the proposal.
14. The City of London Police Authority was consulted and has confirmed that as far as crime and disorder is concerned they have no issues with the premises.
15. The City of London Police have written in support of the application advising that Anti-Social Behaviour (ASB) patrols are regularly conducted in this area to reduce any form of ASB caused by human traffic in this area. The Police confirm that the operation and management of the restaurant is commendable and that they have not had to visit the premises as a result of any form of disturbance.
16. The Department of Markets and Consumer Protection advised initially that although no official complaints had been recorded during the period the premises had been in operation, the proposed change of opening hours had the potential to give rise to increased disturbance from noise and possible noise nuisance.
17. The Department of Markets and Consumer Protection have since provided a summary of complaints received during the course of 18 months ending 8th October 2014. Of these 3 were unsubstantiated, 2 have been addressed through improved 'door' management (in accordance with the approved 'Management Plan') and 4 complaints related to waste collection and are therefore not specific to this application, as waste collection matters are controlled by Condition 5 of 10/00816/FULL. Accordingly the nature of the complaints, were deemed to be insufficient to warrant special monitoring of the premises.
18. Objections have been raised by a number of local residents to the application for continuation of the late opening hours.
19. The objections allude primarily to the noise and disruption arising when clientele leave the premises and from minicab/taxi movements. The potential for crime and public disorder has also been raised and concerns have been expressed that premises staff are unable to control clients that congregate in the street once they have left the building. It is felt that a further late-night opening venue would exacerbate the intensification of night-time economy destinations in Carthusian Street to the detriment of residential amenity.
20. There has also been objection to amplified noise emanating directly from the premises and affecting resident's sleeping, particularly in respect of the flat immediately above the noise source. This is not material to the application as noise at source is subject to a separate condition and can be effectively enforced.
21. There has been a degree of confusion amongst residents to the status of the premises following reference in earlier applications to it being a restaurant (pizzeria) rather than a bar. This was subsequently clarified following issue of a Certificate of Lawful Use for the premises as a bar in 2014. Notwithstanding description of the premises as a nightclub (a sui-generis classification) within the context of certain representations, the lawful use of the premises is as a bar and not a nightclub.

22. Additional concerns have been expressed regarding noise arising from early morning refuse collection and the filling of refuse containers during unsocial hours.

Human Rights Act

23. Under Section 6 of the Human Rights Act 1998, the Local Planning Authority must ensure that, as a "public authority", it does not act in a way which is incompatible with a "Convention right", i.e. a right set out in the European Convention on Human Rights, such incompatible action being unlawful.
24. Article 8 of the European Convention states that everyone has the right to respect for his private and family life, his home and his correspondence. Article 1 of Protocol 1 provides that every natural and legal person (including corporate bodies) is entitled to peaceful enjoyment of his possessions.
25. These are not absolute but qualified rights which must be balanced against the broader interests of society as a whole including its economic well-being, and against the rights and freedoms of others.
26. The balance for the City to weigh is between any private convention rights which may be infringed on the one hand and the public interest including the interests of the economic well-being of the country in the proposed redevelopment and the right of the applicant to seek to develop on the other.

Considerations

27. The City Corporation, in determining planning applications has the following main statutory duties to perform: -
 - a) 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)
 - b) 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).
28. In determining an application to vary a condition the local authority is only able to consider the issues that are material to the condition in question. The condition to be varied was imposed on the original planning permission to ensure that the amenities of the adjoining premises and noise sensitive receptors in the area were protected from unacceptable levels of noise and disturbance. The purpose of the temporary consent for a period of 18 months was to establish whether during this period sufficient evidence was available to either allow the extension of hours to continue or to be curtailed.
29. Although Circular 11/95 Use of Planning Conditions, which pertained at the time planning permission was originally granted, has been supplanted by the Planning Practice Guidance Suite and the requirements of the National Planning Policy Framework. However the main thrust of the circular, particularly in respect of modifying

conditions once planning permission has been granted and non-repetition of temporary consents, remain in place.

30. The main issue for consideration in this case is the effect varying the condition to allow the premises to operate until 01.30 Friday to Saturday would have on the amenity of nearby residents and occupiers in terms of noise and disturbance. In accordance with guidance, the City Corporation is only able to consider the impact of these extended hours of operation and shall be informed by the evidence gained during the period of temporary consent.

Neighbour Representations

31. 21 letters of objection have been received from local residents; the objections have a common theme which is that the extension of opening hours would create additional noise and disturbance in the locality.

Effect of the Proposal on Local Amenity

32. There is a concentration of residential units both above the premises and around Charterhouse Square to the west. John Trundle Court, part of the Barbican lies to the east of the premises beyond Aldersgate Street and there are residential properties opposite the premises.
33. The residential properties in the locality are subject to relatively high existing ambient noise levels resulting from the heavy good vehicles travelling to and from Smithfield Market. The Market is open every day from 03.00 and deliveries occur throughout the night.
34. The application premises are located in the basement of an existing building and are accessed via a set of double doors approximately 20m from the junction of Carthusian Street and Aldersgate Street. There are commercial properties at ground floor level between the basement and the residential uses on the upper floors of the building, providing a noise barrier between the basement and the upper floors.
35. Potential disturbance to the occupiers of adjoining curtilages might arise from live or recorded music emanating from the premises. This is controlled irrespective of the hours of operation by Condition No 4 of 05/00347/FULL which states: 'No live or recorded music that can be heard outside of the premises shall be played.'

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'.

36. A Noise Impact Assessment was submitted in respect of the original planning application Ref: 05/00347/FULL which concluded that during the night time period there would be no perceptible change in noise level due to the proposed opening hours. The report set out the potential impact of the extended hours on the locality and concluded that the proposed opening hours would not materially alter the amenities currently enjoyed by the nearest noise sensitive premises. An up-dated noise assessment has been submitted that addresses noise implications as a result of the lawful change of use. The report

concludes that any increase would be barely perceptible and that no further mitigation measures are required.

37. No noise or disturbance complaints were lodged with The Department of Markets and Consumer Protection for the 18 month period prior to the application being made for temporary extension of the hours of operation Ref: 10/00347/FULL and permission for the extended opening hours was therefore granted on a temporary basis. Subsequent complaints have been limited and managed through the auspices of the Management Strategy.
38. The City of London Police have written in support of the application advising that Anti-Social Behaviour (ASB) patrols are regularly conducted in this area to reduce any form of ASB caused by human traffic in this area. The Police confirm that the operation and management of the site is commendable and have not had to visit the premises as a result of any form of disturbance.
39. Neo is located in an area of mixed uses, including other licensed premises, which, when taken together, generate a certain level of street activity.
40. Although not a planning matter, the original premises licence granted in October 2009 was granted a variation in January 2011 permitting an extension for all licensable activities to 01.00am Fridays and Saturday's closing at 01.30am. At this meeting it was noted that the public house in Carthusian Street and the restaurant/bar opposite No. 14-17 had a licence to open beyond these times. The Planning Department were represented at the hearing and advised in respect of the planning conditions. Environmental Health Officers did not raise objections to the variation of opening hours.
41. Concerns regarding noise and disturbance associated with early morning refuse handling and collection are not material to this application and can be satisfactorily addressed through enforcement of the separate planning condition imposed for this purpose.

Additional Mitigation

42. In accordance with the provisions of Condition 7 of 10/00816/FULL and in order to respond to the concerns raised by local residents, the applicant was required to operate the premises in accordance with a Management Scheme. The premises have been operating in accordance with the approved Management Scheme which has addressed in particular late night discharge of customers.
43. As part of this current proposal the Management Scheme has been updated to enhance entrance door management, off premises client supervision and dispersal, particularly related to promoting a quiet night time street environment, and protocol for taxi-cabs visiting the premises.

Conclusion

44. In this case there is no clear evidence that the extension to the opening hours proposed has or would result in additional noise or disturbance harmful to the amenity of residents in the locality that would be directly attributable to the premises. The grant of permission for an 18 month temporary period has enabled monitoring to take place and data to be collated.
45. In accordance with Planning Guidance the issue of further temporary consents should be avoided and given that there is a Management Scheme in place that provides a satisfactory level of mitigation in respect of public amenity, the proposal is deemed acceptable.

Background Papers

Internal

Letter 05.11.2012	City of London Police
Email 08.10.2014	City of London Police
Memo 05.12.2012	Department of Markets and Consumer Protection
Memo 08.10.2014	Department of Markets and Consumer Protection

External

Email 03.12.2012	Ms Virginia Rounding
Email 04.12.2012	Mr Adam Machin
Email 04.12.2012	Mr Paul Wong
Email 04.12.2012	Mrs Mary Tapissier
Email 04.12.2012	Mr Marco Branco
Email 04.12.2012	Mrs Clare James
Email 04.12.2012	Mrs Debra Marber
Email 04.12.2012	Mrs Kirstin Kaszubowska
Letter 05.12.2012	Julia Hodgkin
Email 05.12.2012	Ms Scarlett Roux
Email 06.12.2012	Mr Garth Hall
Email 07.12.2014	Mr Adam Machin
Email 07.12.2012	Mr & Mrs Allen and Deidre Jones
Email 07.12.2012	Ms Beverley Heath
Email 07.12.2012	Marco Branco
Email 07.12.2012	Mary Tapissier
Letter 07.12.2012	Helen Burggraf (with attachments)
Email 08.12.2012	Paul Wong
Email 10.12.2012	Dr Jeffrey Lake
Email 10.12.2012	Mrs Caroline Lloyd
Email 13.12.2012	Mrs Josephine Pletts

Premises Management Scheme 2012

Premises Management Scheme (Updated) 2014

Design Access and Planning Statement – 19.11.2012

Acoustic/Noise Report (Updated) 2014

Appendix A

London Plan Policies

Policy 2.10 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 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 4.5 Support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision.

Policy 4.6 Support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.

Policy 4.7 Support a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres.

Policy 7.15 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

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.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

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.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

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: **12/01099/FULL**

14-17 Carthusian Street London EC1M 6AD

Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

CONDITIONS

- 1 The use hereby permitted shall not be open to customers except between the hours of 11.00am - 12.00pm (midnight) Sunday to Thursday and 11.00am to 1.30am Friday to Saturday
REASON: To safeguard the amenity of adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15; CS21.
- 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 consent.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 3 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, and CS17.
- 4 No live or recorded music that can be heard outside the premises shall be played.
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.
- 5 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.

- 6 The operation of the premises between 12.00pm midnight and 1.30am, shall at all times accord with the provisions and undertakings of the approved 'Management Scheme' as amended October 2014. Should there at any time be a material change in circumstances affecting compliance with the Management Scheme, the proprietor of the premises shall submit a revised Management Scheme to the Local Planning Authority for their subsequent approval and the premises shall thereafter only operate in accordance with the terms and conditions of the approved revised Management Plan. The Management Plan shall at all times address the following:
- I. The duties of the staff employed at the premises to patrol the external perimeter of the premises in order to discourage, noise, disturbance and anti-social behaviour;
 - II. A smoking control scheme relating to the supervision and control of any smoking patrons outside the premises during the hours that the premises are open to the public;
 - III. A dispersal scheme relating to the dispersal of patrons leaving the premises after 12.00pm (midnight);
 - IV. A taxi licensed private hire scheme:
 - To encourage patrons and staff to use licensed taxis, licensed private hire vehicles when leaving the premises;
 - To encourage patrons to make advanced bookings for such taxis, licensed private hire vehicles from within the premise
 - Which details the licensed private hire firm nominated by the operator of the premises to pick up at a point agreed by the local planning authority;
 - V. The circumstances and time periods, which trigger the need for a review of the management scheme.

REASON: To ensure the good management of the venue to protect residential amenity and to ensure compliance with the following policy of the City of London Core Strategy: CS15, CS21.

- 7 Unless otherwise agreed in writing by the Local Planning Authority the level of noise emitted from any new plant shall be lower than the existing background level by at least 10 LpA. 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.

- 8 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: Location plan, AJMG/ALD/06 Rev A, AJMG/ALD/01, AMJG/ALD/07 Rev A, AJMG/ALD/02 5491/111 Rev G. DACC0348-RI
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.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 03 December 2012 21:30
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 9:29 PM on 03 Dec 2012 from Ms Virginia Rounding.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Virginia Rounding

Email: [REDACTED]

Address: Members' Room PO Box 270, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application .

Reasons for comment: - Noise

Comments: I have received repeated complaints from residents in Carthusian Street of late-night noise and anti-social behaviour relating to patrons of NEO, and believe that the extended opening hours have had a deleterious effect on the neighbourhood and its residents. I therefore consider that the condition restricting the late opening hours to a limited period should not be removed and that, on the contrary, no planning permission for late opening hours should be given.

Chipperfield, Rob

From: Richard.Steels@cityoflondon.gov.uk
Sent: 04 December 2012 10:52
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.
Comments were submitted at 10:51 AM on 04 Dec 2012 from Mr Adam Machin.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Adam Machin

Email: [REDACTED]

Address: flat 2 15 carthusian street London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: In flat 2, we live directly above the entrance to Neo and the noise from the stairs leading down to Neo and from the "club" itself can be heard throughout our flat. On Friday and Saturday nights the music is significantly louder and disrupts/disturbs the sleep of my wife, my daughter and myself. I understood that this venue was opened as a pizza restaurant with drinks license, therefore, I don't understand why such a venue would require loud music until the early hours on weekend nights. I object to the application and would wish to see the opening hours of the "restaurant" restricted to allow the chance for residents to sleep without interruption.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 10:49
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 10:49 AM on 04 Dec 2012 from Mr Paul Wong.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Paul Wong

Email: Not specified

Address: Flat 12, 15 Carthusian Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I would like to register my strong objection to this application. The noise coming from patrons at the Neo Bar (It is definitely a bar, and a pizzeia) is absolutely unbearable for the residents who live directly across the street and above the bar.. It is my firm belief that the removal of the restriction would result in significant public and private nuisance, and would be much to the detriment of the residents of Carthusian Street (which is a residential street). 131 Aldersgate Street is the other address of 15 Carthusian Street, which is a residential building with 13 residential units housing as many families, some with very young children. Already we suffer much nuisance from the noise emanating from the Tesco below and the associated deliveries (there have been several

complaints to the noise officer), and a licence for a nightclub to open into the early hours of the morning could only add to our woes. I am sure the council is aware of the significant adverse effects this could have on residents, not least the loud thumping music, long rowdy queues and shouting which already affect us on weekends. The removal of this restriction would certainly heighten the risk of crime and disorder, and as a result pose risk to public safety (as I have mentioned, there are very small children in the building). I submit that the removal of this condition would be a decision that is wholly disproportionate and utterly unreasonable, to the extent that no reasonable public body could reach it.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 14:50
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 2:49 PM on 04 Dec 2012 from Mrs Mary Tapissler.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Mary Tapissler

Email: [REDACTED]

Address: Flat 8 15 Carthusian Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: NEO has had a negative impact on this neighbourhood since before it opened - noise of marble slabs being cut until midnight on consecutive weekend nights. We were understanding particularly when assured by the manager/owner that NEO was going to be a nice Pizzeria with wine bar - suitable even for children. Since it opened it has become apparent that NEO is quite simply a bar, with noisy music and TV - smokers congregate outside long after closing, rubbish (sacks of bottles) are left outside the doors to the flats, departing taxis and cars rev up and sound horns. Frequent complaints to the management are met with emollient talking and NO action. NEO is basically a nightclub and a nightmare for us who live nearby. INDULGENCE bar opposite has now vastly

improved its behaviours thanks to efforts
by Islington Noise, for example Anne
Brothers, and Licensing staff. We hope and
trust that the City can follow their
example. My husband, Charles Birch and I
wish to enjoy and contribute to City Life -
but we need to sleep in order to do so .

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 20:18
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 8:18 PM on 04 Dec 2012 from Mr Marco Branca.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Marco Branca

Email: [REDACTED]

Address: 15 Carthusian Street Flat 13 London

Comments Details

Committer Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Neo had a negative impact on residents. there is noise in the street after closing and during because of groups of smokers who also leave rubbish and the apparent failure of NEO to manage its staff and rubbish collections . I am also aware of increased music volume too.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 15:08
To: Chipperfield, Rob
Subject: Application Comments for 12/01089/FULL

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

Comments were submitted at 3:07 PM on 04 Dec 2012 from Mrs Clare James.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Clare James

Email: [REDACTED]

Address: Members Room, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I am aware of numerous reports from residents affected by late night noise disturbance from these premises. For this reason I do not support the application to allow late night opening hours.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 21:57
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 9:57 PM on 04 Dec 2012 from Mrs Debra Marber.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010. (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Debra Marber

Email: [REDACTED]

Address: 43 Charterhouse square London London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: We are a family living just a few doors away ,and have increasingly been invaded by the noise from two wine bars...not to mention the vomit and broken glass we pick our way through some mornings. Enough is enough.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 21:40
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.
Comments were submitted at 9:39 PM on 04 Dec 2012 from Mrs Kirstin Kaszubowska.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Kirstin Kaszubowska

Email: [REDACTED]

Address: 43 Charterhouse square Second floor London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: Neo contributes significantly to unacceptable noise on Carthusian street. We have often spoken directly to Neo bouncers to ask them to manage people standing on the street outside the bar smoking, or leaving the bar at various hours making significant noise. In addition on more than one occasion the party taking place in Neo has spilled on to the street with drinks. We have two small children, under 4 years who are regularly woken up at all hours by revellers attending the various bars on Carthusian street - including Neo. Neo has not taken any clear steps to avoid their clientele making unacceptable noise on Carthusian street. We also feel Neo has been under hand with their application processes. Initially portraying themselves as a Pizzeria

Peter Wynne Rees
Dept. Built Environment
City of London
PO Box 270
Guildhall
EC2P2EJ

5/12/12

116670

ref Neo application PP02302958
12/01099/Fwt1

Dear Sir,

Please do not remove condition 6 from the planning permission dated 15/11/10. Neo seems to be a night club posturing as a pizzeria. The noise from its customers leaving is unacceptably high. I am regularly disturbed by this, as are other residents in this building.

Yours sincerely

[REDACTED]

S

from Mrs J. Hodgson

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 05 December 2012 19:01
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 7:00 PM on 05 Dec 2012 from Ms Scarlett Roux.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Scarlett Roux

Email: [REDACTED]

Address: 43 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I strongly object to Neo's application. From the outset - flyers through the letterbox offering half-price cocktails to bouncers on their door - it became fairly obvious Neo wasn't just a "pizzeria". When they applied for longer hours we went to the hearing but were not permitted to speak! Over the past couple of years I've increasingly been dreading weekends and the late night noise they bring to the street outside. People arguing loudly, having a cigarette outside Neo on the pavement throughout the evening, later people screaming and shouting in a drunken state. The vomiting and urinating in the street all make for a unpleasant change to this neighbourhood. I feel really stressed by this. With Christmas parties this month I fear this type of behaviour may occur more frequently, not

just at the weekends. You never know when going to bed if you're going to be woken up in the middle of the night by loud screaming, sometimes so loud it sounds like girls outside are being mistreated but looking out the window to check on their welfare it seems they're just celebrating the good time they've had at Neo. This has got to end! The City of London teams working with their Police need to ensure that the Priority Area introduced in November for Carthusian Street is made a PRIORITY and that the City works with Islington Borough regarding ASB and licensing.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 06 December 2012 11:27
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 11:27 AM on 06 Dec 2012 from Mr Garth Hall.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Garth Hall

Email: [REDACTED]

Address: 43 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons

or comment: - Noise

Comments: Registering a firm objection to this application. The arrival of NEO in 2010 marked a change for this area -- for the worse. From more minor irritations - advertising sandwich boards set in the middle of the pavement blocking pedestrians; bags of rubbish piled in doorways spilling onto pavement; smokers outside the entrance talking very loudly late at night. To more major problems such as NOISE & DISRUPTION caused by their patrons leaving premises 'en masse' in the early hours, particularly Saturday/Sunday mornings. Shouting, gathering in the street and entrance gate to the Square, drunkenness, vomiting, minicabs arriving, more shouting. Have tended not to telephone City of London Police when there's been late night ASB, all too aware of cutbacks and police resources being overstretched, but have told them in person. Over past two years made personal representations to City of London Police at their "West Area" meetings. Partly due to this, Carthusian Street is now a City of London Police "Priority Area". Considering that NEO is the only City of London licensed premises in Carthusian Street, this would seem to indicate apparent recognition by others of a problem. It's now up to City of London Planning / Licensing to make the right decisions and reassure local City residents that previously enjoyed quality of neighbourhood-life will not be allowed to erode further. [see also: <http://www.cityoflondon.police.uk/CityPolice/CommunityPolicing/YourCityWard/West/west-area-priorities.htm>]

12/01099/FULL

Chipperfield, Rob

From: [REDACTED]
Sent: 07 December 2012 15:49
To: Chipperfield, Rob
Subject: Objection to Planning Application for Carthusian Street - Neo

Rob

I live in flat 2, 15 Carthusian Street, directly above the entrance to the premises looking to extend their opening hours. I object to any extension of the opening hours or extension of any temporary license. The noise both from the stairwell leading down to the "restaurant" and noise from the main bar area can be heard throughout our flat. Currently on weekends the noise is significantly louder both from customers of the restaurant but also from the music system. For a licensed premises that opened as a pizza restaurant I don't understand why it needs a license to stay open and play loud music to the early hours. Whilst on weekdays noise levels are generally tolerable (except for current Christmas period), my wife, my daughter and myself all suffer interrupted sleep every night that Neo stays open late on weekends. Please can I ask that the views of residents living above the premises are taken into account when deciding on how late a pizza restaurant can stay open.

Regards
Adam

ACKNOWLEDGED 21/12/12 JB



Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 07 December 2012 17:29
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.
Comments were submitted at 5:28 PM on 07 Dec 2012 from Mr and Mrs Allen and Deirdre Jones.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr and Mrs Allen and Deirdre Jones

Email: [REDACTED]

Address: 41 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: As a long-time (35 years) resident of Charterhouse Square, we have been witness to the gradual reduction in peace and quiet in the neighbourhood and any extension of Neo's opening hours, in very close proximity to our apartment, will certainly affect our lives in negative way due to noise and numbers, particularly over weekend and holiday periods. There are already many establishments in the area offering food and drink. Please can we not have another with longer opening hours?

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 07 December 2012 21:59
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 9:58 PM on 07 Dec 2012 from Ms Beverley Heath.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Beverley Heath

Email: [REDACTED]

Address: 41 Charterhouse Square Smithfield London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: The noise is unbearable late at night.

Chipperfield, Rob

From: Marco Branca [REDACTED]
Sent: 07 December 2012 11:50
To: Chipperfield, Rob
Subject: NEO bar in carthusian street

Hello Rob

my name is Marco Branca and i live in 15 carthusian street. am writing as am really concerned with NEO Bar that is just near and below my building Neo had a negative impact on residents. there is noise in the street after closing and during because of groups of smokers who also leave rubbish and the apparent failure of NEO to manage its staff and rubbish collections .

Also the music volume is way too high, you can hear it from the lobby of my building i have to say that not much has been done to improve the situation so far from NEO owner Hope you understand and will take action.

Thank you very much

Regards

Marco



ACKNOWLEDGED

Chipperfield, Rob

From: Mary Tapissier
Sent: 07 December 2012 11:19
To: Chipperfield, Rob
Subject: NEO Bar, 14-17 Carthusian Street, EC1

Dear Mr Chipperfield,,

We are advised that you are the officer responsible for a planning application concerning the above bar in Carthusian Street. We have been residents at Flat 8, Carthusian Street since the block was developed 2007. We wish to object to any extension of the Licencing for NEO. NEO has been a problem since before it opened. Noise beyond midnight as they cut marble blocks in the street, our building filled with dust as they failed to seal exits and the lift shaft and more. The residents were understanding and tolerant and informed by the NEO management that he was creating a good pizzeria, suitable for families including children. This was clear misrepresentation. NEO is a Cocktail bar and nightclub serving food and playing loud music. Sometimes, hearsay evidence has it, there is no food available ! The noise late at night is getting worse. Smokers congregate and people exiting shout, occasionally scuffle and leave rubbish. NEO can't seem to manage its own rubbish - bags of bottles are often left on the pavement and were blocking the doors to the flats on more than one occasion - 25 November for example. My husband phoned the police between 1 and 1-45 am today, 7 December, to ask for help to clear a noisy crowd in the street. He was told it would be 15 minutes before any patrol car could arrive. I am not clear whether the car ever did arrive . My husband was stressed and an asthma attack was the result which claimed my attention. NEO already causes noise, rubbish and stress to the residents in this small, largely residential street. I sincerely hope your department will note this and decline any licence extension which will make a bad situation worse.

Yours,

Mary Tapissier
Charles Birch



ACKNOWLEDGED

Ack.
7/12/12

39 Florin Court
6 – 9 Charterhouse Square
London EC1M 6EU

Re : Latest Neo planning application.
to permanently extend opening hours
Address : 14 -17 Carthusian Street
London EC1M 6AD

Ref
PT-RC/12/01099/FULL

7 December, 2012

Peter Wynne Rees
City Planning Officer
Department of the Built Environment
Guildhall (ground floor, north wing)
Basinghall Street
London EC2P 2EJ

Dear Mr Rees,

I am writing you today about the latest application by that weird, struggling nightclub on Carthusian Street, Neo, which is looking to make the extension of its opening hours permanent, no doubt because it needs to.

The thinking, evidently, is that after a certain hour, there's less competition, and thus a greater chance that some people might be willing to go there... (never mind the kind of people that normally are inclined to patronise a "pizzeria" at such an hour...)

As a resident of Charterhouse Square for the past six years, I should like to **STRENUOUSLY OBJECT** to this latest effort, just as I have objected to Neo's previous applications, which you have waved through.

Perhaps this time you might pause, though, and remember that we've now had a murder on our doorstep (see attached article from the *Evening Standard*).

Like a growing number of formerly industrial and office districts in central London, this neighbourhood has become increasingly residential in recent years, as people seek to avoid crowded and costly commutes and embrace an urban lifestyle, and developers accommodate them by converting buildings to residential use.

ACKNOWLEDGED 17/12/12 BB

But many of us resident in the Barbican/Farringdon/Clerkenwell area feel the area is fast hurtling towards a tipping point in terms of the quality of life, as an explosion in nightclubs and similar venues is transforming it from a quiet place after business hours to something approaching Leicester Square's rumbustious ambiance. And yet, unlike Leicester Square, the authorities are not taking the change on board.

Charterhouse Street/Charterhouse Square/Carthusian Street are at particular risk of falling between the cracks because they are directly on the border of two councils, as you know.

The neighbourhood's development is being fuelled in part by the rebuilding of Farringdon Station and the planned arrival there of Crossrail, which has set gentrification in motion big time.

Already we already endure more noise than you can imagine around here – especially in the wee hours of Friday, Saturday and Sunday mornings.

(See enclosed articles written recently to the Charterhouse, which, like the City of London planning department, seems disinclined to take responsibility for the noise and mess its carpark patrons make in front of Florin Court, as these individuals tend not to go over by the Charterhouse, which is not as well lit or as invitingly open.)

Typically the noise we are subject to around here takes the form of shouting, shrieking, laughing, singing, fighting, and perhaps most annoyingly, loud music from cars parked in and just outside the square, as the patrons of such neighbourhood institutions as Fabric stagger up Carthusian Street and wander home. (This isn't as easy as it might be, given that the Underground trains don't start running through Barbican tube station until around 5:30am).

And it's not always noise – sometimes there are fights (as the photo, attached, suggests, and the police records no doubt will also confirm).

Of course, the more clubs that stay open until 2am and beyond around here, the more of their patrons we who overlook Charterhouse Square will have to endure listening to, while trying to sleep. (Plus the greater the risk for them, I would venture to guess, of becoming involved in brawls.)

Of possibly greatest concern to some of us who are parents of young adult children (mine are a girl and boy ages 22 and 25, who don't live with me but often visit), is their welfare as they come home from their own evenings out.

Currently, coming from the Barbican Tube, they have to run a gauntlet of nightclub hangers-outers that, with the recent and unwelcome arrival of Neo, now spill out either side of that stretch of Carthusian Street.

Many of us were on record initially of opposing a nightclub at 14 – 17 Carthusian, and we continue to hope it will close soon, to be replaced by something a little more salubrious.


I look forward to hearing what you decide with respect to Neo's application.

In meantime, I will be hoping that you remember that Charterhouse Square is NOT Leicester Square, but a historic, much-loved mostly residential area that is already under profound threat to its character from Crossrail (in its southwest corner, now become a vast crater, probably to be filled in with some hideous building far taller and more massive than anyone but a developer would think proper).

Efforts to retain this vulnerable square's character, therefore, must be redoubled.

Unless, that is, the character of a square whose layout dates back to 1371 (the date the Charterhouse monastery was founded, to pray for the souls of the people buried in the plague pit that is said to have been located where the square garden is now) is irrelevant.

Sincerely,


Helen Burggraf
Charterhouse Square resident

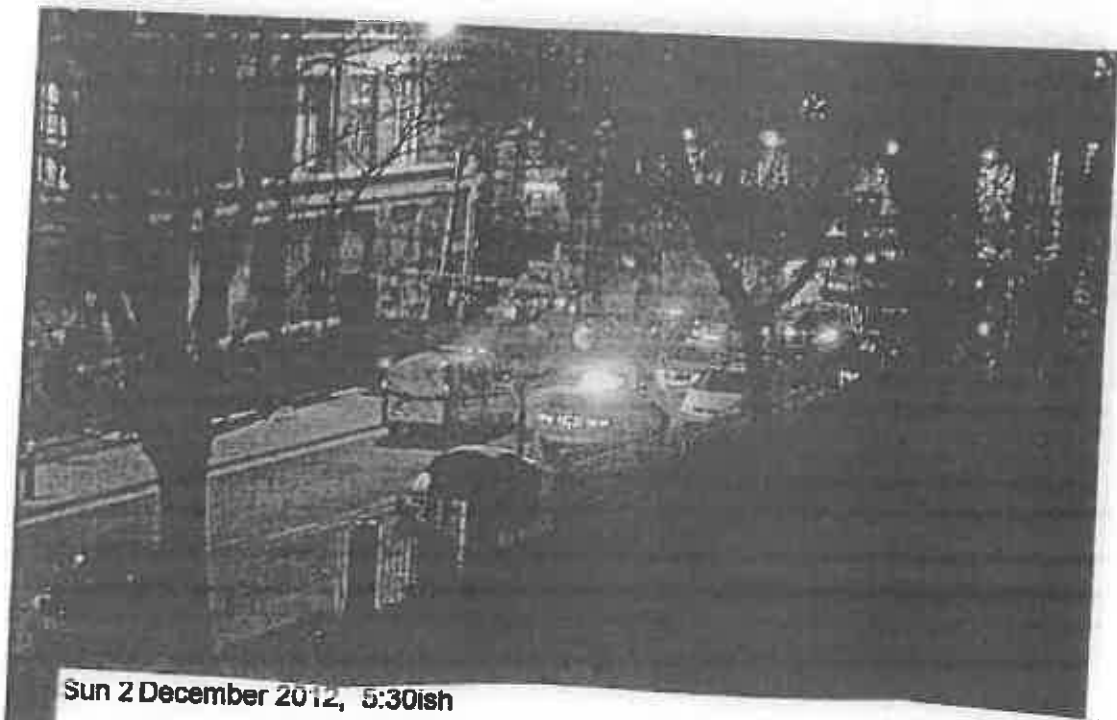
After a recent meeting of residents in my building, I've begun to keep a photo log of some of the late night/early morning disturbances in the square. For example, the other Sunday....

(Satur
night
Sun
mor
this



Sun 2 December 2012, 12:30am

Group of young people, talking very loudly in front of Florin Court, south side, by Charterhouse Square gates



Sun 2 December 2012, 5:30ish

Loud shouting in southwest corner of square in front of Crossrail works; some scuffling; around 5:35am three or four police cars and an ambulance arrived, some intervention, all quiet by 6am

<http://www.standard.co.uk/news/crime/man-stabbed-to-death-in-violent-clash-outside-farringdon-nightclub-7880020.html?origin=internalSearch>

Man stabbed to death in violent clash outside Farringdon nightclub



Arrests made: The scene on Charterhouse street near Raduno nightclub

25 June 2012 By Michael Howie

Police have launched a murder investigation after a 33-year-old man was stabbed to death outside a City nightclub.

The victim suffered fatal knife wounds after a clash with a group of men and women in Charterhouse Street, Farringdon, at about 8.15am yesterday.

City of London Police said the group had just left the Raduno nightclub, which has an all night licence, when the incident took place.

Officers arrived at the scene to find a man on the pavement stabbed in the chest.

The victim was taken to an east London hospital but was pronounced dead about 90 minutes later.

Detective Chief Inspector John Osibote, of the City police, said: "The group were seen to leave the nightclub and move out onto Charterhouse Street, where the trouble quickly escalated.

"It is now important for our investigation that people who saw the incident, witnessed the group during the course of the night or have any other information linked to the circumstances of this man's death to contact us immediately."

The murder comes as the Square Mile is witnessing a boom in the number of late night bars and clubs.



The killing is also the first homicide to take place within the City limits in four years.



A 25-year-old man was still being interviewed in connection with the murder today. Four other people, two of them women, have been released on bail.

Detectives are now appealing to anyone with information about the incident to contact them on 0207 601 2222 0207 601 2222 or Crimestoppers on 0800 555 111 0800 555 111.

39 Florin Court
6 – 9 Charterhouse Square
London EC1M 6EU

5 August, 2012

Sukhvinder Dhadwar
Islington Council Planning Dept
222 Upper Street
Islington, London N1 1RR

Dear Mr Dhadwar,

With respect to Planning Application P121341 (see below):

I believe it is important that you realise that with the rapid growth of the Smithfield district as a booming nightclub district, this carpark – particularly that part of it that is in the open space in front of the residential building, Florin Court (in which I live, and, from the third floor, am the reluctant observer of the goings-on here on Thursday, Friday and Saturday nights/Friday, Saturday and Sunday mornings), is becoming rather more lively, noisy and out of control than was the case previously.

Last night, for example, sometime after 3am, a man and a woman got into a blazing, shouting row, on Carthusian Street just at the entrance to the eastern entrance to Charterhouse Square, which lasted at least 20 minutes, and only ended when they decided to go back to the nightclub to try to find her earring. (She admitted during the course of the shouting that she had indeed struck him, but did not mean to hurt him.) Having been wakened by the commotion and watched the proceedings for a while, I can report that he was much larger than she.

This occurred while other nightclubgoers came and went around them. During this time, about four – all men – returned to their car in front of Florin Court, and, as I watched, lined up with their backs (mercifully) to Florin Court and their car, evidently unzipped their flies, and simultaneously peed copiously through the railings enclosing the Charterhouse Square gardens into the bushes on the other side. This done, they got into their car and drove off.

In short, another Saturday night in the Charterhouse Square car park, which is not staffed on this or any other night.

As a resident of Florin Court, I endure the goings-on here week after week, always hoping for rain and bad weather, which means that there is less likelihood of the party being carried from Fabric back to the car (and thus, the carpark beneath our windows here).

On a balmy summer night, however, there is almost no hope that some of the nightclub patrons won't return to their cars off their heads with booze and who-knows-what else, still shouting (rather than talking), and thinking how nice it would be to turn on their car stereo and continue the good times, right there, in the rather lovely, tree-fringed "piazza" that is the cobble-stoned space in front of Florin Court. Which, as I think I've now made clear, is right beneath my bedroom windows, as well as those of countless other Florin Court residents.

What would I like to see done?

First, I would like to see a uniformed security guard on duty, in this particular area which is so popular hang-out among nightclub goers, *every Thursday, Friday and Saturday night/early mornings, from about midnight to 5am.*

This person would break up fights, suggest those inclined to party loudly take their party elsewhere, and discourage public urination. Their mere presence, I am sure, would have a chilling effect on the parties.

Second, I would like to see that the new Crossrail station now going up across the square has an easily-accessed public toilet, to lessen the amount of public urination now taking place. If this area is to become a nightclub district, it is poor public planning not to remember that people who spend their evenings drinking are going to need toilets. This is *basic*. (Biology, remember?)

Third, I would ask that any new ticketing machines feature prominent signage informing those who make use of the Charterhouse Car Park that they are on private property, and that their conduct is being monitored by cameras.

Most importantly, I would like this signage to point out that the area is a residential one, and that they must leave quietly and under no circumstances loiter or create a disturbance, under penalty of a significant fine.

Let us not forget that only a few weeks ago, an apparently innocent nightclub-goer was stabbed to death down by Smithfield market, in front of one of the clubs, at around 8am on a Sunday morning.

There will be those who will say these things happen randomly, and it would be wrong to suggest there was any significance to this.

But I have lived here for six years, and this is the first time there has been any such an incident around here. To me, it is a sign that the nightclubs around here have reached a degree of critical mass that the authorities have yet to realise (or perhaps would rather not admit that they see).

Thanks for listening,

Helen Roberts

Planning Application Details

Application number:	P121341	Web reference:	
Application type:	Full Planning Application	Application date:	07-Jun-2012
Date received:	19-Jun-2012	Date valid:	20-Jun-2012
Consultation start:	17-Jul-2012	Consultation end:	09-Aug-2012
Ward:		Library:	
Related application:		Case officer:	Sukhvinder Dhadwar
Decision date:		Decision:	
Consultation start:	17-Jul-2012	Consultation end:	09-Aug-2012
Main location:	Charterhouse Square, Islington, London, EC1M 6ET		

Proposal: Two ticket machines for car parking area within Charterhouse Square. (Listed Building Consent application reference P121342 also submitted). This application may affect the character and appearance of a Conservation Area and the setting of a Listed Building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67 and 73.

Status: This Application is currently with the Case Officer. This case is being dealt with by Sukhvinder Dhadwar who can be contacted on 020 7527 2401 or planning@islington.gov.uk. Comments on this application should be made by 09-Aug-2012.

39 Florin Court
6 – 9 Charterhouse Square
London EC1M 6EU

28 July, 2012

Mr Charlie Hobson
The Charterhouse
Charterhouse Square
London EC1M 6AN

Dear Mr Hobson,

Thanks for your letter, regarding the noise of the Charterhouse Square gardener.

I'm afraid I don't share your opinion that 8am is a "normal time" for noisy work to start on a Saturday, though. (And I suspect I would not be alone in this, in Florin Court, to judge by some conversations I had after a recent meeting of building residents. For it seems I am not alone in finding the square an increasingly noisy place – indeed, one of the other tenants was putting together a list of residents who are prepared to join forces to do something about it.)

Even if one rises at 6am on a Saturday, the sound of your gardener's devices is unpleasant, and on an otherwise serene Saturday morning, it is difficult to see why it must be done at this hour (8, or 8:30am), and not later. What is more, some people might argue that being allowed to sleep until 10am if one desires, on one's day off, ought to be *their* choice, and not that of the institution across the square.

One just can't help wondering just ^{late} what harm would there be in waiting a couple of hours, by which time even the ~~early~~-risers may have enjoyed their relaxing, peaceful Saturday morning, with paper and toast, and lounging around, in blissful quiet, and have headed out to run errands or whatever.

Why, instead, we wonder, must the roar of leaf-blowers and sit-down lawn-mowing tractors be part of this otherwise pleasant moment in our lives?

This morning, it is true, he started later, *and make no mistake, this was much appreciated!* Still, when he did start, it was, as always, right beneath our windows, and he worked his way only slowly over to the side of the square where no one lives. Weird.

(Perhaps it is a question of habit, but if he were to start in the southwest corner, by the CrossRail site, it would be another hour before he worked his way over to the more populated, Florin Court side of the square.)

I'm also surprised to hear that the Charterhouse is unable to consider posting a sign on its ticketing machines and elsewhere around the carpark, asking its car-park clientele to be considerate of local residents.

As I said in my letter, such a sign (or signs, I would argue), is *long, long* overdue. And as the car park is the Charterhouse's, not Florin Court's – and as it makes money for the Charterhouse, not for Florin Court – it seems the Charterhouse's responsibility to see that its clients behave themselves.

As mentioned, you could make it possible to remove the signs except during traditionally noisy times, such as on Thursday, Friday and Saturday nights during the summer. This way, you wouldn't need to destroy the beauty of the square the rest of the time, (though strategically-placed small notices should be 24/7/365, particularly near the carpark ticketing machines... a point I intend to raise with Islington Council.)

As mentioned in my first letter, it seemed very revealing to me, when I recently shouted out the window at a particularly noisy bunch just below my window, at around 3am, that one of them was heard to say that they didn't even know it was a residential neighbourhood!

Perhaps it is too late to do anything about Charterhouse Square's growing loss of innocence, and volume of noise. The nightclubs have arrived, and are growing in number, lateness of hours, and assertiveness; Crossrail is coming. The developers are salivating at the prospect of turning Smithfield into a variation on Covent Garden, crammed full of pricey shops and restaurants, with as few of the historic bits preserved as English Heritage will allow them to get away with.

Still, for now anyway, Charterhouse Square remains an English Heritage listed area of incalculable significance, history and beauty. And I fervently believe that those of us who by chance find ourselves here, at a moment in time when it is under perhaps the most severe threat of permanent change since World War II, have a moral obligation to try to preserve it as best we can for future generations – just as those who came before us kept it for us.

That may seem a leap from early-rising gardeners and drunken nightclub-goers, but I do not believe it is.

I have lived here for six years, and as far as I am aware, there was never a murder in the immediate area until a few weeks ago, when, as you will know, a patron of one of the Smithfield clubs was stabbed when he tried to break up a fight, around 8am on a Sunday morning. It might have happened anywhere – but it might also be a sign that things are changing. And Charterhouse Square could be next, given that this is where the Smithfield nightclub-goers come to continue their parties and park their cars.

Anyway, that's what I think.

Helen Roberts

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU

29 June, 2012

The Charterhouse
Attn: Garden management
Charterhouse Square
London EC1M 6AN

To whom it concerns,

The Charterhouse Garden is, of course, one of London's great treasures, and I regard being able to live with a panoramic view of it, from Florin Court, a very great privilege. Keeping it looking as lush as it does, even given the amount of rain we've had this year, does not happen by accident; I well understand.

One small point, though. About once a week, a gardener starts blowing leaves, with the most unbelievably noisy piece of machinery, *at precisely 8am, precisely beneath my third floor window* (along with the windows of dozens of other flats in Charterhouse Square).

I was wondering if this is the best corner of the garden to start with, given that there are many flats overlooking this corner, and virtually none, for example, in the Southwestern corner?

Nor are, there, nor, dare I say it, quite so many residential windows overlooking the main Charterhouse part of the garden.

Also, how bad would it be, really, if your leafblower didn't start until 9am or 10am?

It is not as though the leafblowing is the only noise we in the square have to deal with, beginning at 8am six days a week, now that we have CrossRail. (Personally I have never understood why the people working on the CrossRail development have insisted on the noisiest start possible on Saturday mornings, only to be quiet by 10am, and to be off site completely by 1pm.) (At least they are no longer jackhammering into oblivion the masonry of the buildings that used to stand on that corner of the square! Though I suspect they may have lots of interesting new noises to come, as they begin to build that station and the hideous massive great glass building they've got planned to go above it.)

From my perspective, here on the warmer side of the duvet, it is almost beginning to seem as though waking those "lazy" enough to still be in their beds at 8am on a Saturday is actually intentional on the part of those wielding the power tools and machinery, rather than an accident.

My personal situation is this. I'm a journalist, and I work hours that I can't always control. I travel on business to other time zones from time to time. Last night, I was up until 1:30 am posting a story on my publication's website, a not unusual

situation. (We have readers in Asia, who begin logging on around that time.) So 8am can seem awfully early to have a leafblower roaring in one's ear.

On top of this, many evenings and mornings in the warmer weather, as you will know or will have heard, Charterhouse Square echoes from the wee hours of the morning onwards, as the nightclubs down by Smithfield empty out. Many of their drunk, boisterous and sometimes argumentative patrons are keen to continue partying: all along Charterhouse Street and up Carthusian, but particularly, one can't help noticing, in the brightly-lit and inviting Charterhouse car park "piazza" in front of Florin Court, where many of them, hours earlier, left their cars.

(This, of course, is right beneath my windows, as well as those of everyone else on the front side of Florin Court.)

At this point of the proceedings, after several hours in a noisy nightclub, our partygoers no longer speak at a normal level, but shout.

Often, they also feel the occasion calls for the loud club music to continue, which they typically manage to achieve by turning on their car music systems, and opening the doors.

Some leave relatively soon after arriving, but others hang out for a while. After all, on a warm evening, it's not a bad little party zone, with the cobblestones, overhanging trees and pretty lighting.

(A large sign or several, asking patrons of the Charterhouse car park to be considerate of local residents – and not to loiter, and to leave quietly – is *long, long* overdue. If you were to make it possible to hang a particularly large, temporary sign, for use during Thursday and Friday nights during the summer, that could be taken down the next morning, then you wouldn't need to destroy the beauty of the square the rest of the time, though strategically-placed small notices should be 24/7/365.) You could also request consideration on the part of your patrons on the machinery and materials used by the carpark users to pay for their use of the car park.

The other night, when I shouted out the window at a particularly noisy bunch just below, at around 3am, one of them was heard to say that they didn't know it was a residential neighbourhood! Perhaps the time has come to let them know.

Meanwhile, one positive change I've noticed is that your leafblower seems to have switched to Friday mornings from Saturday mornings for his wakey-wakey performance.

Interestingly, btw: after waking us all well and truly at 8am this morning, your leafblower was gone by 8:15am! Was that job done, I wonder, and if so, which job: blowing the leaves, or waking those of us in Florin Court?

Chipperfield, Rob

From: Wong, Paul <[REDACTED]>
Sent: 08 December 2012 12:09
To: Chipperfield, Rob
Subject: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period. | 14 - 17 Carthusian Street Lond

Dear Mr Chipperfield

I would like to register my strong objection to this application. The noise coming from patrons at the Neo Bar (it is definitely a bar, and not a pizzeria) is absolutely unbearable for the residents who live directly across the street and above the bar. It is my firm belief that the removal of the restriction would result in significant public and private nuisance, and would be much to the detriment of the residents of Carthusian Street (which is a residential street). 131 Aldersgate Street is the other address of 15 Carthusian Street, which is a residential building with 13 residential units housing as many families, some with very young children. Already we suffer much nuisance from the noise emanating from the Tesco below and the associated deliveries (there have been several complaints to the noise officer), and a licence for a nightclub to open into the early hours of the morning could only add to our woes. Our having to pick through broken glass and vomit in the mornings is disgusting. I am sure the council is aware of the significant adverse effects this could have on residents, not least the loud thumping music, long rowdy queues and shouting which already affect us on weekends. The removal of this restriction would certainly heighten the risk of crime and disorder, and as a result pose risk to public safety (as I have mentioned, there are very small children in the building). I submit that the removal of this condition would be a decision that is wholly disproportionate and utterly unreasonable, to the extent that no reasonable public body could reach it.

Thank you for taking the time to consider my objection

Kind regards,
Paul

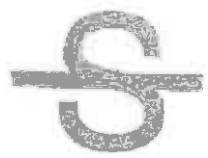
Paul Wong
Associate
Corporate Department
Linklaters LLP, London

tel: +44 (0) [REDACTED]
fax: +44 (0) [REDACTED]
email: [REDACTED]

ACKNOWLEDGED SB
11/12/12

<http://www.linklaters.com>

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Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 10 December 2012 08:19
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 8:18 AM on 10 Dec 2012 from Dr Jeffrey Lake.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Dr Jeffrey Lake

Email: [REDACTED]

Address: 106 Floring Court 6-9 Charterhouse Squ
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I live on the 8th of 9 floors at Florin Court and I'm kept awake by noise from this premises.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 10 December 2012 09:34
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 9:33 AM on 10 Dec 2012 from Mrs Caroline Lloyd.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Caroline Lloyd

Email: [REDACTED]

Address: Charterhouse Square School 40 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: As a school, just yards from NEO, we do not wish to see the licencing hours extended on a permanent basis for obvious reasons.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 13 December 2012 07:59
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

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

Comments were submitted at 7:58 AM on 13 Dec 2012 from Ms Josephine Pletts.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Josephine Pletts

Email: [REDACTED]

Address: 102 Florin Court 6-9 Charterhouse Square
London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

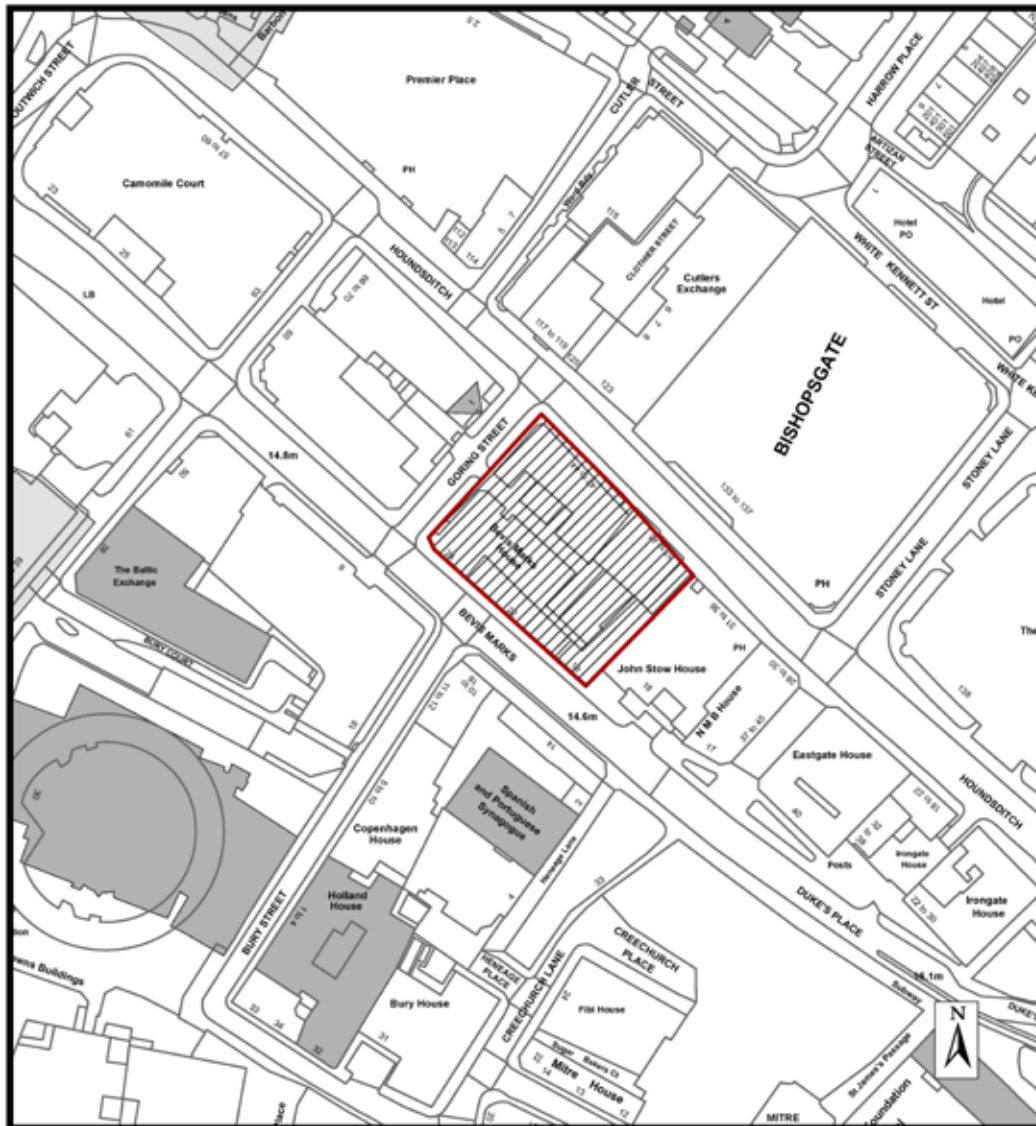
Reasons for comment:
- Noise
- Residential Amenity

Comments: The late night economy is having a harmful effect on the living conditions of residents. Another late night bar will exacerbate these problems as it will inevitably result in further disturbance caused by those leaving late at night. Neo will have no ability to control its patrons when they leave its premises and inevitably they will cause disturbance. A doorman is not effective beyond the immediate vicinity of the door.

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Committee:	Date:
Planning and Transportation	1 December 2014
Subject:	
<p>Bevis Marks House 24 Bevis Marks London EC3A 7JB</p> <p>The demolition of the existing buildings and construction of 2 basement levels and ground plus 16 storey building (89m AOD) comprising office (Class B1) use [35,658sq.m GEA] and retail (Class A1/A3) uses [758sq.m GEA] with associated servicing and plant facilities. [Total 36,416sq.m GEA].</p>	
Ward: Aldgate	Public For Decision
Registered No: 14/00433/FULMAJ	Registered on: 17 July 2014
Conservation Area: No	Listed Building: No
<u>Summary</u>	
<p>Planning permission is sought for the construction of a 20 storey building (two basements, ground floor, 16 upper floors and one double height roof plant level) for office and retail use. The highest part of the building would be 89m AOD (84.98m AGL).</p> <p>The new development would provide an additional 24,339sq.m (GEA) of office (Class B1) floorspace (35,658sq.m total) and an additional 31sq.m (GEA) of retail floorspace (Class A1 and A3) (758sq.m total) at ground floor level. The existing retail space at basement level (451sq.m GEA) which is principally storage, would be lost.</p> <p>The proposed development would provide a significant increase in flexible office accommodation and retail space on this site, which will assist in meeting the needs of the financial and business services of the City.</p> <p>The scale of the building would be in character with the area, would not be detrimental to the setting of nearby listed buildings and conservation areas or views from the Tower of London.</p> <p>The proposals support the strategic objectives of the City of London and would support the economic policies of the London Plan, Core Strategy and Local Plan.</p>	
Recommendation	
<p>(a) Planning permission be GRANTED for the above proposal in accordance with the details set out in 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 not to be issued until such obligations have been executed;</p> <p>(b) That your officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106.</p>	

Site Location Plan



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ADDRESS:
Bevis Marks House

CASE No.
14/00433/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Corner of Goring Street and Bevis Marks



Corner of Goring Street and Houndsditch



Houndsditch view

Case No. 14/00433/FULMAJ

Site

1. The site is located within the 'foothills' of the City's eastern cluster of tall buildings and is part of a street block bounded by Houndsditch to the northeast, Bevis Marks to the southwest, Goring Street to the northwest and Stoney Lane to the southeast.
2. The existing site is occupied by four buildings arranged around a service courtyard:

Bevis Marks House, 24 Bevis Marks – rebuilt in the mid-1980s retaining a section of a 1920s facade forming a feature corner at the junction of Bevis Marks and Goring Street. The building provides 8,283sq.m of office space spread over 6 storeys and 270sq.m of retail at ground floor level.

19 Bevis Marks, 21-22 Bevis Marks and 38-41Houndsditch – These three buildings are all of five storeys and provide a total of 3,036sq.m of office space and 939sq.m of retail.

Total floorspace: 11,319sq.m of office; 1209sq.m retail.
3. The grade I listed Bevis Marks, Spanish and Portuguese Synagogue is located to the south west of the site in the courtyard to the rear of 14 Bevis Marks.

Proposal

4. It is proposed to construct a new building for office and retail use. The building would comprise two basements, ground floor, 16 upper floors and one double height roof plant level. The highest part of the building would be 89m AOD (84.98m AGL).
5. The proposed floorspace of the building is 36,416sq.m of which 35,658sq.m would be office (Class B1) and 758sq.m retail (Class A1 or A3). [All floorspace figures GEA]
6. The main entrance and reception would be located on the north-west corner at the junction Bevis Marks and Goring Street. The retail units would be sited along the full length of the Houndsditch elevation and adjoining the main entrance lobby along Bevis Marks. Servicing would be at ground level with access from Goring Street.

Consultations

7. The views of other City of London departments have been taken into account in considering the redevelopment scheme. Some detailed matters remain to be dealt with through conditions and the provision of an agreement under Section 106 of the Town and Country Planning Act 1990.
8. The planning application was publicised in the press and on site. Individual letters were sent to all the residential occupants of the Middlesex Street Estate (Petticoat Square and Petticoat Tower).

One objection was received from a resident of Petticoat Tower. The objector stated:

“The proposed facade is inappropriate - using strong verticals in orange. We were told this matched the red brick of buildings nearby - to which I strongly disagree. Modern synthetic materials cannot be matched against old brick. It will be an eyesore both at street level and from the Middlesex St Estate, in particular from Petticoat Tower, on the side immediately opposite the site. The surrounding buildings are all in tones of grey while this building will be a mammoth orange block, out of scale with the surrounding buildings. There is presently a beautiful corner entrance on Bevis Marks. Could this not have been retained?”

The full comments are attached to this report.

The applicant is aware that the Computer Generated Images (CGIs) submitted in support of the application reflected a “garish orange tone” but that the actual material would be more similar to the brown of rusted steel.

Policies

9. 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.
10. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector’s report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector’s report is before you today.
11. The National Planning Policy Framework (NPPF) (para 216) states that “decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)”. It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
12. Government Guidance is contained in the National Planning Policy Framework (NPPF)

Considerations

Introduction

13. 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);

- 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) and;
 - Paragraph 131 of the NPPF advises, “In determining planning applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”
14. 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...” It further states at Paragraph 2 that:
- “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
15. It states at paragraph 7 that sustainable development has an economic, social and environmental role.
16. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
17. The principal issues in considering this application are:
- The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan and the emerging Local Plan.
 - The impact of the proposal on heritage assets.
 - The impact on the nearby buildings and spaces, including daylight/sunlight and amenity.

Economic Development Issues

18. 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.
19. 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 Core Strategy and the London Plan, particularly policies CS1 and 2.10.
20. Policy CS1 seeks to increase office floorspace, particularly 'encouraging the assembly and development of large sites, where appropriate, to meet the accommodation needs of the City's biggest occupiers'.
21. The current buildings provide 11,319sq.m (GEA)/7,717sq.m (NIA) of office accommodation.
22. The proposed building would provide 35,658sq.m (GEA)/24,275sq.m (NIA) of high quality office accommodation to meet the demands of the City's commercial occupiers and, using the London Plan's assumed density of 1 person per 16sq.m (NIA) the number of office workers in the new building could be 1,517 compared with 482 in the existing buildings.

Retail Uses

23. The existing buildings on the site contain 1,209sq.m (GEA) of mixed retail floorspace at both basement and street level.
24. The new development would provide a total of 758sq.m (GEA) retail floorspace (Class A1 and A3) in the form of 6 flexible units of various sizes.
25. Bevis Marks House is not within a Principal Shopping Centre, or identified as being on a Retail Link in the emerging Local Plan. Loss of retail floorspace has to be considered against Core Strategy policy CS20, saved UDP policies SHOP2 and SHOP3 and the emerging Local Plan, policy DM20.3. These policies seek to resist the loss of existing retail floorspace and seek replacement of existing floorspace on redevelopment, primarily at pedestrian level. The proposed development would remove the basement retail floorspace from the site but retain and improve the ground floor retail space and the retail frontage onto both Houndsditch and Bevis Marks.
26. Although there would be a reduction in total retail floorspace (444sq.m GEA), the retention of the street level floorspace and frontage would mean that there would be no adverse impact on the retail offer.

Servicing and Parking

27. The waste storage and collection facilities have been agreed with the Waste and Amenity Planning Manager.
28. An off-street service yard is provided from Goring Street to service the whole building. Service vehicles will be restricted to a maximum length of 8m and the site would be able to accommodate one such vehicle and

one 6m vehicle within the service yard. The total number of service vehicles expected to visit the site per day would be approximately 61 for all vehicles types.

29. The service area would be able to accommodate all vehicles servicing the development but a servicing management plan will need to be approved to ensure that deliveries are spread throughout the day to avoid peaks when the service yard would otherwise become congested.
30. Other than the provision of a single disabled accessible parking space within the service yard, the development provides no car or motorcycle parking which accords with policy.
31. The site is identified as being located in an area with a Public Transport Accessibility Level (PTAL) rating of 6b. This is the highest level of accessibility and rated as “Excellent”. There are seven London Underground stations and three National Rail stations within 960m walking distance. Docklands Light Railway services are available from Tower Gateway and Bank stations approximately 660m and 810m from the site respectively. There are 26 bus stops within 640m walking distance of the site providing access to 25 bus routes.
32. The application includes a Travel Plan Framework. However, interim and full Travel Plans will be required (prior to occupation and within six months of first occupation respectively) to ensure that the tenants are promoting and encouraging sustainable travel methods. This would be secured through the S106 agreement.
33. 287 double stack cycle parking spaces would be provided at basement level together with the required level of shower and changing facilities. The cycle parking provision would meet the cycle parking standards in the Draft Local Plan of 1 space per 125sq.m of floorspace (GEA) and exceed the London Plan Revised Early Minor Alterations (REMA) of 1 space per 150sq.m of floorspace (238 spaces).

Design, Bulk & Massing

34. The site is located to the north of the Eastern Cluster and, with the exception of the partially retained facade of the 1920s Bevis Marks House, is of post-war construction.
35. The objector has sought the retention of the 1920s facade within the new development. The retained facade, a stone corner turret, does not make a significant contribution to the local townscape, which is dominated by an eclectic mix of post war buildings. In its current form and setting, Bevis Marks House is not considered to be a heritage asset and it would not be readily incorporated into a larger building.
36. The scheme demolishes the existing buildings and provides a tall building of 20 storeys (two basements, ground, 16 upper storeys and one double height plant level) on the site. The proposed building would be part of the “lower tier” of tall buildings which form the “foot hills” of the eastern cluster and would complement the emerging cluster of tall buildings in scale and composition.

37. At 60-70 St Mary Axe (the street block to the north-west) a tower of 105m (AOD) was approved in 2012 but construction has not yet commenced. To the west, at 6 Bevis Marks, a large office development was recently completed with a maximum height of 87.8m. Buildings to the east and north-east of the site are lower.
38. The proposed building has been designed to mediate between the heights of neighbouring buildings and would complement the shapes and profiles of taller neighbours.
39. The detailed design intention is for the building to be perceived as a stack of related objects, emphasised by horizontal openings for terraces. The building would terminate with a distinctive roofscape combining plant rooms and a function space with uninterrupted south-east views under angled metal and glass roofs.
40. The design is expressed as a textured facade comprising external vertical shading fins with alternating orientations on each stack (four floors on average). The fins would be installed on the vertical mullions of the glass curtain walls and would give the appearance of solidity when viewed obliquely while maximising daylight ingress and openness. The fins would have a colour finish that resonates with the warmer tones of the brick buildings in the area, by using self-finished patinated metal cladding for the fins. Details of the intensity, colour, tone and finish of the fins are reserved by condition.
41. To enable active retail frontages, the fins would not extend down to the ground but would reveal the glazed curtain walls of the retail elevations. The fins would rise above mezzanine level at the corner of Bevis Marks and Goring Street to emphasise the visual impact of the office entrance.
42. Fins have been omitted from the south-east facade to preserve views towards the river.
43. The neighbouring building to the south-east is much lower and with recessed street facades. These recessed facades would result in areas of exposed party wall which it is proposed to clad with pre-cast concrete panels. In Bevis Marks, the visible area of party wall would reach to ground level.
44. The proposed building's scale and character would contribute to the dynamism and hierarchy of scale in the City.

The Setting of Listed Buildings

45. In the immediate vicinity are the grade I listed Bevis Marks Synagogue is located in a courtyard behind newer buildings that define the plot opposite the site. Further afield is the grade II listed Holland House in Bury Street, a 1916 office building with an impressive faience facade, and the Grade II listed Baltic Exchange and the grade II* listed Sir John Cass Foundation School. The submitted views have been assessed with regard to the potential impact of the proposed development on these listed buildings and the proposal is not considered to harm the setting of any listed buildings in the area.

The Setting of Conservation Areas

46. There are two City conservation areas nearby: Bishopsgate Conservation Area is situated to the north and north-west of the site and St. Helen's Place Conservation Area to the south-west. The impact on the setting of, and views from, these conservation areas would be limited to glimpses of the top of the building, often in conjunction with other existing and proposed tall buildings in the vicinity, above the roofline of existing buildings.
47. The proposal will therefore not cause additional harm to the character and appearance of these conservation areas.
48. The site is within the area which has been identified as suitable for high buildings in the UDP. It is close to other high buildings and would form part of the eastern cluster.

London Views Management Framework

49. The London View Management Framework (LVMF) provides a London wide policy framework to protect and manage strategically important views of London and its major landmarks. The most relevant views in determining the application are Townscape View 25 from The Queen's Walk to Tower of London and River Prospect 10, the view north-west from Tower Bridge.
50. The top of the proposed building would be visible between the completed 6 Bevis Marks and the proposed 60-70 St Mary Axe and the historic tower of 10 Trinity Square (former Port of London Authority building) from the three assessment points at The Queen's Walk (25A.1, A.2 and A.3). The views demonstrate that the building would lie comfortably within the foot hills of the Eastern Cluster, and would be seen with a small step down from the buildings to the west that reinforces the emerging skyline of the cluster.
51. In the River Prospect view from the north Bastion of Tower Bridge, the White Tower and the trees along the river bank and within the Tower would conceal the proposal.
52. The Tower of London World Heritage Site Management Plan requires views from the Inner Ward to be carefully considered *to ensure that it [further development] preserves or enhances the quality of the view and perceptions of the character of the Inner Ward*. The proposal would not be visible from within the boundaries of the Tower of London.

St. Paul's and Monument Views

53. The proposed building would not be visible in the views from the Golden Gallery of St. Paul's Cathedral or the viewing gallery of the Monument as it would be behind existing tall buildings of the eastern cluster.

Local Views

54. The local views most affected by the proposals are the street views from the west and east along Houndsditch and Bevis Marks. The silhouette of the building would not be visible in its entirety in these views. Instead the

horizontal stacking of the 4-storey elements would be prominent, breaking down the scale of the elevations and providing visual interest.

55. The longer views from Duke's Place in the south-east and Bishopsgate in the north-west would give glimpses of the angled top of the building, often in conjunction with existing and proposed tall buildings in the vicinity. These views are not considered to be detrimentally affected by the proposal.
56. In conjunction with other approved tall buildings in the vicinity the scale and design of the proposed building would provide a transition to the lower tier of City buildings.

Wind

57. The applicants have carried out a desk top study that indicates that the wind microclimate at ground level around the site would have wind conditions suitable for standing/entrance use or better during the worst season (winter) while all the thoroughfares around the site would be suitable for leisure walking.

Daylight and Sunlight

58. Loss of daylight and outlook is a material planning consideration. Policy ENV 35 of the Unitary Development Plan (UDP) seeks "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".
59. A report has been submitted analysing the effect of the proposal on daylight and sunlight to residential units at Petticoat Tower. This analysis has been carried out in accordance with the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight and Sunlight". The guidelines are advisory rather than mandatory and need to be interpreted flexibly, taking into account other factors which might also affect the site.

Petticoat Tower

60. Petticoat Tower is a residential block located 150m to the northeast of the site.

Daylight

61. The proposed scheme would have a negligible impact on residential amenity with all the residential units assessed complying with the BRE recommendations for daylight utilising Vertical Sky Component (VSC).
62. When considering VSC the guidance states that if a reduction is below the minimum recommended figure and the reduction is greater than 20% of the existing figure, the difference in daylight (or sunlight) would be noticeable.
63. The windows worst affected by the proposals (Podium level to 2nd floor) would receive a minimum of 91% of their existing daylight with those windows above 2nd floor level receiving 97% or more.

Sunlight

64. All rooms within Petticoat Tower would comply with the BRE requirements for sunlight in Annual Probable Sunlight Hours (APSH) terms.
65. As with VSC, when considering APSH the guidance states that if a reduction is below the minimum recommended figure and the reduction is greater than 20% of the existing figure, the difference in sunlight would be noticeable.
66. Those windows worst affected by the proposals would receive a minimum of 97% of their existing sunlight levels (summer) and 91% (winter).

Amenity Space

67. The BRE guidance on sunlight to a garden or amenity area suggests for it to be adequately sunlit throughout the year no more than 40%, and preferably no more than 25%, should be in permanent shade on 21st March.
68. The amenity space of the Petticoat Tower Podium would receive 98% of its existing sunlight levels on 21st March. The new development would not cause any permanent overshadowing.
69. The supporting information provided by the daylighting consultants indicates that on March 21st the sunlight penetration to the open space of Jubilee Gardens would be similar in both the existing and proposed scenarios with a “de minimis” effect on the amenity of the area.

Other Properties

70. There are no other residential premises where daylight or sunlight would be affected by this proposal.

Cleaning

71. External cleaning and maintenance of the facades would be carried out via a building maintenance unit that would be ‘parked’ within the sloped roof of the building when not in use. A counterweighted telescopic boom would extend, allowing a suspended cradle to access all parts of the building perimeter.

Sustainability & Energy

72. As part of the supporting documentation, the applicants have submitted a Sustainability Statement, including a BREEAM New Construction 2011 (Offices) pre-assessment and an Energy Statement. The redevelopment of the site provides the opportunity to improve energy performance over the Building Regulations 2010 compliant baseline. The following passive design measures would be incorporated:
 - An energy efficient building envelope;
 - vertical facade elements designed to provide solar shading;
 - improved air tightness of the building envelope;

- energy efficient lighting and controls, maximising natural daylight;
 - specification of energy efficient plant.
73. By utilising passive design and energy efficiency measures, the development is estimated to achieve 24.5% carbon emissions savings over the Building Regulations 2010 compliant baseline scheme.
 74. The connection of the development into a district heating network is currently not possible but the opportunity for a future connection would be provided.
 75. The incorporation of a site wide Combined Heat and Power (CHP) system is not considered to be feasible for this development.
 76. An assessment of the incorporation of low carbon and renewable energy technologies concludes that an installation of photovoltaic modules 250sq.m in area on the south facing facade could provide further carbon emissions savings of 0.5 - 1%. Other technologies are not considered to be feasible due to the highly constrained nature of the site.
 77. The submitted energy strategy demonstrates that the development has the potential to achieve a 25% carbon emission reduction over a Building Regulations compliant building. This would result in a shortfall of 15 % carbon emissions savings in relation to the London Plan target of 40%, and offset payments may be required if evidence cannot be provided to demonstrate that this building cannot meet the target on site.
 78. The BREEAM pre-assessment rating for the building has an “excellent” rating and indicates no outstanding issues which should be addressed.
 79. The sustainability statement contains the intent to incorporate sustainable drainage systems such as a rainwater harvesting system and rain water storage within the basement which would act as an attenuation tank to reduce the water run-off rate from the development together with retention of some of the collected rain water within the tank to allow for re-use. In addition, the statement addresses energy efficiency, sustainable materials, conserving water resources, waste management, pollution, urban greening and biodiversity. The proposed range of climate change adaptation and sustainable design measures is considered to be acceptable, subject to further details to be considered under the conditions.

Demolition and Construction

80. The Demolition and Construction Method Statement for the scheme will be required by condition.

Archaeology

81. The site is in an area of significant archaeological potential due to its location over the line of the Roman and medieval London wall and ditch. An archaeological assessment and interim evaluation report have been submitted with the application. A section of London wall adjacent to the western corner of the site is a scheduled ancient monument.

82. The archaeological assessment sets out the previous records of archaeological work on the site and it is considered that construction of the existing basements of Bevis Marks House and 19 Bevis Marks has removed any surviving remains of the Roman wall. Subsequent work on the site included lowering the basement had a further impact. The archaeological evaluation carried out concluded that due to the depth of the existing basement slab the Roman wall and medieval ditch do not survive in this area. There is some potential for survival of archaeological remains below 20-22 Bevis Marks and 39-41 Houndsditch.
83. The archaeological assessment and evaluation conclude that remains of the Roman and medieval wall, which is a significant archaeological feature, does not survive.
84. The proposed development would remove all surviving remains on the site. This is regarded as acceptable subject to proper archaeological recording and foundation design.

Planning Obligations and Community Infrastructure Levy

85. 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.
86. 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.
87. 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
88. 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).

Mayor of London Policies

Mayoral Community Infrastructure Levy (CIL)

89. 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

90. 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 net gain in GIA floorspace), retail (£90) and hotels (£61) provided there is a net gain of 500sq.m.
91. Developments that are liable for both Mayoral CIL and Mayoral planning obligations payments for Crossrail, the Mayor will not double charge. His approach is to treat Mayoral CIL payment as a credit towards Mayor planning obligation liability. Therefore the Mayoral planning obligation liability can be reduced by the Mayoral CIL.
92. At the time of preparing this report the Mayoral CIL has been calculated to be £1,121,550. The full Mayoral planning obligation has been calculated to be £3,159,140. This would be reduced to £2,037,590 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.
93. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income as an administration fee; the remainder will be forwarded to the Mayor of London. The whole of the Mayoral planning obligation income received will be forwarded to the Mayor. However, 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	1,121,550	1,076,688	44,862
Mayoral planning obligation net liability*	2,037,590	2,037,590	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	3,162,640	3,114,278	48,362

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City of London's Planning Obligations SPG policy

City Planning Obligations

City CIL

94. The City introduced its CIL on 1st July 2014 and will be 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 £1,682,325. 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.
95. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income as an administration fee. The contributions collected will be used to fund the infrastructure required to meet the requirements of the City's Development Plan.
96. 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).
97. In this case the proposed net increase in floorspace would be 22,431sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the planning obligation figure would be £515,913. It is the City's practice that all financial contributions should be index-linked

with reference to the appropriate index from the date of adoption of the SPD to the date of permission.

98. The applicant has agreed a breakdown which accords with the Supplementary Planning Document as follows:

Liability in accordance with the City of London's policies	Contribution £	Available for Allocation £	Retained for Monitoring Charge £
City Community Infrastructure Levy	1,682,325	1,598,209	84,116
City Planning Obligation Affordable Housing	448,620	444,134	4,486
City Planning Obligation Local, Training, Skills and Job Brokerage	67,293	66,620	673
Non-Financial Planning Obligation Monitoring Charge	2,500	Nil	2,500
Total liability in accordance with the City of London's policies	2,200,738	2,108,963	91,775

99. 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

100. 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

101. 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

102. The cost of any reparation works required as a result of the development will be the responsibility of the Developer.

103. 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

104. 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.

Method Statement, Plans and Audits

Delivery and Servicing Management Plan

105. 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

106. 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

107. 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.

Local Training, Skills and Job Brokerage Strategy (Construction)

108. 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 as outlined in the Planning Obligations Supplementary Planning Document. 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 to be submitted prior to Implementation in respect of the Main Contract Works Package.

109. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to 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

110. 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, in accordance with the Local Procurement Charter.
111. The developer will be required every 6 months and a final report no later than 6 months after occupation, to report to the City of London Corporation's Economic Development Office on their performance against the 10% local procurement target.
112. 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

113. The London Plan sets a target for major developments to achieve an overall carbon dioxide emission reduction of 35% over Part L Building Regulations 2013, through the use of on-site renewable energy generation, in line with London Plan energy hierarchy. A detailed assessment will be required and 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 prior to occupation.

Monitoring and Administrative Costs

114. A 10 year repayment period would be required where by any unallocated sums would be returned to the developer 10 years after practical completion of the development.
115. 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. 1% of the total contribution (secured under the City's SPG) will be allocated to the monitoring of the agreement.
116. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Site Specific Mitigation

117. The City Corporation will principally seek to mitigate the impact of development and provide necessary infrastructure through the use of CIL but, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are still yet to be fully scoped.

Conclusion

118. The proposal supports the City's strategic objective to promote the City as the leading international financial and business centre.
119. The scheme provides an employment led, mixed use development which supports the economic policies of the London Plan and UDP and provides an increase in high quality floorspace suitable for a major occupiers and/or other users and support accommodation in this part of the City.
120. The scheme's reliance on public transport meets the transport policies in the London Plan and UDP. This will have the benefits of maintaining the strength of the City cluster in economic terms and by making effective and efficient use of the infrastructure necessary to sustain such concentrations of development.
121. The proposed building would sit within the "foothills" of the eastern cluster. The detailed facade treatment and materials would distinguish this building from other tall buildings in the vicinity.
122. This development would not detract from the City's conservation areas, listed buildings or be detrimental to the setting of the Tower of London World Heritage Site.
123. The proposal, due to its height and form would provide a distinctive building which would integrate with its context in street level views and is a well thought through and rigorous design with a high degree of detailing in its elevational treatment and passive energy measures.
124. The proposal is in compliance with the provisions of the Development Plan.

125. After considering and balancing all of the above circumstances, I recommend planning permission be granted as set out in the Recommendation and Schedule.

Background Papers

Internal

Email 23.07.2014 Open Spaces Department
Memo 05.08.2014 City of London Markets and Consumer Protection,
Pollution Team

External

Letter 23.07.2014 English Heritage
Email 29.07.2014 Environment Agency
Email 29.07.2014 Ms. Vicky Stewart
Email 04.08.2014 Thames Water
Letter 12.08.2014 LB Tower Hamlets
Email 13.08.2014 Historic Royal Palaces
Letter 28.03.2013 City of Westminster
Letter 09.09.2014 LB Islington

Application Documents

Design and Access Statement by KPF rec'd 06.05.2014
Noise Impact Assessment by ARUP rec'd 06.05.2014
Historic Environment Assessment by Museum of London Archaeology rec'd
06.05.2014
Daylight and Sunlight Report by Deloitte rec'd 06.05.2014
Energy Statement by ARUP rec'd 06.05.2014
Sustainability Statement and BREEAM Pre-Assessment by ARUP rec'd
06.05.2014
Addendum to Design and Access Statement (Views Assessment) by KPF
rec'd 04.09.2014
Addendum to Design and Access Statement (Local Views) by KPF rec'd
05.09.2014
Addendum to Design and Access Statement (3 x Photomontages) by KPF
rec'd 09.09.2014
Addendum to Design and Access Statement by KPF rec'd 01.10.2014
Archaeological Evaluation: Interim Report by Museum of London Archaeology
rec'd 13.10.2014

Pedestrian Level Wind Microclimate Assessment Desktop Study by RWDI
rec'd 22.10.2014

Addendum to Daylight and Sunlight Report by Deloitte rec'd 24.10.2014

Drawings nos: A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-49, A-50, A-
51 and A-52.

Appendix A

London Plan Policies

The London Plan is part of the development plan for the City. As such the London Plan is a material consideration to which the City of London Corporation must have regard in exercising its development control powers.

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

Policy 2.10 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 4.2 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 4.3 Within the Central Activities Zone 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.

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 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

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 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 7.7 Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria set out in this policy.

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 7.12 New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements identified in the London View Management Framework. It should also, where possible, preserve viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

Policy 7.13 Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.

Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.

Unitary Development Plan and Core Strategy Policies

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.

ENV8 Promote high quality open spaces

To promote and ensure high standards in the layout, design, surface treatment and landscaping of open spaces and streets, and to seek the retention of existing surfaces and features which contribute positively to the character and appearance of the location and the City.

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.

HOUS10 Respect residential privacy, etc

To require where practicable that the privacy, outlook and daylighting levels of residential accommodation is respected by the form of adjacent development.

IMP5 Separate uses to be self contained

To require that individual uses within mixed developments are separate and self-contained.

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.

SHOP4 Variety in size of retail units

To encourage retail uses in any new development scheme to provide a variety of unit sizes compatible with the character of the area in which they are situated and to encourage large retail units in suitable areas.

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.

TRANS18 Resist non-residential parking

To resist the provision of private non-residential parking in excess of the current planning standards.

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.

TRANS23 Require parking for motorcycles

To provide parking facilities for motorcycles by:

- i. requiring the provision of private parking spaces for motorcycles in development schemes;
- ii. maintaining an adequate overall number of spaces for motorcycles in public off-street car parks and;
- iii. seeking to maintain on-street motorcycle parking at current levels, pending the approval of the Local Implementation Plan.

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.

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.

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.

CS13 Protect/enhance significant views

To protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks.

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.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

CS18 Minimise flood risk

To ensure that the City remains at low risk from all types of flooding.

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

SCHEDULE

APPLICATION: **14/00433/FULMAJ**

Bevis Marks House 24 Bevis Marks London

The demolition of the existing buildings and construction of 2 basement levels and ground plus 16 storey building (89m AOD) comprising office (Class B1) use [35,658sq.m GEA] and retail (Class A1/A3) uses [758sq.m GEA] with associated servicing and plant facilities. [Total 36,416sq.m GEA].

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five 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 the development hereby permitted is begun a detailed site investigation shall be carried out to establish if the site is contaminated and to determine the potential for pollution of the water environment. In the event that site contamination is found it must be reported in writing to the Local Planning Authority within five working days 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 by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment 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 are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the following policy the Core Strategy: CS15 .

- 3 Before the development hereby permitted is begun, impact studies of the existing water supply infrastructure must be submitted to, and approved in writing, by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.
REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.
- 4 Details of facilities and methods to accommodate construction vehicles and deliveries during demolition and the construction of the building hereby approved are to be submitted to and approved by the Local Planning Authority in writing prior to the commencement of work and no demolition or construction shall be carried out other than in accordance with the approved details and methods.
REASON: To ensure that the obstruction of the local highway network by construction vehicles is minimised in accordance with the following policies of the Core Strategy: CS15.
- 5 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.
- 6 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.

- 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 The development shall incorporate such measures as are necessary within the site to resist structural damage arising from an attack with a road vehicle or road vehicle borne explosive device, details of which must be submitted to and approved in writing by the Local Planning Authority before any works hereby permitted are begun.
REASON: To ensure that the premises are protected from road vehicle borne damage within the site in accordance with the following policy of the Core Strategy: CS3.
- 9 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
- 10 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.

- 11 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant water or sewerage undertaker. 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 water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure.
- 12 Before any construction works hereby permitted are begun details of rainwater collection, harvesting and grey water recycling systems shall be submitted to and approved in writing by the local planning authority.
REASON: To improve sustainability and reduce flood risk by reducing potable water demands and water run-off rates in accordance with the following policies of the Core Strategy CS15 and CS18.
- 13 Before any construction works hereby permitted are begun details of the installation of photovoltaic panels, as indicated on the drawings hereby approved, 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 minimise carbon emissions and provide a sustainable development in accordance with the following policies of the Core Strategy: CS10, CS15.
- 14 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 proposed new facade(s);
(c) large scale (1:5) details of the "Shading Fins" to the south, north and west elevations to include details of the colour, tone, intensity and finish, method and location of fixings, drainage and the impact of the detailed design on the potential for the generation of resonant noise and vibration;
(d) details of ground floor elevations including entrances;
(e) details of soffits, hand rails and balustrades;
(f) details of junctions with adjoining premises;
(g) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level

(h) details of external surfaces within the site boundary including hard and soft landscaping;

(i) measures to be taken during the period of demolition and construction for the protection of the trees to be retained and details of any pruning of the trees;

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: ENV28, CS10, CS12, CS15.

- 15 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.
- 16 The development shall be designed to allow for the retro-fit of heat exchanger rooms to connect into a district heating network if this becomes available during the lifetime of the development.
REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building in accordance with the following policy of the Core Strategy: CS15.
- 17 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.
- 18 (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.

- 19 The 'Life Safety 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.
- 20 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 residential/commercial amenities in the building 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 including materials and construction method. The details approved must be implemented before the Class A use takes place and shall be so maintained thereafter for the life of the building.
REASON: In order to protect residential/commercial amenities in the area in accordance with the following policies of the Core Strategy: CS15, CS21.
- 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 The Class A1/A3 uses hereby permitted shall not be open to customers between the hours of 23:30 on one day and 07:00 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.
- 24 In respect of the Class A1 and/or Class A3 units, no live or recorded music shall be played that 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 policy of the Core Strategy: CS15.
- 25 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, CS16, CS21.
- 26 Except as may be approved in writing by the Local Planning Authority the loading and unloading areas must remain ancillary to the use of the building and shall be available at all times for that purpose for the occupiers thereof and visitors thereto. REASON: To ensure that satisfactory servicing is maintained in accordance with the following policy of the Unitary Development Plan: TRANS15.
- 27 Goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall not be accepted or dispatched unless the vehicles are unloaded or loaded within the curtilage of 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.
- 28 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 287 pedal cycles. The cycle parking provided on the site 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 to assist in reducing demand for public cycle parking in accordance with Transport for London guidance.

- 29 The changing facilities and showers adjacent to the bicycle parking areas and indicated on approved drawing A-099 Rev. A, shall be provided and maintained throughout the life of the building for the use of occupiers of the building.
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.
- 30 The pass door shown adjacent to or near to the main entrance on the drawings hereby approved shall remain unlocked and available for use at all times when the adjacent revolving doors are unlocked.
REASON: In order to ensure that people with mobility disabilities are not discriminated against and to comply with the following policy of the Core Strategy: CS10.
- 31 A clear unobstructed headroom of 5m must be maintained for the life of the buildings in the refuse skip collection area and a clear unobstructed headroom of 4.5m must be provided and maintained in all other areas (including access ways) to be used for loading and unloading.
REASON: To ensure satisfactory servicing facilities in accordance with the following policies of the Unitary Development Plan: TRANS15, UTIL6.
- 32 The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.
REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS 15, ENV 8, CS10, CS16.
- 33 Prior to the occupation of any part of the building, the land between the existing building lines and the face of the proposed new building shall be brought up to street level, paved and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall not be fenced or otherwise enclosed or obstructed.
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 and Core Strategy: ENV 8, CS10, CS16.
- 34 No doors or gates shall open over the public highway.
REASON: In the interests of public safety
- 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:
Drawing nos: A-010, A-011, A-098, A-099 Rev. B, A-100, A- 101, A-102, A-104, A-105, A-108, A-109, A-112, A-113, A-115, A-116, A-150, A-200, A-201, A-202, A-203, A-204, A-205 Rev. A, A-206, A-301.
Documents:

Written Scheme of Investigation for an Archaeological Evaluation,
Museum of London Archaeology, July 2014 rec'd 22.07.2014
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 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.

- 3 Access for people with disabilities is a material consideration in the determination of planning applications. The City of London Corporation has published design standards giving advice on access for people with disabilities and setting out the minimum standards it expects to see adopted in the City buildings. These can be obtained from the City's Access Adviser, City Planning Officer and District Surveyor. Further advice on improving access for people with disabilities can be obtained from the City's Access Adviser. Your attention is drawn to the Disability Discrimination provisions of the Equality Act 2010 to ensure that disabled people are not significantly disadvantaged.

Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.

- 4 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.

- 5 The Directorate of the Built Environment must be consulted on the following matters which require specific approval:
- (a) 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.
 - (b) Permanent Highway Stopping-Up Orders, dedication of land for highway purposes, declaration, diversion and stopping up of City and Riverside Walkways.
 - (c) 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.
 - (d) 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.
 - (e) Connections to the local sewerage and surface water system.
 - (f) Carriageway crossovers.
 - (g) Means of escape and constructional details under the Building Regulations and London Building Acts (District Surveyor).
 - (h) The display of any advertisement material on the premises which may be subject to the City of London Corporation's Byelaws.
- 6 The enabling of archaeological work to meet the requirements of conditions 9 and 10 is the responsibility of the developer and should be regarded as an integral part of the development programme in accordance with the policies of the Unitary Development Plan and Core Strategy. This would include on site facilities, funding, fieldwork, post excavation analysis and reporting and publication of the work in accordance with recognised guidelines and codes of practice. This is to ensure adequate "preservation by record" of the archaeological resource affected by the proposed development.
- 7 The Markets and Consumer Protection Department (Environmental Health Team) must be consulted on the following matters:
- (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any

structures in excess of those shown on drawings for which planning permission has already been granted, further planning approval will also be required.

(b) Installation of engine generators using fuel oil.

(c) The control of noise and other potential nuisances arising from the demolition and construction works on this site and compliance with the Construction (Design and Management) Regulations 2007; the Environmental Health Team should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.

(d) Alterations to the drainage and sanitary arrangements.

(e) The requirements of the Health and Safety at Work etc Act 1974 and the other relevant statutory enactments (including the Offices, Shops and Railway Premises Act 1963); in particular:

- the identification, encapsulation and removal of asbestos in accordance with a planned programme;

- provision for window cleaning (internal and external) to be carried out safely.

(f) The use of premises for the storage, handling, preparation or sale of food.

(g) Use of the premises for public entertainment.

(h) Approvals relating to the storage and collection of wastes.

(i) Limitations which may be imposed on hours of work, noise and other environmental disturbance.

(j) The control of noise from plant and equipment;

(k) Methods of odour control.

8 The Director of Markets and Consumer Protection (Environmental Health Team) advises that:

Noise and Dust

(a) The construction/project management company concerned with the development must contact the Department of Markets and Consumer Protection and provide a working document detailing steps they propose to take to minimise noise and air pollution for the duration of the works at least 28 days prior to commencement of the work. Restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

(b) Demolition and construction work shall be carried out in accordance with the City of London Code of Practice for Deconstruction and Construction. The code details good site practice so as to minimise disturbance to nearby residents and commercial occupiers from noise, dust etc. The code can be accessed through the City of London internet site, www.cityoflondon.gov.uk, via the a-z index under Pollution Control-City in the section referring to noise, and is also available from the Markets and Consumer Protection Department.

(c) Failure to notify the Markets and Consumer Protection Department of the start of the works or to provide the working documents will result in the service of a notice under section 60 of the Control of Pollution Act 1974 (which will dictate the permitted hours of work including noisy operations) and under Section 80 of the Environmental Protection Act 1990 relating to the control of dust and other air borne particles. The restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

Air Quality

(d) 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

(e) 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.

(f) 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.

(g) 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.

(h) 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

(i) 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.

(j) 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

(k) Wet cooling towers are recommended rather than dry systems due to the energy efficiency of wet systems.

Food Hygiene and Safety

(l) 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.

(m) 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.

- 9 The investigation and risk assessment referred to in condition 2 "Contaminated Land" must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme

must be submitted to and approved in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, open spaces, service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

10 Thames Water advises:

(1) The developer is advised to contact Thames Water Development Services (0845 850 2777) to discuss the details of the piling method statement required by a condition of this planning permission.

(2) Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing, and site remediation. Groundwater permit enquiries should be directed to Thames Water, Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provision of the Water Industry Act 1991.

(3) It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or suitable sewer. 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 Ground Water. 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.

(4) 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. Further information on the above is available in a leaflet 'Best Management Practices for Catering Establishments' which can be requested by telephoning 01923 898 188.

(5) The developer should incorporate with their proposals, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

(6) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

(7) A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

(8) Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

(9) The development covers a large area, currently served by combined sewers. Impact will depend upon proposed points of connection. Overall flows to combined sewers should not exceed historic flows and this may often be achievable by agreed surface water retention.

- 11 The Director of Markets and Consumer Protection states that any building proposal that will include catering facilities will be required to be constructed with adequate grease traps to the satisfaction of the Sewerage Undertaker, Thames Water Utilities Ltd, or their contractors.
- 12 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.

Adjei, William

From: PLN - Comments
Sent: 29 July 2014 12:05
To: PLN - Comments
Subject: Comments for Planning Application 14/00433/FULMAJ

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

Comments were submitted at 12:04 PM on 29 Jul 2014 from Ms Vicky Stewart.

Application Summary

Address: Bevis Marks House 24 Bevis Marks London EC3A 7JB

Proposal: The demolition of the existing buildings and construction of 2 basement levels and ground plus 16 storey building (89m AOD) comprising office (Class B1) use [35,658sq.m GEA] and retail (Class A1/A3) uses [758sq.m GEA] with associated servicing and plant facilities. [Total 36,416sq.m GEA].

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Vicky Stewart
Email: [REDACTED]
Address: 10c Petticoat Tower Petticoat Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

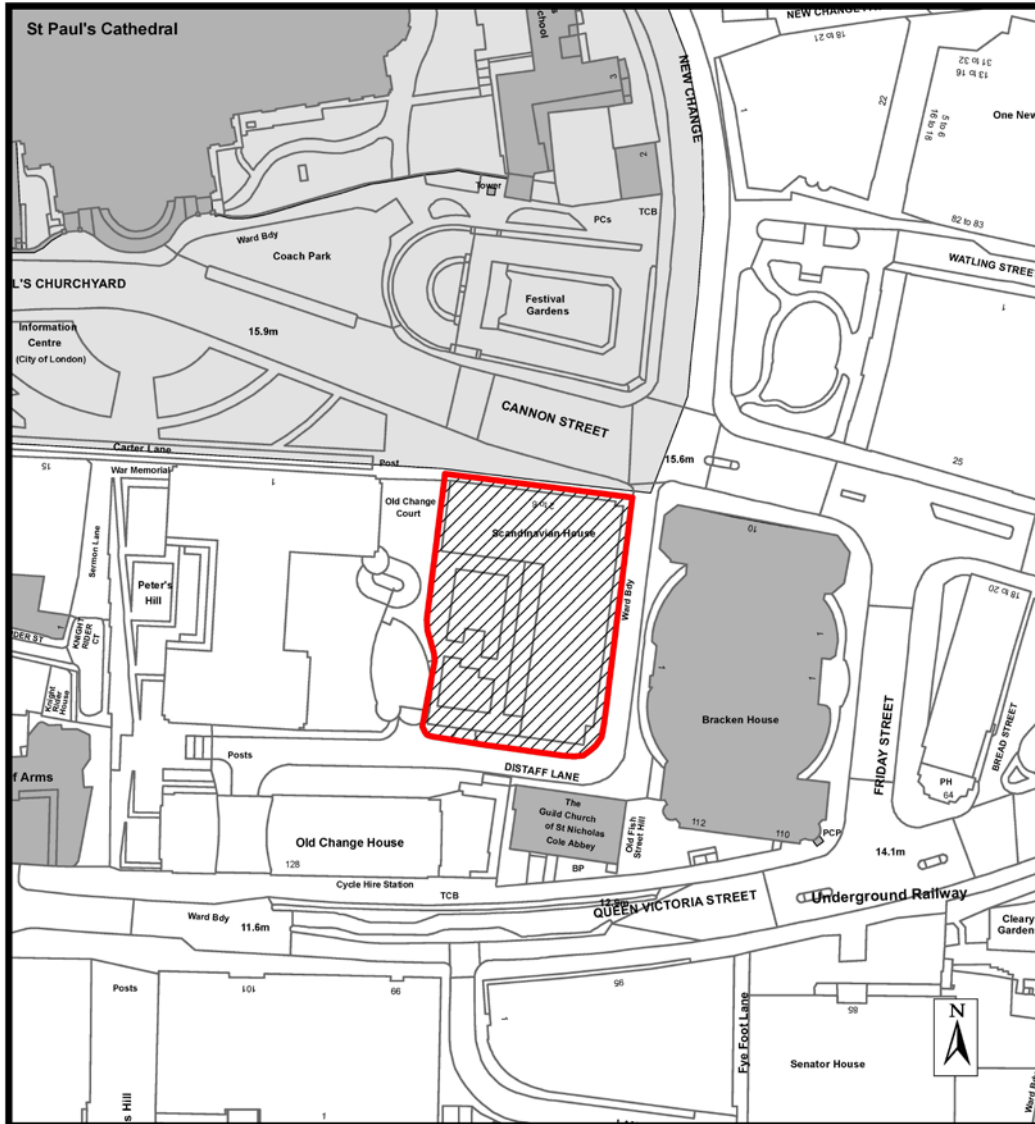
Comments: Re - Covering Letter / Consultation Pg 6: Quote - 'Two public exhibitions on the whole residents were broadly supportive'. I attended both exhibitions and disagree that It was not a consultation but a presentation of what is going to happen. Re - Design & Access Statement, The Proposal, Building Facade, Pgs 96 & 98: The proposed facade is inappropriate - using strong verticals in orange. We were told this matched the red brick of buildings nearby - to which I strongly disagree. Modern synthetic materials cannot be matched against old brick. It will be an eyesore both at street level and from the Middlesex St Estate, in particular from Petticoat Tower, on the side immediately opposite the site. The surrounding buildings are all in tones of grey while this building will be a mammoth orange block, out of scale with the surrounding buildings. There is presently a beautiful corner entrance on Bevis Marks. Could this not have been retained?

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Agenda Item 6f

Committee:		Date:	
Planning and Transportation		1 December 2014	
Subject:			
2 - 6 Cannon Street London EC4M 6YH			
The demolition of the existing building and construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works.			
Ward: Bread Street		Public	For Decision
Registered No: 14/00780/FULMAJ		Registered on: 1 August 2014	
Conservation Area: NO		Listed Building: No	
<u>Summary</u>			
<p>Planning permission is sought for the demolition of the existing building and construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works. The new building would provide 13, 550sq.m of floorspace for office (Class B1) use. The proposed building would provide an increase in good quality office, in accordance with development plan policies. The design of the proposed building would relate satisfactorily to the general townscape. The proposals are considered not to have a detrimental impact on the setting of the Cathedral and nearby listed buildings and the local view of St. Nicholas Cole Abbey. The proposed development would extend over land (246sq.m) which is currently used as open space classified as public highway to the west of the building. To mitigate the loss of this area caused by the encroachment of the building into it, works are proposed to improve the open space on site and to the off-site public realm. It is concluded that the proposal is acceptable subject to conditions, a CIL payment and a Section 106 agreement being entered into to cover the matters set out in the report and if not as set out will be brought back to your Committee.</p>			
Recommendation			
I recommend 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 and any necessary agreements and stopping up of the highway under Section 278 of the Highway Act 1980. In the event any necessary consents or agreements are not forthcoming then the matter will be referred back to the Planning and Transportation for consideration.			

Site Location Plan



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ADDRESS:
2 - 6 Cannon Street

CASE No.
14/00780/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00780/FULMAJ: 2-6 Cannon Street looking south east

Site

1. 2-6 Cannon Street is located directly south east of St Paul's Cathedral and is bounded by Cannon street to the north, Old Change Court and Distaff Lane, to the south and east. The site is not located within a Conservation Area but the northern boundary of the application site lies close to St Paul's Cathedral Conservation Area.
2. The building currently known as Scandinavian House was constructed between 1958-59 and is used as offices, with retail space (A3) on the ground floor providing 11,600sq.m. (GIA) of offices and 623sq.m (GIA) of retail space (Class A3) totaling 12,223sq.m. The building consists of 7 floors above ground and 2 floors below ground. The Site provides approximately 10 car parking spaces within the basement and access for these vehicles is from Distaff Lane. An area of public highway adjacent to the building forms an open space containing lawn areas, trees and planting with a seating area.
3. Scandinavian House formed part of the post-war reconstruction scheme for the area immediately south and east of the Cathedral that had been heavily bombed during the war. In the reconstruction plan, Scandinavian House and two other office blocks were ranged around the perimeter of a wide pedestrian precinct below which accommodation was provided for car parking. The two blocks to the south and west of the piazza were demolished when the neighboring 1 Carter Lane was constructed in the late 1990s. As part of this scheme, a large portion of the raised piazza was dropped to the Distaff Lane level, leaving the residual area of open space to the west of Scandinavian House. A bar/restaurant building was constructed on the eastern side of the remaining high level piazza area.
4. There are a number of listed buildings located within the vicinity of the Site including St Paul's Cathedral, the church of St Nicholas Cole Abbey (Grade I) off Distaff Street located 18m to the south; The College of Arms (Grade I) off Queen Victoria Street located 100m to the south west and Bracken House (Grade II*) located 10m to the east of Distaff Street.
5. The site lies within the St Paul's Heights Policy area which protects views of St Paul's Cathedral, the existing building does not in all respects comply with the maximum height specified within the guidelines. Currently there is an important local view of the tower of St Nicholas Cole Abbey across from St Paul's Cathedral and Carter Lane.

Proposal

6. Planning permission is sought for the demolition of the existing building and for the construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works.
7. The new building would provide 13, 550sq.m of floorspace for office (Class B1) use.

Consultations

8. The Views of other City of London departments have been taken into account in the preparation of this redevelopment scheme and some matters remain to be dealt with under conditions and any relevant agreements.
9. Conditions are included that cover protection from excess noise and other disturbance during redevelopment.
10. 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.
11. Thames Water has no objections and requests that informatives are added. These are included on the schedule.

Policies

12. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan, Core Strategy and Emerging Local Plan. 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.
13. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.
14. Government Guidance is contained in the National Planning Policy Framework (NPPF). NPPF paragraph 216 states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
15. 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

16. 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).
 - 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).
 - To pay special attention to the desirability of preserving or enhancing the character or appearance of any Conservation Area [S 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990].

Economic Development Issues

17. 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.
18. 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.
19. The building would provide high quality flexible office accommodation to meet the demands of the City's commercial occupiers and a 16% increase in office space over that currently existing on the site.
20. This development would support London's business function in accordance with the development plan policies.

Retail

21. The proposal results in a loss of 623sq.m of retail floorspace. The building is located outside of the retail hierarchy as identified in the Core Strategy 2011 and published Local Plan 2013 and does not form part of a Principal Shopping Centre, Local Shopping Centre or retail link. Its re-provision in these circumstances is not required by planning policy. There is a significant provision of high quality retail uses in the Cheapside and Fleet Street Principal Shopping Centres closeby.

Design, Bulk/Massing/Design

22. The building has been designed to relate positively to its context in a manner that differs from the approach taken by the existing building on the site. Scandinavian House is built on an “L” shaped plan whereas the current proposals would expand the plan-form into a near triangular form. The proposed building would have its primary frontage to Cannon Street, an elevation to Distaff Lane and the western elevation would face onto a new public garden and New Change Court.
23. The separate treatment of the elevations around the proposed development would be bound together by the use of the two principal materials, stone and glass. Cumbrian Red Lazonby sandstone would be used to clad an overall structural frame which would be articulated by deep window openings of various sizes dependent on location. Bronze anodised aluminium would be used for window frames and other metalwork.
24. The proposed stone framework has been developed to respond to the changing context around the site. This comprises; the diagonal view between the Cathedral and Nicolas Cole Abbey across the new garden, the need for a dignified northern elevation that would form part of the setting of the Cathedral and which forms a strong relationship with Bracken House and 1 Carter Lane, a functional yet considered elevation to Distaff Lane, and an appropriate backdrop to views of St Nicolas Cole Abbey and the Cathedral when seen from the south.
25. Red sandstone has been considered in favour of Portland stone for the building to harmonise with the neighbouring buildings to the east and west, and to enhance the quality of the view looking south eastwards past the building to the tower of St Nicolas Cole Abbey, and north westwards towards the dome of the Cathedral. The red sandstone would allow the building to blend more easily into the foreground so enabling these Portland stone landmarks to retain their dominance and status within these views.
26. The northern facade of the building, and its east and west returns, would have a classic “palazzo” character, well ordered with a clear base, middle and top and a strong symmetrical frame of deeply profiled stone as it addresses Cannon Street. The entrance lobby would be located off-centre, at the corner of Distaff Lane and Cannon Street.
27. The southwest facade forming the eastern edge of the new garden is formed from three volumes, each stepping down in response to the falling ground levels towards the southern corner of the garden. The stone framed volumes would be expressed as double height storeys with windows slightly inclined inwards to assist in shading the office interiors. The south facade facing Nicolas Cole Abbey would have a

similar appearance but glazing within the stone frame would be mounted vertically to provide the setting of the church with a calm background.

28. The east facade facing Bracken House would be visually divided into three discrete elements to reduce its bulk and to respond to the internal functions of the building and to moderate the downward gradient of the street. The northern volume turns the corner from Cannon Street and is articulated in a similar manner to the Cannon Street frontage. The middle section would incorporate solid panels within the stone framework adjacent to the stair and lift cores as well as metal louvres for mechanical ventilation and a service bay. This central section of the facade has been articulated as a transitional bay between the north and the southern element which itself compliments the south facing elevation to Distaff Lane.
29. The roof of the building would be visible from the viewing galleries of St Paul's Cathedral and has been designed as a fifth elevation. The roof would include an accessible roof terrace with planting and seating to the south, while the northern unoccupied part of the roof would be planted as a green roof.

Heritage Assets

30. Although the site does not lie within a conservation area, it is located on the southern boundary of St Paul's Cathedral Conservation Area, which adjoins the northern boundary of the site. The building would make a positive contribution to the setting of the conservation area and the Cathedral itself due to the complimentary nature of its facing materials, proportions, and its relationship with neighbouring developments to the east and west.
31. There are no listed buildings on the site but there are many in the close vicinity. These include, Bracken House (Grade II*), a Police Call Box at the corner of Friday Street/Queen Victoria Street (Grade II), The Church of St Nicolas Cole Abbey (Grade I), St Paul's Cathedral (Grade I), Railings to Churchyard of St Paul's Cathedral (Grade I), Footings of the destroyed Cloister and Chapter House of St Paul's Cathedral (Grade II*), the tower of the former church of St Augustine (Grade I), St Paul's Cathedral Choir School (Grade II*), the tower of the former Church of St Mary Somerset (Grade I), the Horn Tavern, Knight rider Street, a K6 Telephone Kiosk on the western side of the tower of St Augustine, the College of Arms (Grade I), and the Church of St Benet, Paul's Wharf (Grade I).
32. It is considered that the proposals would relate appropriately to the above listed buildings and that there would be no adverse impact on the setting of any of the above heritage assets.

Townscape and Local Views

33. The building is designed to have a contextual relationship to its wider surroundings whilst maintaining a clear identity of its own. The massing, materials and form of the proposed building have been carefully considered to ensure that, with the related improvements to

its local surroundings, the overall scheme represents a clear enhancement to the immediate locality.

34. Particular attention has been paid to the following: The building's role in contributing to the immediate setting of St Paul's Cathedral and longer distance townscape views of the Cathedral from the south, enhancing views from the viewing galleries of the Cathedral, maintaining an appropriately dignified building to compliment the "procession" of existing buildings along the south side of Cannon Street, conserving and enhancing the view of St Nicolas Cole Abbey tower from the north and providing an appropriate backdrop to the church from the south, the provision of a smaller but much enhanced public open space immediately to the west of the building and a complimentary programme of townscape enhancements in the immediate locality to mitigate the reduction of the open space adjacent to the building, an improvement to the environment of the east/west section of Distaff Lane through the introduction of additional greenery, and the physical separation of the public open space from the bar on the western side of the open space.
35. The applicants have undertaken a comprehensive series of verified visual montages that demonstrate the above points and clearly illustrate how the building would successfully integrate itself into the surrounding townscape.

St. Paul's Heights and London Views Management Framework

36. The building falls within the St Paul's Heights policy area (SPH). The constraints imposed by the SPH grid result in a range of height limitations across the site. The roof has been tailored to these constraints and although there are a number of minor breaches a rational roof form has been achieved resulting in an improved position compared to the existing and complies with the height limitations imposed by the policy and results in no worsening of the existing situation.
37. The Mayor's London View Management Framework (LVMF) is Supplementary Planning Guidance to the London Plan. The LVMF sets out the strategic context for the protection of identified landmarks. The development falls within the policy area for a number of the geometrically protected views of St Paul's Cathedral from various locations but does not rise sufficiently high to have any impact on any of these long distance protected vistas

Onsite and offsite landscaping works

38. The proposed development would extend over land (246sq.m) which is currently used as open space classified as public highway to the west of the building. To mitigate the loss of this area caused by the encroachment of the building into it, works are proposed to improve the open space on site and to the off-site public realm. The Applicant would carry out and complete the on-site landscaping works (within the red line). These works would be carried out by the developer and a condition is proposed requiring details of these works before any

such works are commenced. In addition the condition would require the works to be complete prior to occupation.

39. The proposed off-site public realm works are in the form of a master plan for the locality which has been agreed in principle by the Streets and Walkways Sub Committee. The City of London Corporation would deliver the off-site landscaping according to an agreed framework and at the cost of the developer.
40. The proposed off site public realm works are considered to be essential to mitigate the loss of the area of City Highway laid out as open space and the impact of the proposed development. In particular the proposed enhancement of the existing City Walkway area to the south of the site is a key component in this mitigation. It is required in order to link the newly created open space at lower level within the site through to Queen Victoria Street. By enhancing this City Walkway area, by reducing the carriageway width of Distaff Lane and by landscaping the remaining pedestrian area, an equivalent quality of environment could be created.
41. Therefore it is proposed that Section 106 covenants would require all necessary agreements, permissions and consents to be in place to secure delivery of the enhancement of the existing City Walkway area prior to the implementation of the planning permission (including demolition). The necessary agreements and consents would include those required from the owners of the existing City Walkway. Planning permission for the enhancement works may be required, and nothing in this report or recommendation prejudices the outcome of the planning application for that development. If this cannot be delivered the matter would be brought back to your Committee for further consideration.

Sustainability & Energy

42. The Proposed building is likely to achieve a BREEAM score of 72.12% leading to a rating of BREEAM Excellent and provides a 25.53% reduction in CO2 emissions through energy efficiency measures over the Part L 2013 Building Regulations. The ability to provide a significant reduction in CO2 emissions based on efficiency measures is constrained by the site, as it is in a sensitive location near St Paul's Cathedral. The building is located in a densely populated area and the orientation of the building is constrained by roads and existing buildings adjacent to the site. Therefore it is not possible to optimise the orientation for passive heating and cooling.

Transport

43. The Proposed Development does not provide any car parking on site.
44. The Development incorporates 140 cycle spaces. The level of provision of the cycle facilities reflects the sustainable aspirations of the Proposed Development and the anticipated level of demand for the local area. The provision exceeds the cycle parking standards in the emerging Local Plan of one cycle parking space per 125m² GEA and exceeds the cycle parking standards in the Revised Early Minor

Alterations (REMA) of the London Plan 2013 and BREEAM 2013 standards. The proposals are providing 24 spaces in excess of the minimum City of London requirements and 44 spaces in excess of the minimum REMA requirements.

45. It is proposed that the cycle parking spaces for the office will be located in the basement and will be secure and provided with associated showers and changing facilities. Access to these spaces will be possible using a direct bicycle wheeling ramp and stairs using the entrance from Distaff Lane (east). Access from the cycle spaces to the lobby will be possible via one dedicated passenger lift or the stairs located to the south-west corner of the proposed development.

Servicing

46. The Core Strategy and emerging Local Plan Policy CS16 and DM 16.5 require that developers demonstrate through delivery and servicing plans the provision of sufficient servicing area on site for the delivery of goods and collection of waste.
47. A loading bay situated on the east side of the building would provide sufficient visibility and queuing for following vehicles to enable a reverse entry movement. This would enable forward exit to Distaff Lane (east) with reasonable visibility and replicates the current operations for Bracken House located immediately opposite.
48. The proposed loading bay is compatible with that for Bracken House opposite and given the anticipated trip generation, would result in little interaction between the opposing loading bay operations and would not result in significant delay or congestion for other road users.

Daylight/Sunlight

49. A daylight, sunlight, shadow and solar glare study has been included as part of this application. There are no neighbouring residential properties in the locality that would be affected by the development. The shadow analysis shows that the neighbouring public amenity areas assessed will continue to be adequately lit in line with BRE permanent shadow criteria and the solar glare analysis shows that the sensitive receptor locations identified within the assessment will experience a negligible impact as a result of the proposed development.

Archaeology

50. The site is in an area of significant archaeological potential where remains from the Roman to medieval periods may be expected to survive. Archaeological recording on the site in the 1950's when the present building was built, includes records of a substantial Roman wall along the southern boundary of the site. An Historic Environment Assessment of the buried archaeological potential of the site has been submitted with the application.
51. The assessment concludes that archaeological remains are likely to have been removed down to the level of the deepest existing basement. There is a moderate potential for fragmentary remains to

survive in the southern part of the site however any substantial remains are considered to have been removed by the construction of the existing building.

52. The proposed development would remove all surviving remains on the site. Conditions are attached to cover a programme of archaeological work and foundation design.

Planning Obligations and Community Infrastructure Levy

53. 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.
54. 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.
55. 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
- Regulation 123 states that a planning obligation may not constitute a reason to grant planning permission to the extent that it provide funding for infrastructure included in the regulations "Regulation 123" list as the type of infrastructure on what CIL will be spent on
56. 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)

57. 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

58. 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 net gain in GIA floorspace), retail (£90) and hotels (£61) provided there is a net gain of 500sq.m.
59. Developments that are liable for both Mayoral CIL and Mayoral planning obligations payments for Crossrail, the Mayor will not double charge. His approach is to treat Mayoral CIL payment as a credit towards Mayor planning obligation liability. Therefore the Mayoral planning obligation liability can be reduced by the Mayoral CIL.
60. At the time of preparing this report the Mayoral CIL has been calculated to be £66,300. The full Mayoral planning obligation has been calculated to be £216,840. This would be reduced to £150,540 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.
61. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income as an administration fee; the remainder will be forwarded to the Mayor of London. The whole of the Mayoral planning obligation income received will be forwarded to the Mayor. However, 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	66,300	63,648	2,652
Mayoral planning obligation net liability*	150,540	150,540	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	220,340	214,188	6,152

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City of London's Planning Obligations SPG policy

City Planning Obligations

City CIL

62. The City introduced its CIL on 1st July 2014 and will be 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 £99,450. 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.
63. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income as an administration fee. The contributions collected will be used to fund the infrastructure required to meet the requirements of the City's Development Plan.
64. 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). The section 106 agreement would normally follow the agreement template available on the City of London website.

65. In this case the proposed net increase in floorspace would be 1,326sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the planning obligation figure would be £30,498. It is the City's practice that all financial contributions should be index-linked with reference to the appropriate index from the date of adoption of the 1st July 2014 to the date of permission.
66. The applicant has agreed a breakdown which accords with the Supplementary Planning Document as follows:

Liability in accordance with the City of London's policies	Contribution £	Available for Allocation £	Retained for Monitoring Charge £
City Community Infrastructure Levy	99,450	94,477.50	4,972.50
City Planning Obligation Affordable Housing	26,520	26,254.80	265.20
City Planning Obligation Local, Training, Skills and Job Brokerage	3,978	3,938.22	39.78
City Planning Obligation Monitoring Charge	2,500	Nil	2,500
Total liability in accordance with the City of London's policies	132,448	214,670.52	7,777.48

67. 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

68. 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

69. 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

70. The cost of any reparation works required as a result of the development will be the responsibility of the Developer.
71. 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

72. 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.

Method Statement, Plans and Audits

Local Training, Skills and Job Brokerage Strategy (Construction)

73. 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 to be submitted prior to Implementation in respect of the Main Contract Works Package.

74. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to 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

75. 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.
76. 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.
77. 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

78. 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 and 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 completion or prior occupation of development.

Monitoring and Administrative Costs

79. A 10 year repayment period would be required where by any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.

80. 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. 1% of the total contribution (secured under the City's SPG) will be allocated to the monitoring of the agreement.
81. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Offsite Public Realm Works

82. The developer has agreed to pay £1,100,000 for the Offsite Public Realm Works, which is considered to be essential to mitigate the impact of the proposed development and make it acceptable in planning terms. The Offsite Public Realm Works Contribution will be used for the enhancement of the areas illustrated on the attached plan including the existing City Walkway area to the south of the site which is a key component of these works. The applicant will be required to pay this contribution on or before the implementation of the planning permission. Should the costs of the Offsite Public Realm Works exceed the estimated costs; the City will require additional sums to cover these costs.

Maintenance Costs of Offsite Public Realm Works

83. The S106 Supplementary Planning Obligation states, where necessary planning obligations will be used to ensure that developers deliver the necessary improvements and provide for maintenance where feasible. The developer has agreed to pay £85,000 for 20 years maintenance costs of this open space.
84. The applicant will be required to pay this contribution on completion but prior to occupation of the development.

Prior Consents

85. The proposed enhancement of the existing area to the south of the site is a key component of mitigation and is required to make the redevelopment acceptable in planning terms. The developer will be required to secure all necessary agreements, permissions and consents to secure delivery prior to the implementation of the planning permission (including demolition).

Site Specific Mitigation

86. The City Corporation will principally seek to mitigate the impact of development and provide necessary infrastructure through the use of CIL but, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are still yet to be fully scoped

Delivery and Servicing Management Plan

87. 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

88. 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.

Conclusion

89. The proposed building would provide an increase in good quality office, in accordance with development plan policies.
90. The design of the proposed building would relate satisfactorily to the general townscape, the setting of nearby listed buildings including the Cathedral and the local view of St. Nicholas Cole Abby.
91. The proposed servicing arrangements would be acceptable subject to compliance with conditions and S.106.
92. The proposed on site landscaping and the new garden adjacent to the building at the Distaff Lane level is considered to be a significant enhancement to the provision of public open space in the locality. However, the proposed off site public realm works are considered to be essential to mitigate the proposed loss of the existing area of City Highway laid out as open space and the impact of the proposed development.
93. 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

Email 12.08.14 Open Spaces Department
Email 19.08.14 Thames Water
Memo 01.09.14 Department of Markets and Consumer Protection

External

The Design and Access Statement 29.07.14
Planning Statement 29.07.14.
Transport Statement 29.07.14.
Sustainability Statement 29.07.14.
The Energy Statement and BREEAM Pre-Assessment 29.07.14.
BREEAM 2011 Flood Risk Assessment 29.07.14.
Landscape and Habitat Management Plan 29.07.14.
BREEAM 2011 New Construction Ecology Assessment 29.07.14.
The Environmental Report 29.07.14.
Daylight, Sunlight, Shadow & Solar Glare Study 29.07.14.

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

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.

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.

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.

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.

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.

SCHEDULE

APPLICATION: **14/00780/FULMAJ**

2 - 6 Cannon Street London EC4M 6YH

The demolition of the existing building and construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works.

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 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.
- 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 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.

- 4 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.

- 5 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.

- 6 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.

- 7 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

- 8 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.

- 9 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 proposed new facade(s) including typical details of the fenestration and entrances;
- (c) details of a typical bay of the development;
- (d) typical details of stonework;
- (e) details of ground floor elevations;
- (f) details of windows;
- (g) details of the service yard, gates and internal treatment;
- (h) details of soffits, hand rails and balustrades;
- (i) details of the integration of cleaning equipment, cradles and the garaging thereof;

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.

- 10 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.

- 11 Prior to the occupation of the building 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 to include the re-siting of the statue of Icarus. 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 The development shall be designed to allow for the retro-fit of heat exchanger rooms to connect into a district heating network if this becomes available during the lifetime of the development.
REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building in accordance with the following policy of the Core Strategy: CS15.
- 13 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.
- 14 Details of the construction, planting irrigation and maintenance regime for the proposed green wall(s)/roof(s) 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.

- 15 The building must conform to new building lines, levels and site boundaries as confirmed on the site by the Director of the Built Environment.
REASON: To ensure compliance with the proposed building lines, levels and site boundaries in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS 7, CS16.
- 16 No doors or gates shall open over the public highway.
REASON: In the interests of public safety
- 17 No part of the proposed development including plant structures to which this permission relates shall infringe or exceed the heights specified on the St. Paul's Heights code.
REASON: To ensure compliance with St. Paul's Heights restrictions and to ensure protection of the view of St. Paul's Cathedral in accordance with the following policy of the Core Strategy: CS13.
- 18 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, CS16, CS21.
- 19 (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.
- 20 A clear unobstructed minimum headroom of 4.5m must be maintained for the life of the building in the refuse skip collection area as shown on the approved drawings and a clear unobstructed minimum headroom of

4.5m must be provided and maintained over the remaining areas and access ways.

REASON: To ensure that satisfactory servicing facilities are provided and maintained in accordance with the following policies of the Unitary Development Plan: TRANS15, UTIL6.

- 21 Except as may be approved in writing by the Local Planning Authority the loading and unloading areas must remain ancillary to the use of the building and shall be available at all times for that purpose for the occupiers thereof and visitors thereto.
REASON: To ensure that satisfactory servicing is maintained in accordance with the following policy of the Unitary Development Plan: TRANS15.
- 22 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.
- 23 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 one pedal cycle per 250sq.m. of floorspace (minimum 147 spaces). 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 following policy of the Unitary Development Plan: TRANS22.
- 24 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.
- 25 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: A-020, A-023, A-100-98, A-100-

99, A-100-00, A-100-01, A-100-05, A-100-10, A-201, A-202, A-210, A-211, A-212, A-213, A-214, A-252, A-255

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 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.
- 4 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.
- 5 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.
- 6 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).
 - (f) The provision of City Walkway drainage facilities and maintenance arrangements thereof.
- 7 The Director of Markets and Consumer Protection (Environmental Health Team) advises that:

Noise and Dust

(a)

The construction/project management company concerned with the development must contact the Department of Markets and Consumer Protection and provide a working document detailing steps they propose to take to minimise noise and air pollution for the duration of the works at least 28 days prior to commencement of the work. Restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

(b)

Demolition and construction work shall be carried out in accordance with the City of London Code of Practice for Deconstruction and Construction. The code details good site practice so as to minimise disturbance to nearby residents and commercial occupiers from noise, dust etc. The code can be accessed through the City of London internet site, www.cityoflondon.gov.uk, via the a-z index under Pollution Control-City in the section referring to noise, and is also available from the Markets and Consumer Protection Department.

(c)

Failure to notify the Markets and Consumer Protection Department of the start of the works or to provide the working documents will result in the service of a notice under section 60 of the Control of Pollution Act 1974 (which will dictate the permitted hours of work including noisy operations) and under Section 80 of the Environmental Protection Act 1990 relating to the control of dust and other air borne particles. The restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

(d)

Construction work shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise from the site has been submitted to and approved by the Markets and Consumer Protection Department.

Air Quality

(e)

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

(f)

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.

(g)

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.

(h)

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.

(i)

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

(j)

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.

(k)

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

(l)

Wet cooling towers are recommended rather than dry systems due to the energy efficiency of wet systems.

Noise Affecting Residential Properties

(m)

The proposed residential flats are close to busy roads and are in an existing commercial area which operates 24 hours a day. The scheme should include effective sound proofing of the windows and the provision of air conditioning or silent ventilation units to enable the occupants to keep their windows closed to benefit from the sound insulation provided. This may need additional planning permission.

(n)

The proposed residential units are located in a busy City area that operates 24 hours a day and there are existing road sweeping, deliveries, ventilation plant and refuse collection activities that go on through the night. The units need to be designed and constructed to minimize noise disturbance to the residents. This should include acoustic treatment to prevent noise and vibration transmission from all sources. Sound insulation treatment needs to be provided to the windows and either air conditioning provided or silent ventilation provided to enable the windows to be kept closed yet maintain comfortable conditions within the rooms of the flat. This may need additional planning permission.

Ventilation of Sewer Gases

(o)

The sewers in the City historically vent at low level in the road. The area containing the site of the development has suffered smell problems from sewer smells entering buildings. A number of these ventilation grills have been blocked up by Thames Water Utilities. These have now reached a point where no further blocking up can be carried out. It is therefore paramount that no low level ventilation intakes or entrances are adjacent to these vents. The Director of Markets and Consumer Protection strongly recommends that a sewer vent pipe be installed in the building terminating at a safe outlet at roof level atmosphere. This would benefit the development and the surrounding areas by providing any venting of the sewers at high level away from air intakes and building entrances, thus allowing possible closing off of low level ventilation grills in any problem areas.

Food Hygiene and Safety

(p)

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.

(q)

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.

(r)

From the 1 July 2007, the Health Act 2006 and associated Regulations prohibited the smoking of tobacco products in all enclosed or partially enclosed premises used as workplaces or to which the public have access. All such premises are required to provide signs prescribed by Regulations. Internal rooms provided for smoking in such premises are no longer permitted. More detailed guidance is available from the Markets and Consumer Protection Department (020 7332 3630) and from the Smoke Free England website: www.smokefreeengland.co.uk.

- 8 You are advised to contact Thames Water in respect of the following matters:

1. Waste Comments

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

2. 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.

3. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

4. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

5. 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.

6. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk.

Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

7. Water Comments

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 planning application.

8. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. Supplementary Comments

In reviewing the Councils' weekly list for planning applications, Thames Water has identified this application as one of interest to us. Whilst we recognise that there is no statutory requirement for you to consult us, we would respectfully ask to be pro-actively consulted on all similar applications in future, so that the adequate provision of water industry infrastructure can be assessed and considered as part of the decision process.

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Agenda Item 7

Committee(s):	Date(s):	
Planning & Transportation	1 December 2014	
Subject: Delegation of Powers to Officers in relation to S106 Agreements relating to schemes otherwise within Officer delegated powers.	Public	
Report of: Chief Planning Officer and Director of the Department of the Built Environment	For Decision	
<u>Summary</u>		
<p>The Court of Common Council has delegated to Planning and Transportation Committee responsibility for the City's local planning authority functions. To facilitate the carrying out and administration of these functions, some of them have been delegated down to Chief Officers as set out in the Scheme of Delegations approved by Court of Common Council on 1 May 2014. Recent changes due to the introduction of CIL have given rise to further delegation issues.</p>		
Recommendations		
<p>I recommend that you agree the amendment to the Scheme of Delegations in respect of local planning authority functions as set out in paragraph 7 and 8 of this report.</p>		

Main Report

Background

The Court of Common Council has delegated to Planning and Transportation Committee responsibility for the City's local planning authority functions. To facilitate the carrying out and administration of these functions, some of them have been delegated down to Chief Officers as set out in the Scheme of Delegations approved by Court of Common Council on 1 May 2014. Recent changes due to the introduction of CIL have given rise to further delegation issues

Current Position

In July 2014 the City of London Corporation adopted its Community Infrastructure Levy 'CIL'. As a result there were a number of consequential changes to the City's policy in relation to the collection of S106 monies and to the thresholds which trigger payment.

1. Infrastructure matters are now dealt with through CIL and S106 covenants are limited to training and skills, affordable housing, site specific mitigation and any other matters.

2. The thresholds where S106 covenants are applicable have been reduced in line with the Mayor of London's Crossrail Supplementary Planning Guidance (SPG) so that it becomes payable on an increase in floor space of 500 m2 whereas previously the trigger was an increase on a minimum of 2,000 m2 on floor space of 10,000 m2 and residential development where it delivers 10 or more housing units.
3. At present there is no officer delegation to approve S106 covenants without reference to the Committee.
4. The lower thresholds mean that cases which would otherwise be dealt with under delegated authority cannot now be delegated because the lowered threshold for S106 covenants means that committee authority must be obtained to enter into the S106 covenants.
5. There are now other applications which are suitable for delegation except for the fact that they trigger a S106 covenant.

Proposals

6. In order to avoid delays and a possible need for more committee meetings it is proposed that those applications that could previously have been dealt with under delegated powers but are now no longer able to be dealt with in this way continue to be dealt with under delegated powers even though they trigger S106 covenants.
7. It is proposed that Section A, item 60 in the scheme approved by Common Council on 1 May 2014 be amended to include the additional words underlined, as follows: "To agree minor variations to agreements pursuant to sections 106 and 106A of the Town and Country Planning Act 1990 and to authorise section 106 covenants in respect of planning applications (and where the planning application is such that it may be determined by the Chief Officer (or other appropriate officer authorised by him) under this Scheme of Delegation)".
8. Should the S106 covenant not be in substantial compliance with your policy the application would not be determinable under the existing delegated authority as it would breach policy and consequently would fall outside the proposed additional delegation. It would therefore be reported to your Committee for decision.
9. An annual report will be presented to your Committee advising you of the annual sum negotiated.

Corporate & Strategic Implications

10. This proposal links the following themes of the City Together Strategy: is competitive and promotes opportunity; supports our communities; protects, promotes and enhances our environment; is vibrant and culturally rich; is safer and stronger.

Consultees

The Town Clerk, the Chamberlain and the Comptroller & City Solicitor have been consulted in the preparation of this report and their comments have been incorporated.

Conclusion

11. To ensure that the City can expedite planning decisions which the Committee has hitherto delegated it is recommended that Committee delegates to appropriate officers of the Department of Built Environment authority to enter into section S106 covenants in the circumstances where but for the S106 covenant the decision would otherwise be delegated to officers.

Recommendation

12. That the Committee agrees to the amendment to the Scheme of Delegation.

Background Papers:**Appendix**

Planning & Transportation Committee report 4 February 2014 Corporate Governance – Scheme of Delegations and Standing Orders, of the Town Clerk at pages 193-197

Contact:

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Telephone number: 020 7332 1700

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CITY OF LONDON CORPORATION

SCHEME OF DELEGATIONS TO OFFICERS

DIRECTOR OF THE BUILT ENVIRONMENT

The following general powers are delegated to the Director of the Built Environment.

Authorisations

1. To authorise duly appointed officers to act under any enactments, regulations or orders relating to the functions within the purview of the Committee and of Department.
2. To sign the necessary warrants of authorisation for the above officers.

Charges

3. Setting miscellaneous hourly-based charges subject to agreement with the Chamberlain.

Transportation & Public Realm

4. To implement, waive or vary charges relating to traffic management and /or the Public Highway and/or pipe subways such as parking dispensations, private apparatus in the highway, temporary road closures and traffic orders, scaffolding hoarding and fencing licenses, and charges for pipe subways (including under S.73 of the London Local Authorities Act 2007).
5. To grant permission or consent with or without conditions or refusing to grant permission or consent as the case may be with respect to applications made to the City of London Corporation:
 - a. under Part II of the Road Traffic Act 1991, relating to dispensations from, or, the temporary suspension of, waiting and loading regulations or parking places regulations made in accordance with the Road Traffic Regulation Act 1984;
 - b. under Section 7 of the City of London (Various Powers) Act 1973, relating to new buildings;
6. To sign appropriate notices indicating that consent or refusal has been given, as the case may be under (a) above.
7. To sign and serve notices or granting of consents under the Highways Act 1980, City of London Various Powers Act 1900 and the City of London Sewers Act 1848 relating to the management and maintenance of streets within the City.
8. To exercise powers under the Road Traffic Regulation Act 1984 in respect of temporary traffic orders
9. To issue notices and, as necessary discharge the City of London Corporation's obligations under Part III of the New Roads and Street Works Act 1991, relating to the co-ordination and execution of street works by public utility companies and other licensed operators.
10. To enter into agreement with companies and statutory companies to allow the placement of plant within the pipe subways inherited from the Greater London Council in accordance with the London County Council (General Powers) Act 1958 and to determine applications for consent to place electricity substations in the street pursuant to the Electricity Act 1989
11. To enter into agreements with other traffic authorities to jointly exercise the City's traffic order making functions or to delegate those functions to them in accordance with S.101 Local Government Act 1972

12. To enter into agreements with other highway authorities under section 8 of the Highways Act 1980

Water and Sewers

13. The requisition of sewers under Sections 98 to 101 inclusive of the Water Industry Act 1991 (relating to the powers to exercise and discharge the functions of the Undertaker within the City to adopt sewers).
14. The adoption of sewers under Sections 102 to 105 inclusive of the Water Industry Act 1991 (relating to the powers to exercise and discharge the functions of the Undertaken within the City to adopt sewers).
15. To authorise and/or approve works under Section 112 of the Water Industry Act 1991 (relating to the power to exercise and discharge the requirements of the Undertaker within the City).
16. The closure or restriction of sewers under Section 116 of the Water Industry Act 1991, relating to the powers to exercise and discharge the functions of the Undertaker within the City to close or restrict the use of a public sewer.
17. The alteration or removal of pipes or apparatus of the Undertaker under Section 185 of the Water Industry Act 1991, relating to the power to exercise and discharge the functions of the Undertaker within the City to alter or remove any relevant pipe or apparatus.

Highways and Transport

18. To make all Traffic Orders under sections 6, 9, 10, 23 and 45 of the Road Traffic Regulation Act 1984, and to make modifications to or to revoke any experimental Traffic Regulation Order (following consultation with the Commissioner of Police for the City of London) where deemed necessary in the interests of safety, convenience or the expeditious movement of traffic.
19. To exercise powers under Part V of the Highways Act 1980 dealing with highway improvements.
20. To make representation or lodge objection, as appropriate, to applications for a Public Service Vehicle Operator's Licence, under Section 14A of the Public Passenger Vehicles Act 1981 or for a London Local Service Licence, under section 186 of the Greater London Authority Act 1999 and authorising in writing the appropriate officers in his Department to put forward objection or recommendation on behalf of the City of London Corporation at any Inquiry or Appeal arising out of an application for either of the recited licences.
21. To agree details of railway works in the City of London under the Transport and Works Act 1992.
22. To issue projection licences on, over or under streets pursuant to schemes where planning permission has already been agreed or renewing existing licences.
23. To be responsible for all functions under the Traffic Management Act 2004 and Regulations made thereunder that relate to the City of London as a local highway and local traffic authority.
24. To agree consents for temporary highway activities pursuant to the Crossrail Act 2009

25. To exercise through Civil Enforcement amongst other things, parking management and parking enforcement functions, under the Road Traffic Regulations Act 1984, the Road Traffic Act 1991, the London Local Authorities Acts 1996 – 2008 (LLAA), and the Traffic Management Act 2004 (TMA)

City Walkway

26. 25. Power to licence the temporary hoarding or enclosure of City Walkway pursuant to Section 162 of the City of London Sewers Act 1848 and Section 21 and Schedule 2 Part II to the City of London (various Powers) Act 1967.

Cleansing

27. The institution of proceedings and other enforcement remedies in respect of offences under the Environmental Protection Act 1990, Part II, Part III and Part IV.
28. To institute proceedings and other enforcement remedies in respect of the Health Act 2006, section 6, 7, 8, 9 and 10.
29. To institute proceedings and other enforcement remedies in respect of offences under the Refuse Disposal (Amenity) Act. 1978.
30. To institute proceedings and other enforcement remedies in respect of offences under the City of London (Various Powers) Act 1987.
31. To institute proceedings and enforcement remedies in relation to part VI of the Anti-Social Behaviours Act 2003.
32. To institute proceedings in relation to Town and Country Planning Act 1990 section 224 and 225.
33. To institute proceedings in relation to Regulatory Investigator Powers Act 2000
34. To institute proceedings in relation to Control of Pollution Act 1974
35. To issue notices under section 6 London Local Authorities Act 2004 (abandoned vehicles).

Delegations to other Officers

The following authorities are also delegated to the specified Deputies or Assistants:

Transportation and Public Realm Director – Items 4-35

Assistant Director (Highways) –5 -17 and Items 23 – 26

CITY PLANNING OFFICER

The following functions are delegated to the City Planning Officer:

Development Management

Planning

36. To determine applications for outline, full and temporary planning permission under Part III of the Town and Country Planning Act 1990 subject to the applications being in accordance with policy, not being of broad interest and there being no more than 4 planning objections.
37. To make non-material changes to planning permission pursuant to Section 96A of the Town and Country Planning Act 1990.
38. To determine applications for Listed Building Consent under the Planning (Listed Buildings & Conservation Areas) Act 1990; subject to the applications not being of broad interest and there being no more than 4 planning objections.
39. To advise the Secretary of State for Communities and Local Government of what decision the City of London Corporation would have made on its own applications for listed building consent if it had been able to determine them subject to the same criteria as 41.
40. To grant applications for Conservation Area Consent under the Planning (Listed Buildings & Conservation Areas) Act 1990; subject to the applications not being of broad interest and there being no more than 4 planning objections.
41. To determine submissions pursuant to the approval of conditions, under the Town & Country Planning Act 1990 and the Planning (Listed Buildings & Conservation Areas) Act 1990 and in relation to clauses set out in approved Section 106 Agreements.
42. To make minor changes to conditions in respect of planning permissions, listed building consents and conservation area consents which have been conditionally approved by the Planning & Transportation Committee
43. To determine applications for planning permission, listing building consent and conservation area consent to replace an extant permission/consent granted on or before 1st October 2010, for development which has not already begun with a new permission/consent subject to a new time limit pursuant to Article 18 of the Town and Country Planning (Development Management Procedure) Order 2010 and Regulation 3 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 and provided no more than 4 planning objections have been received.
44. To determine applications for Certificates of Lawfulness of existing and proposed use or development in accordance with sections 191 and 192 of the Town and Country Planning Act 1990.
45. To determine applications for Advertisement Consent pursuant to Regulations 12, 13, 14, 15 and 16 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.
46. To determine applications for prior approval under the Town and Country Planning (General Permitted Development) Order 1995.
47. To make observations in respect of planning and related applications submitted to other Boroughs, where the City of London's views have been sought and which do not raise wider City issues.
48. To serve notices under Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

49. To determine the particulars and evidence to be supplied by an applicant for planning permission pursuant to section 62 of the Town and Country Planning Act 1990.
50. To serve Planning Contravention Notices under Section 171C of the Town and Country Planning Act 1990.
51. To serve Planning Contravention Notices under Section 171C of the Town and Country Planning Act 1990.
52. To issue and serve Enforcement Notices under Section 172 of the Town and Country Planning Act 1990 and Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
53. To issue a letter of assurance under Section 172A of the Town and Country Planning Act 1990.
54. To serve notices under Section 215 of the Town and Country Planning Act 1990.
55. To serve Breach of Condition Notices under Section 187A of the Town and Country Planning Act 1990.
56. To decline to determine a retrospective application for planning permission under Section 70C of the Town and Country Planning Act 1990.
57. To seek information as to interests in land under Section 330 of the Town and Country Planning Act 1990, and as applied by Section 89 of the Planning (Listed Buildings & Conservation Areas Act) 1990, and Section 16 of the Local Government (Miscellaneous Provisions) Act 1976.
58. To institute proceedings pursuant to Section 224 of the Town and Country Planning Act 1990.
59. To serve Notice of Intention to remove or obliterate placards and posters pursuant to Section 225, 225A, 225C and 225F of the Town and Country Planning Act 1990.
60. To agree minor variations to agreements pursuant to sections 106 and 106A of the Town and Country Planning Act 1990
61. To determine applications made under section 106BA of the Town and Country Planning Act 1990 (concerning the modification or discharge of affordable housing obligations) and to agree viability assessments submitted in support of such applications.
62. To agree minor variations to agreements pursuant to section 278 of the Highways Act 1980.
63. To make payments to other parties where required by the terms of an agreement made under section 106 of the Town and Country Planning Act 1990 or section 278 of the Highways Act 1980.
64. To determine City Community Infrastructure Levy contributions pursuant to the Community Infrastructure Levy Regulations 2010 (as amended).
65. To pass Community Infrastructure Levy contributions to other parties pursuant to section 216A of the Planning Act 2008 and regulations made thereunder.

Trees

66. To authorise works, including their removal, to trees in Conservation Areas and works in relation to a tree the subject of a Tree Preservation Order (T.P.O.), subject to them being seen and agreed by the Chairman of the Planning & Transportation Committee or Deputy Chairman in his or her absence.
67. To determine applications made under sections 206 (2) and 213 (2) of the Town and Country Planning Act 1990, to dispense with the duty to plant replacement trees, subject to notification to the Chairman or Deputy Chairman of the Planning & Transportation Committee except in urgent cases.

Churches

68. To respond to consultation made under the provisions of the Pastoral Measure 1983, the Faculty Jurisdiction Rules 2000 and 2013, the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, the Care of Cathedrals Measure 1990 and the Code of Practice relating to exempted denominations procedures agreed by the Secretary of State.
69. The City of London Corporation's functions under the City of London (St. Paul's Cathedral Preservation) Act 1935.

Environmental Impact

70. To carry out the following functions under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations of 2011 and Circular 02/99:
 - a. formulating "screening opinions" under Regulation 5;
 - b. requiring developers to submit an environmental statement to validate an application under Regulation 10;
 - c. formulating "scoping opinions" under Regulation 13;
 - d. providing relevant information to developers who propose to prepare an environmental statement under the provisions of Regulation 15 (4);
 - e. requiring the submission of further information pursuant to regulation 22
 - f. requiring the local authority to submit an environmental statement in respect of applications for local authority development under Regulation 25;
 - g. formulating a "screening opinion" in matters of planning enforcement under Regulation

Crossrail

71. To agree Crossrail contributions, agree viability assessments and instruct the Comptroller & City Solicitor to secure any necessary planning obligations in respect of Crossrail contributions pursuant to Section 106 of the Town and Country Planning Act 1990.
72. To review Section 106 agreements for planning permission already considered by the Planning & Transportation Committee, but not yet issued prior to the policy being adopted, and re-determine the application to ensure that appropriate consideration is given to relevant policy on the Crossrail contribution (subject to there being no reduction in any S.106 contributions previously envisaged).
73. To make payments of Crossrail contributions received by the City to the Mayor and/or Transport for London on the basis of the Implementation Protocol between the Mayor, Transport for London and the local planning authorities, subject to such payment being agreed by the Chamberlain.

Local Plans, Naming and Numbering

74. To carry out sustainability appraisal of Local Development Documents under Section 19(5) of the Planning and Compulsory Purchase Act 2004 and to exercise functions under the Environmental Assessment of Plans and Programmes Regulations 2004 including carrying out strategic environmental assessment (including assessments under the Habitats Directive (Council Directive 92/43/EEC)), preparing, publishing and consulting upon screening reports, scoping reports, sustainability commentaries and sustainability appraisal reports.
75. To carry out public consultation in the preparation of Local Development Documents in accordance with the Statement of Community Involvement and the duty cooperate in Section 33A of the Planning and Compulsory Purchase Act 2004.
76. To carry out surveys under Section 13 of the Planning & Compulsory Purchase Act 2004.
77. To provide any documents necessary to support consultations on Local Development Documents and submission of Local Plans.
78. To prepare and publish monitoring reports on an annual basis in accordance with Section 35 of the Planning & Compulsory Purchase Act 2004
79. To make observations on consultation documents issued by central and local government, statutory bodies etc., where the observations are in accordance with the City's general policy position.
80. To carry out public consultation in the preparation of the Community Infrastructure Levy, in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and the Statement of Community Involvement.
81. To exercise powers under the London Building Acts (Amendment) Act 1939 – Part II relating to street naming and numbering of property.

Land Charges

82. To maintain a register and index of Local Land Charges pursuant to section 3 of the Local Land Charges Act 1975, including the amendment and cancellation of registrations pursuant to the Local Land Charges Rules 1975 and to set search fees pursuant to Section 8 of the Local Land Charges Act 1975 and Section 150 of the Local Government and Housing Act 1989 and relevant Rules and Regulations made there under.
83. To make searches and issue search certificates pursuant to section 9 of the Local Land Charges Act 1975.

Delegations to other Officers

The following functions are also delegated to the following Officers:

Director of the Built Environment – Section A to F

Planning Services & Development Director - Sections A to E

Policy & Performance Director - Section F, and in the absence of the City Planning Officer and the Planning Services and Development Director, Sections A to E

Statutory Authorities

82. Officers of the department are authorised to exercise the following powers in accordance with the responsibilities of the post:

- a. Sections 178(1), 196A(1), 196B, 209(1), 214B(1)(3), 214C, 219(1) and 225, 324 and 325 of the Town and Country Planning Act 1990 (as amended),
- b. Sections 42(1), 88(2), (3), (4) and (5) and 88(A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- c. Sections 36 and 36A of the Hazardous Substances Act 1990.

DISTRICT SURVEYOR

The following functions are delegated to the District Surveyor:

83. To grant permission or consent, with or without conditions or, refuse to grant permission or consent, as the case may be, with respect to applications made to the City of London Corporation under the London Building Acts 1930-1982, The Building Act 1984 and The Building Regulations 2010 (as amended).
84. To sign and serve any notices required to be given by the City of London Corporation under the London Building Acts (Amendment) Act 1939, Part VII, Section 62 relating to dangerous structures within the City of London.

Delegation to other Officers

The functions of the District Surveyor are also delegated to the Director of the Built Environment and the Deputy District Surveyor

Relevant Legislation

	Legislation	Delegated Function
1.	City of London (Various Powers) Act 1967 – Sections 11, 12 and 18 Byelaws	i) Institution of Proceedings and other enforcement methods ii) Granting of consents iii) Making of temporary Prohibition or Restriction Orders iv) Section 11(1) - Serving of notices

2.	City of London (Various Powers) Act 1969 – Section 6	To exercise the powers in extinguishing rights of burial
3.	Tourism (Sleeping Accommodation Price Display) Order 1977, made under Section 18 of the Development of Tourism Act 1969	i) Institution of Proceedings and other enforcement methods ii) Authorisation of officers under paragraph 5
4.	European Community Act 1972, Section 2(2) Including all Regulations made thereunder	Power to appoint inspectors; authorise officers; issue notices, approvals, authorisations, registrations and permissions; institute proceedings and other enforcement methods in respect of the regulations made under Section 2(2) of the Act that are applicable to the functions of the City of London Corporation acting as a Port Health Authority, a Food Authority, a Feed Authority, an Animal Health and Disease Control Authority and a Local Weights and Measures Authority
5.	Greater London Council (General Powers) Act 1974	i) Institution of Proceedings and other enforcement methods ii) Issue of Notices
6.	Highways Act 1980	i) Institution of Proceedings and other enforcement methods ii) Issue of Notices iii) Authorisation of Officers. iv) Entering into Agreements. v) Granting of Permissions and Licences. vi) Issue of Fixed Penalty Notices. vii) Making requisite applications
7.	London Building (Amendment) Act 1939	i) Institution of Proceedings and other enforcement methods ii) Granting of consents ii) Issue of Notices iii) Authorisation of officers iv) Granting of Exemptions and Licences
8.	London County Council (General Powers) Act 1958	Section 27 – Agreeing level of Charge between City of London and Undertakers in respect of apparatus in subways
9.	London Local Authorities Act 1995, Part II	Issue of Penalty Charge Notices
10.	London Local Authorities Act 1996, Part II	Issue of Penalty Charge Notices
11.	London Local Authorities Act 2000	i) Institution of Proceedings and other enforcement methods ii) Issue of Penalty Charge Notices.

12.	London Local Authorities Act 2004	Authorisation of Officers
13.	London Local Authorities & Transport for London Act 2003	i) Issue of Notices ii) Issue of Penalty Charge Notices
14.	New Roads & Streetworks Act 1991	i) Institution of Proceedings and other enforcement methods ii) Granting of licences iii) Issue of notices iv) Serving Fixed Penalty Notices
15.	Refuse Disposal (Amenity) Act 1978	i) Institution of Proceedings and other enforcement methods. ii) Authorisation of Officers iii) Issuing Fixed Penalty Notices iv) Removal of abandoned vehicles v) Disposal of removed vehicles
16.	Road Traffic Act 1991	i) Institution of Proceedings and other enforcement methods ii) Issue of Penalty Charge Notices iii) Issue of Notices iv) Consideration of Representations
17.	Road Traffic Regulation Act 1984	i) Making temporary prohibition or restriction orders ii) Granting of suspensions and dispensations iii) Appointment of Parking Attendants
18.	Traffic Management Act 2004	All functions required of a local Highway and local Traffic authority
19.	Other functions, not Specific to an Enacted Power	(i) Authority to write off debts arising in the Department up to a limit of £1,000, subject to concurrence of the Chamberlain ii) Authority to pay up to £1,000 in any one case of exclusion from work under the provisions of the Public Health (Control of Disease) Act 1984 – Section 20.

- NB** (i) In each instance above, the Institution of Proceedings and other enforcement methods to be subject to the proviso that, in each case, the Comptroller & City Solicitor has advised that the evidence is sufficient to justify a prosecution.
- (ii) All of the Officers *so authorised* are indemnified against all claims made against them, including, awards of damages and costs arising out of acts done by them in the bona fide discharge or purported discharge of functions delegated to them by the *Port Health & Environmental Services Committee (formerly the Port & City of London Health and Social Services Committee)* or any of its Sub Committees (see report to Common Council of 2.11.1995).

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Committee(s):	Date(s):
Planning & Transportation Committee Policy & Resources Committee Common Council	1 st December 2014 11 th December 2014 15 th January 2014
Subject: City of London Local Plan: adoption	Public
Report of: Director of the Built Environment	For Decision
Summary	
<p>The City of London Local Plan was published for its final stage of public consultation between December 2013 and February 2014 and was subsequently examined by an independent planning inspector. The inspector has issued his report on the examination, which finds that the Local Plan is sound and recommends that it is adopted. It is recommended that the Court of Common Council adopts the Local Plan by resolution, subject to the modifications listed in the appendix to this report. Once adopted the Local Plan will replace the Core Strategy 2011 and the saved policies of the Unitary Development Plan (UDP) 2002.</p> <p>Recommendation</p> <ul style="list-style-type: none"> • That the Common Council be recommended to adopt by resolution the City of London Local Plan subject to the modifications in Appendix 1 to this report. 	

Main Report

Background

1. The City of London Local Plan was published for its last stage of public consultation between December 2013 and February 2014. In May 2014 the Plan and the public's representations were submitted for public examination by an independent planning inspector. The inspector held a public hearing in October 2014. The inspector has now issued his report on the examination and the final step is to adopt the Local Plan.

Current Position

2. The preparation of the Local Plan has involved several stages of public consultation since 2011. The final consultation version of the Plan was reported to the Planning & Transportation Committee on 5th November 2013. It was subsequently referred to the Policy & Resources Committee on 21st November and Common Council on 5th December 2013.
3. The Local Plan was published for consultation on 8th December 2013. The consultation period was originally set to close on 17th February 2014. However, during January it was decided to make some refinements to four of the policies for hotels and housing to improve their consistency with the policy

for the protection of offices. The consultation period was extended to 28th February to allow the public extra time to consider these amendments.

4. During January the draft 'Office Use' supplementary planning document (SPD) was agreed by the Planning & Transportation Committee and also issued for consultation. The consultation period for this was timed to end on 28th February to allow the public to consider the Local Plan and the SPD concurrently, in view of the close relationship between them. Following consultation on the draft SPD, it was adopted as Interim Planning Guidance by the Planning & Transportation Committee on 30th July 2014, pending approval of the Local Plan. The formal adoption of the Office Use SPD will be the subject of a report to the next meeting of the Planning & Transportation Committee.

Public examination

5. During the consultation period on the Local Plan responses were received from 27 organisations. On 21st May 2014 the Local Plan and the public's responses were submitted to the Secretary of State, who appointed a planning inspector to examine the Plan.
6. In order, where possible, to resolve objections to the Plan and avoid unnecessary discussion at the examination a list of proposed modifications to the Plan was prepared. These modifications are mainly for clarification and do not materially affect the policies of the Plan. In accordance with a recommendation in my earlier reports, this list was agreed in consultation with the Chairman of the Planning & Transportation Committee. The list was submitted to the planning inspector alongside the Plan. In response to continuing discussions with objectors, some further modifications were subsequently added to the list. The full list of modifications is in Appendix 1 to this report.
7. As part of the examination of the Plan a public hearing was held on 7th October. At the hearing objectors and City officers had the opportunity to explain their cases in a discussion led by the inspector.
8. The inspector has now issued his report on the examination, which is shown in Appendix 2. The inspector concludes that the Local Plan is sound. He is content for the Local Plan to be adopted subject to the list of proposed modifications proposed by the City Corporation and does not recommend any additional modifications. The inspector's report and recommendation have been published and made available in accordance with the statutory requirements.

Proposals

9. It is recommended that the Local Plan be adopted subject to the modifications in Appendix 1 to this report. A copy of the full text of the Local Plan, showing the modifications as tracked changes, is available in the Members' Reading Room and has been distributed to Members electronically.
10. The Plan must be referred to Common Council for adoption by resolution.
11. When adopted, the Local Plan, adoption statement and sustainability appraisal report must be made publicly available on the City's web site and for inspection, and those who asked to be notified of the Local Plan's adoption

must be sent a copy of the adoption statement. An adoption statement must also be sent to the Secretary of State.

12. Currently the Core Strategy, adopted in 2011, and the 55 saved policies of the Unitary Development Plan, 2002 are in force in the City. Upon its adoption the Local Plan will supersede both these documents.

Corporate & Strategic Implications

13. The Local Plan has been prepared with regard to all the City's other plans and strategies, including the Corporate Plan and The City Together Strategy. The Local Plan is considered to be fully in alignment with these strategies.

Next steps

14. It is a statutory requirement that the City's Local Plan should be in general conformity with the Mayor's London Plan. The Local Plan was prepared with regard to the current version of the London Plan, adopted in 2011. In 2013 the Mayor issued 'Further Alterations to the London Plan' (FALP) which were subject to examination by a planning inspector during September 2014 and are expected to be adopted in February 2015. The FALP include revised targets for housing provision, updated employment projections and other significant changes. However, the inspector's conclusions on the FALP have not yet been issued, so it was not possible at this stage to take account of the FALP in the Local Plan. It is considered that, following its adoption, an early review of the Local Plan will be necessary to take account of the FALP and other new policy developments. This approach was noted by the inspector in his report and he also commented that he had no doubts that the Local Plan can be made consistent with the altered London Plan.

Appendices

- Appendix 1 – Local Plan: Schedule of Modifications.
- Appendix 2 – Inspector's report (Report of the examination into the City of London Local Plan)

Background Papers:

Report to Planning & Transportation Committee, Policy & Resources Committee and Common Council: "City of London Local Plan: publication and examination"
(5th Nov/21st Nov/5th Dec 2013)

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City of London Local Plan: Schedule of Modifications

Modifications are shown in **bold** text with underlining for additions and strikethrough for deletions.

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
1a	Introduction	1.1	... It takes account of projected changes in the economy, employment, housing need, transport demand, and seeks to maintain the quality of the City's environment and its historic <u>environment heritage</u> . It provides the strategy and policies for shaping the City until 2026 and beyond.	Response to English Heritage, Comment ID 62
1	Introduction	1.8	... These bodies include the Mayor of London, the Greater London Authority and its "family" of authorities, including Transport for London, London Boroughs (especially the neighbouring boroughs: Westminster, Camden, Islington, Hackney, Tower Hamlets, Southwark and Lambeth), <u>and local authorities beyond London</u> , together with agencies responsible for transport, health and the environment.	Response to request from Wokingham Borough Council under Duty to Co-operate
2	Introduction	1.19	The City Corporation will update the evidence base and Infrastructure Delivery Plan and monitor progress towards meeting the Local Plan's strategic objectives. Key areas where changing trends or uncertainty may result in a need to change policy include: <ul style="list-style-type: none"> • Future levels of economic and employment growth; • <u>Future levels of population growth and housing need</u>; • Transport and infrastructure capacity; ... 	Updating to reflect London Plan and National Planning Policy Framework
3	Spatial Strategy, Vision and Strategic Objectives	City Culture and Heritage The Challenge (paragraph 2)	... The City has 26 conservation areas, over 600 listed buildings, and is one of the most archaeologically important areas in the country. Further development must not detract from these <u>historic heritage</u> assets and their settings, or adversely affect significant views, especially of St Paul's Cathedral and the Tower of London.	Response to English Heritage, Comment ID 66
4	A World Financial and	3.1.11	The City Office Use Supplementary Planning Document provides further guidance on <u>the evidence that would be required to support an</u>	Response to various comments to clarify

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
	Business Centre 3.1 Offices		<u>application for the loss of existing office accommodation and sites. In particular, applicants will need to provide robust evidence to demonstrate that the building has depreciated such that office use would not be viable or suitable in the long term, having regard to the physical state of the building and its functional and locational obsolescence. office use in the City including the criteria for</u> Marketing evidence <u>will which would</u> be required to show that there is no recent or likely future demand for continued office use on a site or building.	purpose of Office Use SPD, Comment ID 59; 96; 104; 107; 116; 136; 150.
5	A World Financial and Business Centre 3.1 Offices	New Paragraph 3.1.12	<u>3.1.12 The protection of office accommodation will be applied City-wide, including within or near the residential areas identified in this Plan. Where the City Corporation is satisfied that sufficient evidence has been presented to justify the loss of office accommodation located within or near one of these residential areas, then the City Corporation will consider the potential for a change of use to residential use.</u>	Response to various comments, Comment ID 174; 12; 152; 157.
6	A World Financial and Business Centre 3.2 Utilities Infrastructure	Policy CS2: Utilities Infrastructure	Add new policy point 4 and renumber subsequent points: <u>4. Promoting the improvement and extension of utilities and telecommunications infrastructure that is designed and sited to minimise adverse impact on the visual amenity, character and appearance of the City and its heritage assets.</u>	Response to Mobile Operators Association, Comment ID 48
7	A World Financial and Business Centre 3.2 Utilities Infrastructure	Policy DM2.1: Infrastructure provision and connection	2) Utility infrastructure and connections must be designed into and integrated with the development <u>wherever possible</u> . As a minimum, developers should identify and plan for: Amend 4 th bullet point: <ul style="list-style-type: none"> telecommunications network demand, including wired and wireless infrastructure, planning for dual entry provision, where possible, through communal entry chambers, <u>and flexibility to address future technological improvements</u>; 	Response to CPA, Comment ID 176 & Mobile Operators Association, Comment ID 48.

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
8	A World Financial and Business Centre 3.2 Utilities Infrastructure	3.2.9	Best practice in the field of infrastructure provision is constantly evolving and the City Corporation <u>will encourage the improvement and extension of utilities networks to ensure that the City is at the forefront of the Smart City agenda and continues to provide high quality services for business, residents, students and visitors has a role to play in facilitating 'Smart Cities' infrastructure.</u> The City Corporation has...	Response to Mobile Operators Association, Comment ID 48
9	A World Financial and Business Centre 3.2 Utilities Infrastructure	New paragraph 3.2.13	<u>3.2.13 Rapidly changing technology and infrastructure needs may impact on the visual amenity, character and appearance of the City. The City Corporation will work with utility providers to ensure that new infrastructure is designed and sited to minimise any adverse impacts.</u>	Clarification to reflect modifications to Policy CS2 and DM2.1
10	A World Financial and Business Centre 3.3 Security and Safety	Policy CS3: Security and Safety	Amend policy point 6: 6. Building a resilient society to ensure the <u>Ensuring that development takes account of the need for resilience so that the</u> residential and business communities are better prepared for, and able to recover from, emergencies (including the promotion of business continuity measures).	Response to Haberdashers Company, Comment ID 109
11	A World Financial and Business Centre 3.3 Security and Safety	3.3.8	All applications should be accompanied by a Design & Access Statement which meets <u>Design & Access Statements accompanying applications should meet</u> the recommendations of the ALO and set out how security matters have been considered at the design stage...	Response to City Property Association, Comment ID 177
12	A World Financial and Business Centre 3.4 Planning	Community Infrastructure Levy 3.4.2	... The City Corporation <u>has adopted a CIL Charging Schedule and published the Charging Schedule on its website along with will publish on its website</u> a list of the types of infrastructure or infrastructure projects that may be funded in part or in whole by CIL (the Regulation 123 List). This list <u>will</u> reflect <u>s</u> the infrastructure needs set out in this Plan.	Updating

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
	Contributions		3.4.4 Details of the CIL rates applied in the City of London and any exemptions from CIL will be set out on the City of London's website and in its Community Infrastructure Levy Charging Schedule.	
13	A World Financial and Business Centre 3.4 Planning Contributions	3.4.7	In line with legislative and regulatory requirements ... and to ensure delivery of non-financial benefits, including requirements set out in this Plan and such as the City Corporation's Local Procurement Initiative...	Clarification
14	A World Financial and Business Centre 3.4 Planning Contributions	3.4.8	The planning obligation thresholds and required levels of contribution will be are set out in a Planning Obligations Supplementary Planning Document.	Updating
15	A World Financial and Business Centre 3.4 Planning Contributions	Who will deliver table: when:	CIL Charging Schedule and Planning Obligations SPD Adopted 2014 (date to be confirmed)	Updating
16	Key City Places 3.8 Aldgate	Policy CS8: Aldgate	Amend policy point 3(iii): 3. (iii) improving signage for visitors from Liverpool Street Station to Tower Hill and from Aldgate to Cheapside.	Response to TfL, Comment ID 160
17	Key City Places 3.9 Thames and the Riverside	Policy CS9: Thames and the Riverside	Amend policy point 4(vi): 4. (vi) resisting the permanent mooring of vessels; if moored vessels are exceptionally permitted they must be of national importance, have a special connection with the City and the River Thames, and be	Response to Port of London Authority, Comment ID 1

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
			used for a river related purpose <u>and not have a detrimental impact on navigation, river regime or environment;</u>	
18a	City Culture and Heritage 3.10 Design	Policy DM 10.1: New development	Amend bullet point 1: • the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate <u>well satisfactorily</u> to the character of streets, squares, lanes, alleys and passageways;	Response to English Heritage, Comment ID 86
18	City Culture and Heritage 3.10 Design	Who will deliver table: How we will make it happen:	Amend Improved environment: ... Ensuring the highest quality street furniture and street environment through the use of the <u>Street Scene Manual City Streets Manual SPD.</u>	Updating to reinstate original Core Strategy wording.
19	City Culture and Heritage 3.12 Historic Environment	3.12.1	... In addition, the Tower of London, which lies just outside the City boundary, is inscribed by UNESCO as a World Heritage Site of <u>universal significance outstanding universal value</u> and its protection includes a defined local setting which is partly within the City. <u>The Mayor's Supplementary Planning Guidance "World Heritage Sites – Guidance on Settings" provides guidance on how the setting of the World Heritage Site can be positively managed, protecting heritage while encouraging change, in accordance with the NPPF.</u>	Response to Historic Royal Palaces, Comment ID 9 Response to English Heritage, Comment ID 88
20	City Culture and Heritage 3.12 Historic Environment	3.12.5	Development proposals will be required to include supporting information describing the significance of any heritage assets whose fabric or setting would be affected and the contribution made by their setting to their significance <u>and the potential impact of proposals on that significance.</u>	Response to Historic Royal Palaces, Comment ID 9
20a	City Culture and Heritage 3.12 Historic Environment	3.12.9	The designation of a conservation area carries with it the statutory duty to consider how an area or areas can be preserved and enhanced. <u>Conservation areas are defined as designated heritage assets within the NPPF and therefore the settings and significance of conservation</u>	Response to English Heritage, Comment ID 92

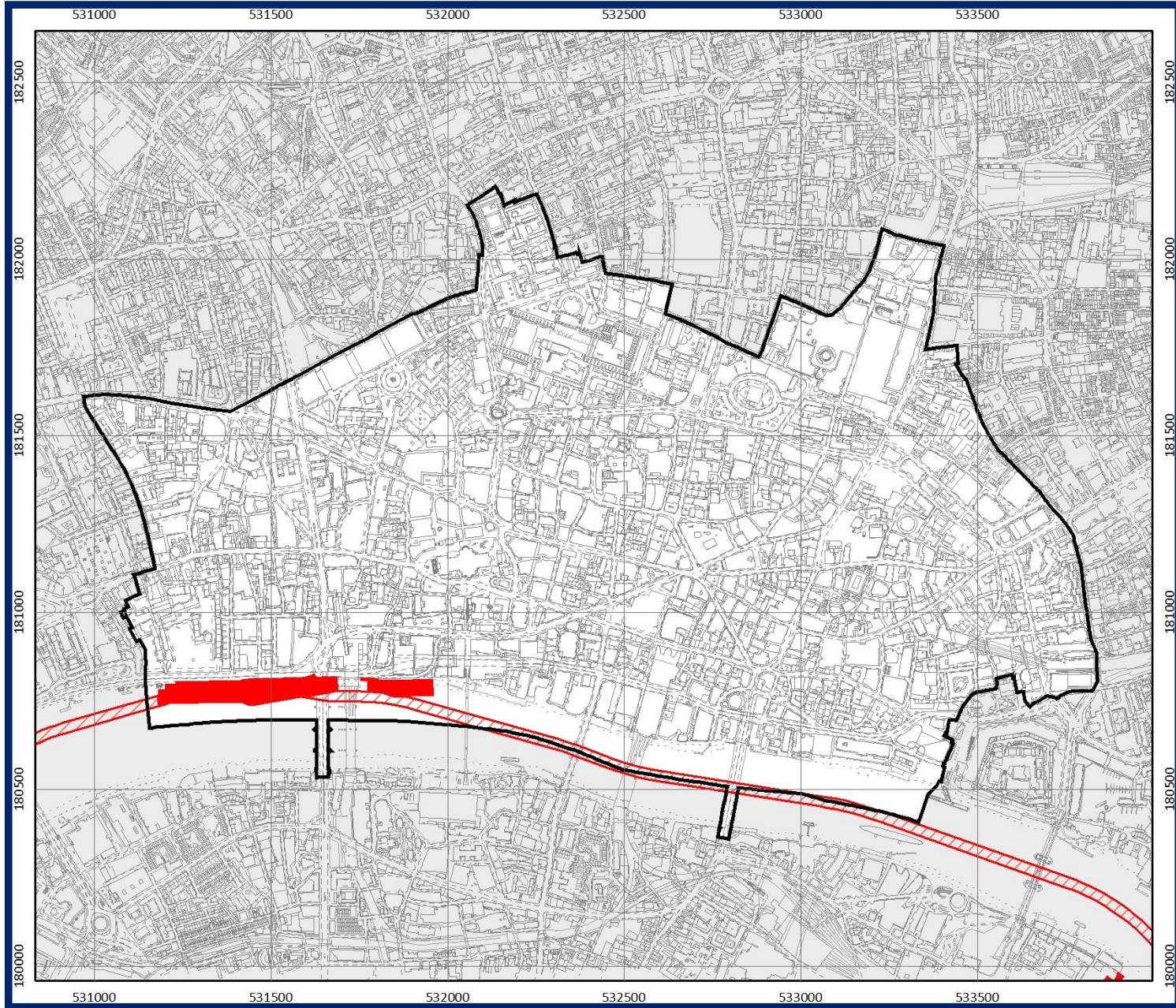
Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
			areas should be sustained and enhanced. The City Corporation will ...	
21	City Culture and Heritage 3.12 Historic Environment	3.12.24	Development proposals that may affect the City's historic parks and gardens will be assessed to ensure that overshadowing does not occur cause undue harm , that their historic character is maintained, and that the setting, enjoyment, and views into and from these gardens are respected.	Response to City Property Association, Comment ID 185
22	City Culture and Heritage 3.12 Historic Environment	Who will deliver table: When:	Barbican Listed Building Management SPG adopted 2012; Golden Lane Listed Building Management Guidelines SPD due to be adopted 2014 adopted 2013	Updating
23	City Culture and Heritage 3.12 Historic Environment	3.12.29	Circular 07/2009 "Protection of World Heritage Sites", Planning Practice Guidance (2014) section "conserving and enhancing the historic environment" contains further guidance on World Heritage Sites. This has implications ...	Response to Historic Royal Palaces, Comment ID 9
24	Environmental Sustainability 3.16 Public Transport, Streets and Walkways	3.16.1	The City is served by an extensive public transport network with 6 six mainline railway stations, 12 underground and DLR stations and 54 bus routes within the City and stations such as London Bridge just outside its boundary serving large numbers of City commuters. Public transport also links the City to the five London airports and the Channel Tunnel rail network for international travel. There are also two river bus stops, at Blackfriars and at Tower Pier just outside the City.	Response to Port of London Authority, Comment ID 2
25	Environmental Sustainability 3.16 Public Transport, Streets and Walkways	Policy CS16: Public Transport, Streets and Walkways	Amend policy points 1 and 3 (iv): 1. Securing increased public transport capacity through support for Crossrail, and the Northern Line/Bank Station upgrade, the DLR upgrade (including safeguarding land as shown on the Policies Map), and the completion of the Thameslink programme. 3. (iv) supporting London-wide cycling schemes such as the cycle hire scheme and cycle superhighways , in parallel with initiatives ...	Response to TfL, Comment ID 18

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
26	Environmental Sustainability 3.16 Public Transport, Streets and Walkways	Policy DM 16.5 Parking and servicing standards	Amend policy point 7: 7) Taxi ranks are encouraged at key locations, such as stations, and hotels and shopping centres . The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.	Response to London Taxi and Private Hire, Comment ID 75
27	Environmental Sustainability 3.16 Public Transport, Streets and Walkways	Policy DM 16.8 River transport	Amend policy point 1: 1) River piers, steps and stairs to the foreshore, the Walbrook Wharf safeguarded site, and other river-based transport infrastructure will be safeguarded and improvements will be supported .	Response to Port of London Authority, Comment ID 4
28	Environmental Sustainability 3.17 Waste	3.17.1	... Much of this commercial waste is collected and managed by private contractors, who work across local authority boundaries, so the exact amount of waste produced in the City is difficult to verify and commercial waste projections are complex and uncertain . The London Plan projects that the City's total waste arisings of municipal (MSW) and commercial and Industrial (C&I) waste for 2031 will be 565,000 tonnes and the City of London Waste Arisings study 2013 estimates total (MSW) and (C&I) waste arisings for 2031 at between 509,000 and 539,000 tonnes, but waste minimisation practices could reduce this to below 220,000 tonnes per annum by 2031 .	Updating to reflect uncertainty over future London Plan projections,
28a	Development affecting waste management sites	3.17.13	Any proposed development which might prejudice the operation of the existing safeguarded site at Walbrook Wharf (Fig S) (Fig R) will be resisted ...	Response to Port of London Authority, September 2014.
29	Environmental Sustainability 3.17 Waste	Who will deliver table: How we will	Waste Apportionment and duty to cooperate Joint working to meet the City's London Plan waste management apportionment target on sites elsewhere in London, through	Response to Mayor of London, Comment ID 155

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
		make it happen:	<u>agreement with the London Borough of Bexley and ongoing contribution to the Southeast London Joint Waste Planning Group's waste technical paper.</u>	
29a	Environmental Sustainability 3.18 Flood Risk	3.18.7	From 2014 all proposals which affect surface water discharges must be approved by the SuDS Approval Body (SAB). The application for SAB approval can be made as a joint Planning/ SAB application. SuDS designs must comply with the SuDS National Standards. Pre application discussion with the SAB City Corporation and consultation with the Environment Agency, Thames Water and other interested parties will must ensure that SuDS designs are suitable for the proposed site. Designs should follow the SuDS management train Fig (T) and drainage hierarchy.	Updating in response to DEFRA/DCLG consultation on 'Delivering sustainable drainage systems' Sept 2014.
30	Environmental Sustainability 3.18 Flood Risk	Who will deliver table: How we will make it happen:	River Flood Risk Manage development to ensure adherence to the NPPF and associated technical guidance on flood risk Planning Practice Guidance and consult the Environment Agency according to current Standing Advice.	Updating to refer to new online Planning Practice Guidance
31	City Communities 3.19 Open Spaces and Recreation	3.19.15	When considering proposals for urban greening within and around conservation areas and other areas and buildings of heritage or other special character, affecting heritage assets, the City Corporation will have regard to the potential visual impact on its their architectural or special character.	Response to City Property Association, Comment ID 192
32	City Communities 3.20 Retailing	Policy DM 20.1 Principal shopping centres	Amend bullet point 1: <ul style="list-style-type: none"> maintaining a clear predominance of A1 shopping frontage within PSCs, refusing changes of use where it would result in more than 2 in 5 consecutive premises not in non-A1 A2 deposit taker use; 	Updating to reflect the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
33	City Communities 3.20 Retailing	3.20.6	... To prevent significant breaks in A1 frontage, the City Corporation will also refuse proposals which would result in more than 2 in 5 consecutive premises <u>not</u> in non-A1 or A2 deposit taker use. <u>A2 deposit taker use is defined as a bank or building society in accordance with The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014.</u>	Updating to reflect the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
34	City Communities 3.21 Housing	3.21.11	<u>To accord with policy DM1.1,</u> applicants proposing new housing development will be expected to <u>provide robust evidence to demonstrate that the site is not suitable for office use or an alternative commercial use in accordance with policy DM 1.1, providing robust evidence.</u> <u>Within or near residential areas, where the City Corporation is satisfied that the loss of an office site or building is justified by the evidence provided, then redevelopment to provide residential use will be considered.</u> Details are outlined in the City Office Use SPD.	Response to various comments, Comment ID 39; 49; 57: 130
35	City Communities 3.21 Housing	Policy DM 21.2 Loss of housing	The <u>net</u> loss of existing housing units will not be allowed except where: ...	Response to Berkeley Homes, Comment ID 50
36	City Communities 3.21 Housing	3.21.14	... Housing units outside identified residential areas are more likely to suffer noise nuisance and other disturbance due to other non-residential uses being permitted in close proximity, including clubs and pubs. <u>The loss of existing housing may be acceptable, provided it is replaced with an equivalent or greater number of units.</u>	Response to Berkeley Homes, Comment ID 50
37	City Communities 3.21 Housing	3.21.18	In determining applications the City Corporation will have regard to the importance of the continued existence of a residential <u>and office</u> element in the Temples and of the contribution that this makes to their special character...	Clarification: aim of policy is to protect both residential and office use within the Temples


Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
38	Policies Map		Amend boundary of Thames Tideway Tunnel Safeguarding Area. (See attached map)	Revised safe-guarding order, 24 th Sept 2014.




CITY OF LONDON
LOCAL PLAN
THAMES TUNNEL SAFEGUARDING
DIRECTION

September 2014

KEY

 City of London

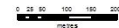
 Thames Tunnel Safeguarding

 Thames Tunnel Work Site

Source:
Thames Tideway Order 2014
PART 4, ARTICLE 52



SCALE 1:10 000



DEPARTMENT OF THE BUILT ENVIRONMENT
Philip Everett
BSc, CE ng, MICE
Director of the Built Environment

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Report to the City of London Corporation

by Douglas Machin BSC DipTP MRTPI

**an Inspector appointed by the Secretary of State for Communities and
Local Government**

Date 12 November 2014

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS
AMENDED)
SECTION 20**

**REPORT ON THE EXAMINATION INTO
THE CITY OF LONDON LOCAL PLAN**

**Document submitted for Examination on 21 May 2014
Examination hearings held on 7 October 2014**

File Ref: PINS/K5030/429/3

Summary

This report concludes that the City of London Local Plan provides a sound basis for the planning of the City. Like the Core Strategy it replaces, the Local Plan aims to support the economic growth of the City of London. It seeks to ensure that its role as the world's leading financial, business and maritime centre is maintained. I find that the Local Plan is justified by a sound evidence base. I can see that it has been positively prepared with a high degree of engagement with stakeholders. I am satisfied that it is in conformity with the London Plan and Government guidance. Like its predecessors I am confident that it will be effective in delivering economic growth together with the high quality environment the City of London deserves. The Local Plan is sound as submitted, and there are therefore no Main Modifications necessary before the Plan may be adopted.

Introduction

1. This report contains my assessment of the City of London Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate, in recognition that there is no scope to remedy any failure in this regard. It considers whether the Local Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (NPPF) (paragraph 182) makes it clear that to be sound a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the Examination is the assumption that the City Corporation has submitted what it considers to be a sound plan. The basis for my Examination is the submitted draft plan (December 2013) together with the City Corporation's Schedule of Proposed Modifications (2 October 2014). My report considers a number of issues in order to determine whether the Local Plan is legally compliant and sound or whether any Main Modifications are needed to make it so. I have concluded that the Local Plan as submitted in regard to both soundness and legal compliance is sound. It is capable of being adopted without modification. Therefore no Main Modifications are recommended in this report. As they do not raise soundness questions, I am content for the City Corporation to include its Schedule of Proposed Modifications in the adopted Local Plan, and to make any other necessary minor editing changes.
3. This is a very brief report that reflects the fact that the Local Plan carries forward largely unchanged the Spatial Strategy, the Vision, the Strategic Objectives and the Strategic Policies of the adopted Core Strategy. Having regard to the ample written responses received to my initial list of questions about soundness, I have not found it necessary to report on every aspect of the Local Plan. The City Corporation has an excellent record of engaging with stakeholders. This Local Plan reflects the process recommended by the Government of thorough preparation, front loading, consultation, review and amendment where necessary before an Examination of a Local Plan takes place. Consequently there are few remaining potential soundness issues for me to consider.
4. My overall conclusion is largely a repetition of the one I arrived at in 2011 when I found the Core Strategy sound. The Local Plan is succinct, sharply focused, and is locally distinctive and clear. It is underpinned by a proportionate, appropriate and up to date evidence base. Importantly it plans for growth in a key sector of the UK economy. It is sound as submitted and can be adopted as soon as the City Corporation deems it appropriate to do so.

Assessment of the Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the City Corporation has complied with any duty imposed on it by section 33A of the 2004 Act in relation to the Local Plan's preparation.

6. The City Corporation is able to demonstrate a high degree of co-operation with the Greater London Authority (GLA), with neighbouring London Boroughs, with other local authorities and with prescribed bodies in the preparation of the Local Plan. This is consistent with long standing consultation processes and procedures, which are especially important given the small size, constrained nature and national significance of the City of London. The City Corporation's Duty to Co-operate Monitoring Report (May 2014) elaborates and satisfactorily demonstrates how the duty has been complied with in the preparation of the Local Plan. The City Corporation's participation in the East London Housing Partnership Strategic Housing Market Assessment, and in the London wide Strategic Housing Land Availability Assessment, are good examples of how the Duty has been complied with. In relation to planning for waste, again the City Corporation can demonstrate that it has co-operated to ensure that its London Plan waste apportionment target can be met. Furthermore, the delivery strategy elaborated throughout the Local Plan clearly acknowledges continuous co-operative working with stakeholders to ensure the Plan is effective.
7. In conclusion the evidence is compelling that the Duty to Co-operate has been complied with.

Assessment of Soundness

Main Issues

8. Taking account of all the representations, written evidence and the discussions that took place at the Examination Hearings I have identified five main issues upon which the soundness of the Local Plan depends.

Issue 1 – Are the Spatial Strategy, the Vision and the Strategic Objectives sound?

9. The Spatial Strategy, the Vision and the Strategic Objectives of this Local Plan are carried forward from the adopted Core Strategy. There are only a few, minor changes proposed that do not raise soundness questions. The Local Plan is structured around the five Strategic Objectives that reflect the most important challenges facing the City. As with the Core Strategy, the Local Plan reflects the City of London's uniqueness, and displays a locally distinctive approach to promoting growth and managing change in the urban environment of one of the world's great cities.
10. There is clear evidence, that like the Core Strategy it replaces, this is a positively prepared Plan. The Sustainability Appraisal demonstrates that the Local Plan contains the most appropriate Strategy. Undoubtedly the most important aspect of this Strategy is the provision to be made for the continuation of the City's role as a world leading finance, business and maritime centre. The Local Plan appropriately provides for the City to accommodate the level of employment and office floor space growth promoted in the London Plan. Similarly, the London Plan housing target for the City can be comfortably met by the provisions of this Local Plan.
11. However, the Plan also rightly emphasises the importance and contributory role of place making, including high quality design with some tall buildings, conservation of heritage assets, and the provision of open space, social and community facilities, and infrastructure. These are recognised as supporting

and enhancing economic growth and a strengthening of the City's role and its national and international significance. It is convincingly demonstrated that the Spatial Strategy, Vision and Strategic Objectives are justified by a comprehensive and up to date evidence base. Furthermore, the period between the adoption of the Core Strategy and the submission of the Local Plan has been used to good effect in consulting with stakeholders, amending the draft Plan in an appropriate way in the light of comments received.

12. A notable feature of this Local Plan is the emphasis on implementation and delivery of the Strategy. The City Corporation can demonstrate a high degree of sophistication in recognising, monitoring and managing the demand for office floor space. This is reflected in the Local Plan. Each Policy topic contains a table setting down the responsibilities for delivering that part of the Plan. Also evident is a good appreciation of the risks to delivery and the implications for the Strategy.
13. As for conformity with national policy and guidance, the Mayor of London has confirmed that the Local Plan is in conformity with the London Plan 2011, and with the Revised Early Minor Alterations to the London Plan, which updated that Plan to ensure consistency with the NPPF. This conformity, and the City Corporation's self-assessment checklist, satisfies me that the Local Plan conforms with national policy and guidance, and with the London Plan. I note that the City Corporation intends to carry out an early revision of the Local Plan once the Further Alterations to the London Plan are adopted. However, there is nothing that raises any doubts in my mind that the Local Plan can be consistent with the altered London Plan, especially the likely increased housing target.
14. In conclusion I am satisfied that the Spatial Strategy, the Vision and the Strategic Objectives meet the tests of soundness in paragraph 182 of the NPPF. Accordingly, no Main Modifications are required.

Issue 2 – Does the Local Plan set out the strategic priorities for the City of London, and satisfactorily address the “what, where, when and how” questions about significant change? Is development viability and delivery at the heart of the Local Plan?

15. The Local Plan adopts and takes forward the strategic priorities of the Core Strategy. The Local Plan is just as clear over what, where, when and how significant change will be promoted and accommodated. This is especially so in relation to office and other commercial development where levels and location of growth are set down in the Local Plan. The Local Plan makes abundantly clear the importance of the City of London to the economies of London and of the United Kingdom, contributing some 3.1% to the Gross Domestic Product, and some £42 billion to the nation's export earnings.
16. To maintain the City's pre-eminent role, the Local Plan provides for office floor space to increase by 1.15 million sq. m from 2011 to 2026. The expected increase in employment of 55,000 will account for some 11% of the total increase in employment across the whole of London in that period. The City of London is entirely within the London Central Activities Zone where commercial development is encouraged. The Local Plan has a clear phasing and location specific approach in its strategy for office development.

17. In relation to the planned increases in retail floor space and housing, the Local Plan is similarly clear about the rate and location of change. The Local Plan continues with the same responsive approach to risk awareness and management contained in the Core Strategy. However, the Local Plan will offer even greater confidence in its ability to deliver development by virtue of its comprehensive Development Management Policies.
18. In relation to development viability, the Local Plan benefits from the thorough viability assessment supporting the City's adopted Community Infrastructure Levy Charging Schedule. That assessment demonstrates a high degree of awareness of development costs in the City and the effect of planning policy. The costs of the infrastructure needed to support growth are clearly set down in the City Corporation's Infrastructure Delivery Plan. This is regularly updated. There is no evidence to suggest that development in the City, as promoted and managed by Local Plan Policies, will not be viable
19. I have therefore no hesitation in concluding that the Local Plan does set out the strategic priorities for the City of London, and does satisfactorily address the "what, where, when and how" questions about significant change. It is clear that development viability and delivery are at the heart of this Local Plan. It is therefore sound in this respect.

Issue 3 – Is the Local Plan sound in the priority it gives to the protection of office floor space?

20. The pre-eminent finance, business and maritime role of the City of London is supported by Core Strategic Policy CS1. The Local Plan proposes an additional criterion to the Core Strategy version of the Policy. This seeks to protect existing office accommodation where there are strong economic reasons why the loss of offices would be inappropriate. This criterion is given effect in Policy DM 1.1 which seeks to refuse the loss of office accommodation to other uses where the building or its site is considered to be suitable for long term viable office use, and where there are strong economic reasons why the loss would be inappropriate. Complementary Policies DM 1.2 and DM 1.3 seek to protect large office sites and small and medium sized offices respectively. The City Corporation's Draft Office Use Supplementary Planning Document (July 2014) (SPD) elaborates on the justification for this approach. It also states the type of evidence required to support a planning application that proposes a loss of existing office floor space.
21. Doubts have been raised by a few as to whether this strengthening of CS1 is sound and sufficiently justified. It is questioned whether CS1 and DM 1.1 would be sympathetic to varying levels of viability in redevelopment schemes across the City. However, on the basis of the evidence supporting the approach taken in the Local Plan, I find merit in its approach. The following factors are compelling, in my judgement. The City's leading finance, business and maritime role relies to a large degree on maintaining a critical mass of office floor space within a defined cluster of commercial activity. This is recognised and supported in the London Plan, and has been the basis of longstanding planning policy in the City of London. The current total office floor space in the City is 8.6 million sq. m. I agree with the City Corporation that any significant erosion of that critical mass and of the additional floor space expected over the Plan period, by changes of use away from offices,

would be likely to undermine the City's ability to function as successfully as it has been doing to date.

22. The City Corporation has been granted a local exemption from permitted development rights to change from office to residential use. Evidence put forward by the City Corporation in support of that application demonstrated that some 18% of the City's office floor space could convert to residential use within five years without the exemption. This is underpinned by evidence from the GLA in its response to the Government's Technical Consultation on Planning that shows that across London, some 373,700 sq. m of occupied office floor space has gained prior approval for a change of use since June 2013. The City Corporation, and the GLA, point to the much higher land values for residential as opposed to office use as one of the main drivers of this trend. I consider therefore that the City Corporation is correct to ensure that Local Plan Policies resist this trend in the City. Accordingly, Policies CS1 and DM 1.1, with the protection of existing office floor space they afford, are justified by the evidence.
23. I have considered whether the Policies are sufficiently responsive to the constraints on redevelopment that are found throughout the City, such as the protection of strategic views, proximity of Listed Buildings, and considerations relating to design, scale and massing. However, I am satisfied that these factors, that may affect the viability of redevelopment schemes, can all be part of the evidence that the City Corporation can take into account in determining applications that propose a change of use away from offices. I am not persuaded that site specific considerations in themselves, which I accept will vary in different parts of the City, and will also no doubt vary over time, justify changing the approach in Policies CS1 and DM 1.1.
24. The SPD supports the Policies by setting out the type of evidence required to justify a change from office to residential use. It requires, amongst other matters, evidence that there is no long term viable need for offices to remain available for that use before the City Corporation will agree to a change. I have considered whether the Policies are unsound without a more specific term over which to assess viability. However, I consider that it is important to recognise that the Policies will apply throughout the Local Plan period, which will almost certainly contain several economic cycles of unknown length. The Policies, appropriately in my view, contain the flexibility for the City Corporation to be able to consider evidence about "long term" viability when it is presented, and to then form a judgement that is appropriate at any point in the Plan period. This, and varying considerations in respect of each potential development site, leads me to the conclusion that the Policies are sound without stating a specific term in which to assess viability.
25. Some argue that the office Policies are too restrictive because they could inhibit housing growth. However, the Local Plan's Housing Trajectory clearly demonstrates more than a five year supply of sites is immediately available. It also shows that the current London Plan annual housing requirement of 110 dwellings can be met and indeed exceeded. The City Corporation has evidence to demonstrate that the higher target being considered in the Further Alterations to the London Plan could also be met. I note the reliance on windfall sites to deliver the required housing numbers. However, consistent with my conclusion on the Core Strategy, I consider that this reliance is

entirely appropriate for the City, given its densely developed nature and the pre-eminence of its finance, business and maritime role. It is worthy of note that since the exemption from permitted development rights to change from office to residential use came into effect, over 270 residential units have been permitted on sites previously in office use in the City. This is an indication to me that the City Corporation is willing to operate its office protection Policies flexibly where appropriate.

26. The office Policies are intended to apply across the City of London. I have considered whether there is any merit in a different approach being taken for specific parts, for example along the Thames Riverside. I accept that the Riverside has a slightly different character to other parts of the City, not least due to the divisive effect of Lower Thames Street. I can see that the Riverside in the City of London would be an attractive residential location as indeed it is in other parts of London. It might be expected, in view of higher land values, that there would be additional pressure along the Riverside for the City Corporation to agree to changes of use away from offices. However, I saw nothing that dissuades me that office use is also appropriate in that location. Indeed there is already significant office floor space there.
27. I am convinced that for the Spatial Strategy for the City of London to be effective in delivering growth for the economies of both London and of the United Kingdom, a clear and consistent approach to the control of changes of use away from offices across the City is necessary. Policy CS9, which gives more emphasis to office-led commercial development along the Riverside, than was the case in the Core Strategy, is sound in view of the likely pressures for residential development. I am satisfied that the site specific viability considerations are able to be given due weight, and that the City Corporation has already demonstrated sufficient flexibility in that process. Therefore I do not support any different approach for the Thames Riverside.
28. In conclusion, I find that the Local Plan is sound in the priority it gives to the protection of office floor space across the City of London. Accordingly, no Main Modifications are needed.

Issue 4 – Are the Development Management Policies sufficiently comprehensive and supportive of the Spatial Strategy?

29. The formulation of the Development Management Policies is well documented in the City Corporation's Preparation Statement. This describes how Policies have taken account of the various rounds of public consultation, the evidence base and the sustainability appraisal and equalities impact assessment. It is evident that the Local Plan avoids wherever possible repeating London Plan Policies or statements of Government policy in the NPPF. I note that the Local Plan contains far fewer Policies than the 2002 Unitary Development Plan. Use is also to be made of Supplementary Planning Documents to give more detailed explanations of Policy requirements.
30. Having reviewed all the Local Plan Policies, and taken account of the City Corporation's response to this issue, I am satisfied that the Development Management Policies set out a precise and clear framework for development management in the City. They are entirely appropriate to support the Spatial

Strategy, and there are no deficiencies that might prevent the Strategy from being fully achieved. Accordingly they are sound.

Issue 5 - The remainder of the Local Plan

31. I have considered all remaining parts of the Local Plan, together with the views of those who have contributed to its preparation. The City Corporation has used its best endeavours to alter the draft Plan in minor ways to acknowledge and accommodate various points made. There are some remaining areas of disagreement but I am satisfied that they do not challenge the soundness of the Local Plan. For example, some argue for the identification of a further residential area around New Street where Policies CS21 and DM 21.1 could encourage new housing to be located, subject to Policy DM 1.1. However, the City Corporation is committed to an early review of the Local Plan, and confirmed that it is willing to consider adding to the number of residential areas where the evidence justifies it. It seems to me that such a comprehensive reassessment is a more sound approach. Other matters such as the continuing discussions about, and potential changes to, the definition of the setting of the Tower of London can also be accommodated by such a review. Neither these matters nor any of the others that have been raised cause me to question the soundness of the Local Plan.

Assessment of Legal Compliance

32. My Examination of the compliance of the Local Plan with the legal requirements is summarised in the table below. I conclude that the Local Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Local Plan is identified within the approved LDS (April 2014), which sets out an expected adoption date of March 2015. The Local Plan's content and timing are compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in November 2012, and consultation has been compliant with the requirements therein.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (November 2012) sets out why AA is not necessary
National Policy and the London Plan	The Local Plan complies with national policy and with the London Plan.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	The Local Plan complies with the PSED.
2004 Act (as amended) and 2012 Regulations.	The Local Plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

33. In accordance with Section 20(7) I recommend that the submitted Local Plan is adopted on the basis that it meets in full the requirements of Section 20(5). My report covers the primary issues that have brought me to this conclusion.

Douglas Machin

Inspector

Committee(s):	Date(s):	Item no.
Planning & Transportation Committee	1 December 2014	
Subject: REVENUE AND CAPITAL BUDGETS - 2015/16		Public
Report of: The Chamberlain Director of the Built Environment Director of Culture, Heritage & Libraries		For Decision

Summary

This report is the annual submission of the revenue and capital budgets overseen by your Committee. In particular it seeks approval to the provisional revenue budget for 2015/16, for subsequent submission to the Finance Committee. Details of the Committee's draft capital budget are also provided. The budgets have been prepared within the resources allocated to each Director.

Business priorities for the forthcoming year include:

Director of the Built Environment

- Supporting the ongoing Service Based Reviews to deliver savings for 2015/16 and beyond;
- 2015/16 will be a year of delivering high profile external schemes, maintaining our high quality external services whilst continuing the improvement to our internal processes;
- Developing our Road Danger Reduction Plan will be a high priority; and
- Modernisation of the Planning Service.

Director of Culture Heritage & Libraries

- The department's mission statement is to educate, entertain and inform, through discovery of our amazing range of resources.

Summary Of Table 1	Latest Approved Budget 2014/15 £'000	Original Budget 2015/16 £'000	Movement £'000
Expenditure	31,002	28,303	(2,699)
Income	(24,309)	(22,144)	2,165
Support Services and Capital Charges	9,532	11,134	1,602
Total Net Expenditure	16,225	17,293	1,068

Overall, the 2015/16 provisional revenue budget totals £17.293m, an increase of £1,068,000 compared with the latest approved budget for 2014/15. The main reasons for this increase are:

- Variations between expenditure and income relate to the 2014/15 Local Implementation Plan Programme of £880,000 and Street Scene works of £480,000, which were off-set by matching reductions in income contributions.
- Reduction in transfers to reserve of £742,000 mainly as a result of reductions in Penalty Charge Notice income of £644,000 due to the ban on CCTV enforcement for on On-Street Parking.
- One-off carry forwards from 2013/14 totalling £232,000 are included in the 2014/15 latest approved budget.
- Effects of Service Based Review savings.
- An increase in support services and capital charges of £1,570,000, relating mostly to increases in highway infrastructure asset depreciation costs, as a result of significant anticipated capital expenditure in 2014/15 in respect of the Aldgate project.

Recommendations

The Committee is requested to:

- Review the provisional 2015/16 revenue budget to ensure that it reflects the Committee's objectives and, if so, approve the budget for submission to the Finance Committee;
- Review and approve the draft capital budget;

- Authorise the Chamberlain to revise these budgets to allow for further implications arising from potential budget developments including changes to the Additional Works Programme and changes in respect of recharges.
- Note that the Service Based Review changes reported to your Committee on 11th November 2014 which were agreed, have been included in 2014/15 and 2015/16 budgets.

Main Report

Introduction

1. This report sets out the proposed revenue and capital budgets for 2015/16. The revenue budget management arrangements are to;
 - Provide a clear distinction between local risk, central risk and recharge budgets.
 - Place responsibility for budgetary control on departmental Chief Officers.
 - Apply a cash limit policy to Chief Officers' budgets.
2. The provisional budget for 2015/16 has been analysed by the service expenditure and compared with the latest approved budget for the current year (see Table 1).
3. The report also compares the current year's budget with the forecast outturn.

Business Planning Priorities

Director of the Built Environment

4. Over 2015/16 my Department will build on the cross-cutting objectives which were outlined in my 2014 business plan. These objectives will shape the City and our contribution as a department to City business in next few years.
 - I. To deliver the Aldgate Highway Change and Public Realm Project.
 - II. To contribute to the City's Cultural Hub Working Party.
 - III. To future-proof the City.

- IV. Improve departmental and corporate data sharing and use of GIS (Graphical Information Systems).
- V. To Implement the City's Community Infrastructure Levy (CIL).
5. Of course these objectives are in addition to the day to day work of the divisions, and the challenges these operations present, and will include: the Service Based Reviews; the Thames Tunnel Tideway; Road Danger Reduction Partnership; the Aldgate project; and our contribution to the Cultural Hub.
6. Our highways team must manage the continuing demand on our highways, managing the demand for utilities and expectations of users. Across the Development Management service we must balance the need for new builds alongside the sensitivity of our heritage assets. Our District Surveyor is under continued pressure to deliver a first class service while competing against the private sector and on Planning Policy our engagement with the Mayor will be significant as the London Plan Further Alterations are the subject of consultation and examination.
7. This budget supports the needs of my department to deliver our business and our key business objectives.

Director of Culture, Heritage and Libraries

8. The department's mission statement is to educate, entertain and inform, through discovery of our amazing range of resources. The four Strategic Aims are:
- To refocus our services with more community engagement and partnerships with others.
 - To transform the sense of the City as a destination.
 - To continue to use technology to improve customer service and increase efficiency.
 - To further develop the City's contribution to the life of London as a whole.

Proposed Revenue Budget for 2015/16

9. The proposed Revenue Budget for 2015/16 is shown in Table 1 below analysed between:
- Local Risk budgets – these are budgets deemed to be largely within the Chief Officer's control.

- Central Risk budgets – these are budgets comprising specific items where a Chief Officer manages the underlying service, but where the eventual financial outturn can be strongly influenced by external factors outside of his/her control or are budgets of a corporate nature (e.g. interest on balances and rent incomes from investment properties).
 - Support Services and Capital Charges – these cover budgets for services provided by one activity to another. The control of these costs is exercised at the point where the expenditure or income first arises as local or central risk.
- 10.** The provisional 2015/16 budgets being presented to your Committee, and under the control of the Directors of the Built Environment and Culture, Heritage & Libraries, have been prepared within the resources allocated to each Director and in accordance with guidelines agreed by the Policy & Resources and Finance Committees. These include:
- 2% uplift for inflation.
 - Proper control of transfers of non-staffing budget to staffing budgets.
 - The inclusion of the Service Based Review expenditure reductions of £492,000 and increased incomes of £500,000 that were agreed by the Policy and Resources Committee on 4th September 2014.
- 11.** Income and favourable variances are presented in brackets. An analysis of this revenue expenditure by Service Managed is provided in Appendix 1. Only significant variances (generally those greater than £50,000) have been commented on in the following paragraphs.
- 12.** Overall there is an increase of £1,068,000 in the overall budget between the 2014/15 latest approved budget and the 2015/16 original budget. This movement is explained by the variances set out in the following paragraphs.

TABLE 1

PLANNING & TRANSPORTATION COMMITTEE SUMMARY – ALL FUNDS

Analysis of Service Expenditure	Local or Central Risk	Actual 2013-14 £'000	Latest Approved Budget 2014-15 £'000	Original Budget 2015-16 £'000	Movement 2014-15 to 2015-16 £'000	Paragraph Reference
EXPENDITURE						
Employees	L	9,772	10,396	10,653	257	13
Employees	C	15	23	0	(23)	
Premises Related Expenses (see note i)	L	5,985	6,095	5,188	(907)	14
Premises Related Expenses (see note i)	C	2,984	1,086	1,107	21	
City Surveyor – Repairs & Maintenance	L	604	965	1,155	190	15/28
Transport Related Expenses	L	28	30	21	(9)	
Supplies & Services (see note ii)	L	1,991	2,307	1,262	(1,045)	16
Supplies & Services (see note ii)	C	(777)	55	55	0	
Third Party Payments	L	4,166	3,275	3,323	48	17
Transfer to Reserve	C	5,364	5,256	4,514	(742)	18
Contingencies	L	0	582	384	(198)	19
Contingencies	C	0	15	15	0	
Supplementary Revenue Projects	C	312	917	626	(291)	20
Total Expenditure		30,444	31,002	28,303	(2,699)	
INCOME						
Other Grants, Reimbursements and Contributions	L	(1,867)	(1,568)	(179)	1,389	14, 16 & 21
Other Grants, Reimbursements and Contributions	C	(2,120)	(896)	(604)	292	20
Customer, Client Receipts	L	(7,704)	(7,675)	(7,561)	114	22
Customer, Client Receipts	C	(9,410)	(8,995)	(8,351)	644	23
Transfer from Reserves	L	(81)	(79)	0	79	24
Transfer from Reserves	C	(1,994)	(2,339)	(2,613)	(274)	25
Recharges to Capital Projects	L	(1,518)	(2,757)	(2,836)	(79)	26
Total Income		(24,694)	(24,309)	(22,144)	2,165	
TOTAL EXPENDITURE/ (INCOME) BEFORE SUPPORT SERVICES AND CAPITAL CHARGES		5,750	6,693	6,159	(534)	
SUPPORT SERVICES AND CAPITAL CHARGES						
Central Support Services and Capital Charges		9,443	8,516	10,131	1,615	27
Recharges within Fund		960	1,017	1,004	(13)	
Recharges Across Funds		(1)	(1)	(1)	0	
Total Support Services and Capital Charges		10,402	9,532	11,134	1,602	
TOTAL NET EXPENDITURE/(INCOME)		16,152	16,225	17,293	1,068	

Notes - Examples of types of service expenditure:-

- (i) Premises Related Expenses – includes repairs & maintenance, energy costs, rates, water services, cleaning and domestic supplies
- (ii) Supplies and Services – Equipment, furniture, materials, uniforms, printing, stationery, professional fees, grants & subscriptions

13. A net increase of £257,000 in employee costs mainly relates to departmental provision for pay award, increments, re-gradings and vacancies in 2014/15 being filled in 2015/16.
14. A reduction of (£907,000) from the 2014/15 premises related expenses budget is principally due to the one-off effects of additional spend of £100,000 for carriageway resurfacing repairs in 2014/15, and a reduction of £456,000 in highway schemes relating to the Local Implementation Plan (LIP) programme and Street Scene revenue works of £315,000.
15. An increase of £190,000 relates to the additional works programme, reflecting changes in the composition and phasing of the works.
16. A reduction of (£1,045,000) in supplies and services expenditure mainly relates to one-off spends in 2014/15 on externally funded projects including, the City's LIP programme of £649,000; carry forward monies from 2013/14 of £207,000, Local Plan works programme of £79,000 and £137,000 reduction in spend on costs associated with the relocation of office staff at Tower Bridge.
17. The increased third party payment costs of £48,000 principally relate to uplift in contract costs in 2015/16 for On-Street and Off Street parking contracts.
18. A net decrease in the transfer to reserve of (£742,000) reflects anticipated income reductions of £890,000 mainly relating to penalty charge notice (PCN) fines as a result of a ban on CCTV enforcement, which were partly offset by decreases in the net operating costs for on-street parking activities, due to the reduction in the Parking Enforcement contract.
19. The decrease relates to the balance of spend which the Director of Built Environment has yet to allocate and is currently in discussion with the Chamberlain on how best to deal with fluctuating income streams as a result of development activity which may not be sustainable in future years.
20. The reduction in spend relates to revenue expenditure funded from capital under statute for Aldgate Highway changes, any spend is off-set by matching income contributions.
21. The reduction in income from grants, reimbursements and contributions is mainly due to reduced funding of the LIP programme which has been offset accordingly with decreased scheme expenditure (see paragraphs 14 and 16).
22. The decrease in income mainly relates to the income loss for White's Row car park closure and a drop in administration fee income of £31,000 for recoverable works in the Drain and Sewers service.

23. The reduction in income is mainly due to a drop in penalty charge notice fines of £890,000 as a result of banning the use of CCTV enforcement. This has been offset by an increase in parking meter income of (£242,000).
24. The reduction in transfers from reserves was due to a one-off draw down in reserves in 2014/15 to fund costs relating to the Local Plan works programme (see paragraph 16).
25. Increase in transfers from the Parking Meter Reserve relates to the need to fund increases in City Surveyor's repairs and maintenance costs of £183,000 and cover a shortfall in car park fees of £58,000.
26. The increase in recharges to capital projects reflects the increase in employee costs for staff working on capital projects which are fully recovered from TFL/S106/S278 monies.
27. An increase in central support services and capital recharges reflects the net impact of changes in the budgets of central departments and their apportionment between committee, as shown in Appendix 2. The increase of £1,615,000 is mainly due to additional highway infrastructure asset depreciation costs, as a result of significant anticipated capital expenditure in 2014/15 in respect of the Aldgate project and other schemes including Riverside Walkway, various street scene and security enhancement schemes.

28. The increase of £190,000 in the budget for the City Surveyor’s additional works programme reflects changes in the composition and phasing of the works. See Table 2 below.

TABLE 2 - CITY SURVEYOR LOCAL RISK	Latest Approved Budget 2014/15 £'000	Original Budget 2015/16 £'000	Movement 2014/15 to 2015/16 £,000
Repairs and Maintenance			
Additional Works Programme	582	805	223
Minor Improvements Planned Re-active & Cyclical Works			
Highways	186	186	0
Off Street Parking	176	144	(32)
Town Planning	21	20	(1)
Total City Surveyor	965	1,155	190

29. Budgets have provisionally been included for the 2015/16 additional works programme based on bids considered by the Corporate Asset Sub Committee in June 2014. However, a decision on the funding of the programme is not due to be made by the Resource Allocation Sub Committee until December 2014. It may therefore be necessary to adjust budgets to reflect the Resource Allocation Sub Committee’s decision.

30. Analysis of the movement in manpower and related staff costs are shown in Table 3 below (see explanation of financial movement in paragraph 13).

Table 3 - Manpower statement	Latest Approved Budget 2014/15		Original Budget 2015/16	
	Manpower Full-time equivalent	Estimated cost £000	Manpower Full-time equivalent	Estimated cost £000
Director of Built Environment				
Town Planning	47.4	2,467	48.4	2,504
Planning Obligations	2.2	116	2.2	117
Transportation Planning	35.6	2,213	35.6	2,089
Road Safety	2.0	121	2.0	105
Building Control	24.0	1,412	26.6	1,484
Structural Maintenance/Inspections	4.6	272	4.6	275
Highways	21.8	1,234	23.8	1,293
Traffic Management	14.3	577	15.3	648
Off Street Parking	2.0	89	2.0	96
On Street Parking	11.4	482	13.4	557
Drains & Sewers	8.0	376	8.0	381
Total Director of Built Environment	173.3	9,359	181.9	9,549
Director of Culture, Heritage & Libraries				
Tower Bridge Operational	27	1,037	27	1,104
Total Director of Culture, Heritage & Libraries	27	1,037	27	1,104
TOTAL PLANNING & TRANSPORTATION	200.3	10,396	208.9	10,653

Potential Further Budget Developments

31. The provisional nature of the 2015/16 revenue budget recognises that further revisions may be required, including in relation to:

- Decisions on funding of the 2015/16 Additional Work Programme by the Resource Allocation Committee in December 2014;
- Budget reductions to capture savings arising from the on-going Service Based Reviews;
- Central and departmental recharges.

Revenue Budget 2014/15

32. The forecast outturn for the current year is currently in line with the latest approved budget of £16.225m. A budget of £597,000 is included in the forecast outturn for the Director of the Built Environment, for which he is currently in discussion with the Chamberlain on how best to deal with fluctuating income streams as a result of development activity which may not be sustainable in future years.
33. It is anticipated that the Director of Culture, Heritage & Libraries will remain within his resource allocation.

Bridges' Repairs, Maintenance and Major Works Fund

34. 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.
35. The balance of the Fund stood at £127.9m as at 1 April 2014, which comprised of property investments of £24.6m, managed investments of £84.8m and cash of £18.5m. In accordance with the management of the fund, the Director of Built Environment has reviewed and updated the schemes included in the 50 year projections to 2064/65. A summary of the works projection and consequent contributions from Bridge House Estates is shown below in Table 4.

Table 4: Thames Bridges' Repairs, Maintenance and Major Works Fund 50 Year Works and Required Contributions Projection to 2064/65		
	£'000	£'000
Balance brought forward 1st April 2014		(127,953)
Planned Expenditure (inflated at 2% pa):		
- Blackfriars Bridge	46,863	
- Southwark Bridge	45,922	
- London Bridge	20,959	
- Millennium Bridge	26,672	
- Tower Bridge	96,798	
		237,214
Forecast Income:		
- Managed Investments	(96,532)	
- Interest Accruing	(4,368)	
- Rental Income from Bridge House Estates	(58,741)	
		(159,641)
Net balance before planned contributions		(50,380)
Planned contributions to Fund		(92,158)
Forecast Balance as at 31st March 2065		(142,538)

36. Within the budgets provided for you as part of the overall Bridges Repairs Fund, there are a number of supplementary revenue projects which will be required to proceed through the gateway approval procedure. Over the last few years, there has been an underspend in supplementary revenue projects on the bridges as a result of the introduction of the gateway approvals process. These projects have now been re-programmed and will be completed over the coming years.
37. The forthcoming projects which will be required to proceed through the gateway approval procedure are summarised in the table below:

Table 5		
Bridge	Project	Starting Date
Blackfriars Bridge	Parapet repairs/strengthening	2015/16 – 2016/17
Southwark Bridge	Joint replacement & footway strengthening	2015/16
London Bridge	Bearing replacement	2015/16 – 2018/19
Millennium Bridge	Cable re-tensioning	2015/16
	Paint touch-up	2015/16
Tower Bridge	Window Repair/Replacement	2016/17
	Insulation of Walkway Roofs	2015/16
	High Voltage System replacement	2015/16
	Bascule Deck Replacement	2016/17

Draft Capital and Supplementary Revenue Budgets

38. The latest estimated costs for the Committee's draft capital and supplementary revenue projects are summarised in the Table below.

Capital & Supplementary Revenue projects - latest estimated costs								
Service Managed	Project	Exp. Pre 01/04/14	2014/15	2015/16	2016/17	2017/18	Later Years	Total
		£'000	£'000	£'000	£'000	£'000	£'000	£'000
CITY FUND								
<u>Pre-implementation</u>								
	Street lighting strategy	42	8					50
	Roads	712	177					889
	Security & landscaping schemes	66	25					91
	Street scene enhancements	466	126	17				609
	Cheapside strategy	129	57	20				206
	Riverside Walk enhancement strategy	75	71					146
	Barbican area strategy	197	300	241				738
	Eastern City cluster	140	225					365
	Bank area strategy	261	292	202				755
	Fenchurch/Monument strategy	17	96					113
	West Smithfield strategy	0	30	90				120
	Aldgate & Tower area strategy	2,068	889	102	101	102		3,262
	Chancery Lane area enhancement	27	53					80
	Fleet Street area strategy	67	104					171
	Liverpool area strategy	228	146					374
<u>Authority to start work granted</u>								
	Information technology	804	143					947
	Roads	6,656	521					7,177
	Security, Walkways & landscaping schemes	2,710	712					3,422
	Street scene enhancements	6,446	1,899	746	54			9,145
	Cheapside strategy	2,151	502					2,653
	Riverside Walk enhancement strategy	739	2,193	407				3,339
	Barbican area strategy	410	1,530					1,940
	Eastern City cluster	207	171	765	579			1,722
	Bank area strategy	3	266					269
	Fenchurch/Monument strategy	188	576					764
	Aldgate & Tower area strategy	0	8,516	8,037	763	767		18,083
	Liverpool area strategy	29	1,907	20				1,956
	Temple & Whitefriars strategy	320	364					684
TOTAL CITY FUND		25,158	21,899	10,647	1,497	869	0	60,070

Capital & Supplementary Revenue projects - latest estimated costs								
Service Managed	Project	Exp. Pre 01/04/14 £'000	2014/15 £'000	2015/16 £'000	2016/17 £'000	2017/18 £'000	Later Years £'000	Total £'000
BRIDGE HOUSE ESTATES								
Authority to start work granted								
Bridges Repairs Fund	Bridgmaster's accommodation	0	552					552
TOTAL BRIDGE HOUSE ESTATES		0	552	0	0	0	0	552
CITY'S CASH								
Pre-implementation								
	St Paul's external lighting	18	7					25
TOTAL CITY'S CASH		18	7	0	0	0	0	25
TOTAL PLANNING & TRANSPORTATION		25,176	22,458	10,647	1,497	869	0	60,647

39. Pre-implementation costs comprise feasibility and option appraisal expenditure which has been approved in accordance with the project procedure, prior to authority to start work.
40. It should be noted that the above figures exclude the indicative costs of schemes which have not yet received authority to start work, such as the capital costs of implementing the street lighting strategy or the later phases of the Eastern City cluster.
41. Schemes in the pipeline include the externally funded Bank Junction improvements and the Museum of London Gyrotory scheme.
42. The latest Capital and Supplementary Revenue Project budgets will be presented to the Court of Common Council for formal approval in March 2015.

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Chamberlain's Department

APPENDIX 1

Analysis by Service Managed	Actual 2013-14 £'000	Latest Approved Budget 2014-15 £'000	Original Budget 2015-16 £'000	Movement 2014-15 to 2015-16 £'000	Report Paragraph Reference and Notes
CITY FUND					
Town Planning	2,148	2,246	2,108	(138)	(i)
Transportation Planning	1,157	1,143	993	(150)	(ii)
Planning Obligations	16	32	0	(32)	
Road Safety	336	271	274	3	
Street Scene	0	0	0	0	
Building Control	594	443	526	83	(iii)
Structural Maintenance/Inspections	0	537	506	(31)	
Highways	7,713	7,728	9,175	1,447	27
Rechargeable Works	0	0	0	0	
Traffic Management	(612)	(787)	(706)	81	(iv)
Off- Street Parking	645	0	0	0	
On – Street Parking	0	0	0	0	
Drains & Sewers	395	406	433	27	
Contingency	0	597	399	(198)	19
TOTAL CITY FUND	12,392	12,616	13,708	1,092	
BRIDGE HOUSE ESTATES					
Bridges	1,819	1,839	1,873	34	
Tower Bridge Operational	1,806	1,770	1,712	(58)	(v)
TOTAL BRIDGE HOUSE ESTATES	3,625	3,609	3,585	(24)	
CITY'S CASH					
Off-Street Parking	135	0	0	0	
TOTAL CITY'S CASH	135	0	0	0	
TOTAL	16,152	16,225	17,293	1,068	

Notes:

- (i) The proposed Planning Service restructure, effects of the Service Based Review savings and one-off carry forward monies from 2013/14 of £41,000 has resulted in this reduction.
- (ii) The reduction is mainly due to one-off carry forward monies from 2013/14 of £125,000.
- (iii) An increase of £72,000 mainly relates to two new trainee posts and a vacant post being filled in 2015/16.
- (iv) The increase is due to vacancies in 2014/15 being filled in 2015/16.
- (v) A reduction in costs of (£137,000) associated with the relocation of office staff is off-set by increase in employee costs of £67,000 due to the provisional 2% pay and price increase, anticipated incremental rises and a reapportionment of staff costs part-way through 2014/15 between Operational and Tourism.

APPENDIX 2

Support Service and Capital Charges from/to Planning & Transportation Committee	Actual 2013/14 £000	Latest Approved Budget 2014/15 £000	Original Budget 2015/16 £000	Paragraph Reference
Support Service and Capital Charges				
City Surveyor's Employee Recharge	591	357	352	
Insurance	563	562	587	
IS Recharges – Chamberlain	226	192	174	
Capital Charges	6,306	5,756	7,326	27
Admin Buildings	542	561	621	
Film Liaison Staff Costs	58	0	0	
Support Services -				
Chamberlain	501	432	446	
Comptroller and City Solicitor	238	245	234	
Town Clerk	222	224	214	
City Surveyor	100	104	105	
Other	96	83	72	
Total Support Services and Capital Charges	9,443	8,516	10,131	
Recharges Within Funds				
Corporate and Democratic Core – Finance Committee	(58)	(58)	(58)	
Directorate Recharge – Port Health & Environmental Services Committee	1,045	1,102	1,089	
Tables & Chairs – Licensing Committee	(27)	(27)	(27)	
Recharges Across Funds				
City's Cash - Statues	(1)	(1)	(1)	
TOTAL SUPPORT SERVICE AND CAPITAL CHARGES	10,402	9,532	11,134	

Committee(s):	Date(s):	Item no.
Finance	9 th December 2014	
Planning & Transportation	1 st December 2014	
Streets and Walkways Sub	19 th January 2015	
Court of Common Council	15 th January 2015	
Subject: Annual On-Street Parking Accounts 2013/14 and Utilisation of Accrued Surplus on Highway Improvements and Schemes		For Information
Report of : The Chamberlain		Public

Summary

1. The City of London in common with other London authorities is required to report to the Mayor for London on action taken in respect of any deficit or surplus in its On-Street Parking Account for a particular financial year.
2. The purpose of this report is to inform Members that:
 - the surplus arising from on-street parking activities in 2013/14 was £5.290m;
 - a total of £4.137m, was applied in 2013/14 to fund approved projects; and
 - the surplus remaining on the On-Street Parking Reserve at 31st March 2014 was £15.653m, which will be wholly allocated towards the funding of various highway improvements and other projects over the medium term.
3. It is recommended that Members note the contents of this report for their information before submission to the Mayor for London.

MAIN REPORT

Background

1. Section 55(3A) of the Road Traffic Regulation Act 1984 (as amended), requires the City of London in common with other London authorities (i.e. other London Borough Councils and Transport for London), to report to the Mayor for London on action taken in respect of any deficit or surplus in their On-Street Parking Account for a particular financial year.
2. Legislation provides that any surplus not applied in the financial year may be carried forward. If it is not to be carried forward, it may be applied by the City for one or more of the following purposes:

- a) making good to the City Fund any deficit charged to that Fund in the 4 years immediately preceding the financial year in question;
- b) meeting all or any part of the cost of the provision and maintenance by the City of off-street parking accommodation whether in the open or under cover;
- c) the making to other local authorities, or to other persons, of contributions towards the cost of the provision and maintenance by them, in the area of the local authority or elsewhere, of off-street parking accommodation whether in the open or under cover;
- d) if it appears to the City that the provision in the City of further off-street parking accommodation is for the time being unnecessary or undesirable, for the following purposes, namely:
 - meeting costs incurred, whether by the City or by some other person, in the provision or operation of, or of facilities for, public passenger transport services;
 - the purposes of a highway or road improvement project in the City;
 - meeting the costs incurred by the City in respect of the maintenance of roads at the public expense; and
 - for an “environmental improvement” in the City.
- e) meeting all or any part of the cost of the doing by the City in its area of anything which facilitates the implementation of the Mayor’s Transport Strategy, being specified in that strategy as a purpose for which a surplus can be applied; and
- f) making contributions to other authorities, i.e. the other London Borough Councils and Transport for London, towards the cost of their doing things upon which the City in its area could incur expenditure upon under (a)-(e) above.

2013/14 Outturn

3. The overall financial position for the On-Street Parking Reserve in 2013/14 is summarised below:

	£m
Surplus Balance brought forward at 1st April 2013	(14.500)
Surplus arising during 2013/14	(5.290)
Expenditure financed during the year	4.137
Funds remaining at 31st March 2014, wholly allocated towards the funding of future projects	(15.653)

4. Total expenditure of £4.137m in 2013/14 was financed from the On-Street Parking Reserve, covering the following approved projects:

Revenue Expenditure :	£000
Highway Resurfacing and Maintenance	1,892
Concessionary Fares and Taxi Card Scheme	495
Parking Enforcement Plan	56
Special Needs Transport	37
Cheapside Area Strategy/Stage 4A	29
Beech Street Tunnel	27
Barbican Area Strategy	26
Planting Maintenance	18
New Roads and Transport	10
Off Street Parking Surplus	(74)
Total Revenue Expenditure	2,516
Capital Expenditure :	
Farringdon Street Bridge	551
Barbican Podium Waterproofing	418
Transport Improvements – Milton Court	271
Holborn Circus Area Enhancement	168
Silk Street	107
St Giles Terrace	54
Cheapside Stage 4A	52
Total Capital Expenditure	1,621
Total Expenditure Funded in 2013/14	4,137

5. The surplus on the On-Street Parking Reserve brought forward from 2012/13 was £14.500m. After expenditure of £4.137m funded in 2013/14, a balance of £1.153k was carried forward to future years to give a closing balance at 31st March 2014 of £15.653m.
6. Currently total expenditure of some £31.7m is planned over the medium term up to 31st March 2018, by which time it is anticipated that the existing surplus plus those estimated for future years will be mostly utilised. This total includes expenditures of £13.7m, £9.3m, £4.6m and £4.1m planned from 2014/15 until 2017/18 respectively, which are anticipated to reduce significantly the surpluses arising in those years. The total programme covers a number of major schemes including funding towards the Barbican Podium Waterproofing, Aldgate Gyratory Scheme, repairs to Farringdon Street Bridge and Snow Hill Bridge, Barbican Area Strategy, Holburn Circus Area Enhancement, Holburn Viaduct and various street scene projects (e.g. around Milton Court) as well as ongoing funding of highway resurfacing and road maintenance projects. The progression of each individual scheme is, of course, subject to the City's normal evaluation criteria and Standing Orders.

7. A forecast summary of income and expenditure arising on the On-Street Parking Account and the corresponding contribution from or to the On Street Parking Surplus, over the medium term financial planning period, is shown below:

On-Street Parking Account Reserve Projections 2013/14 to 2017/18	2013/14 Actual £m	2014/15 Forecast £m	2015/16 Forecast £m	2016/17 Forecast £m	2017/18 Forecast £m	Total £m
Income	(8.3)	(8.1)	(7.4)	(7.4)	(7.5)	(38.7)
Expenditure (<i>Note 1</i>)	3.0	2.9	2.9	2.9	3.0	14.7
Net Surplus arising in year	(5.3)	(5.2)	(4.5)	(4.5)	(4.5)	(24.0)
Capital, SRP and Revenue Commitments	4.1	13.7	9.3	4.6	4.1	35.8
Net in year contribution from/(to) the surplus	(1.2)	8.5	4.8	0.1	(0.4)	11.8
Deficit/(Surplus) carried forward at 1 st April	(14.5)	(15.7)	(7.2)	(2.4)	(2.3)	
Deficit/(Surplus) carried forward at 31st March	(15.7)	(7.2)	(2.4)	(2.3)	(2.7)	

Note 1: On-Street operating expenditure relates to direct staffing costs, repair & maintenance of meters, VINCI contractor costs, fees & services (covering cash collection, pay by phone, postage & legal), IT software costs for enforcement systems, provision for bad debts for on-street income and central support recharges.

8. There is now a combined service for 'Civil Parking & Traffic Enforcement, including the Cash Collection Contract' which has resulted in on-going savings to the operating costs of the On-Street Parking Account.

Conclusion

9. So that we can meet our requirements under the Road Traffic Regulation Act 1984 (as amended), we ask that the Court of Common Council notes the contents of this report, which would then be submitted to the Mayor of London.

Consultees

10. The Comptroller & City Solicitor has been consulted in the preparation of this report and his comments have been included.

Background Papers

11. Road Traffic Regulations Act 1984; Road Traffic Act 1991; GLA Act 1999 sect 282.
12. Final Accounts 2013/14

Contact Officer

Chamberlain's Department – simon.owen@cityoflondon.gov.uk

Committee(s):	Date(s):
Planning & Transportation	01 Dec 2014
Subject: City Fund Surplus Highway – Barts Square, EC1	Public
Report of: City Surveyor (CS.375/14)	For Decision

Summary

Approval is sought to declare an area totalling 576 ft² of City Fund highway land at Bartholomew Close, Little Britain and West Smithfield, EC1 to be surplus to highway requirements, to allow its disposal and enable the development scheme which is being proposed by Helical Bar.

The highway land is to be encompassed and built upon by the permitted mixed use development scheme, to be known as Barts Square, for which you granted planning permission at your meeting of the 20th November 2012.

In order to grant third party interests in City Fund highway land, the affected parts first need to be declared surplus to highway requirements.

The highway parcels will require stopping-up, which is to be subject to a separate statutory procedure.

The terms for the highway disposal are to be separately reported for approval of the Property Investment Board subject to your approval to declare the affected area surplus to highway requirements.

Recommendation(s)

Members are asked to:

- Resolve to declare the areas of City Fund highway land at Bartholomew Close, Little Britain and West Smithfield, EC1 with a combined total of 576 ft² (53.50 m²) as described in Appendix 2 and upon which the Barts Square permitted development scheme is to be built (consent no. 12/00256/FULEIA) to be surplus to highway requirements to enable its disposal upon terms that are to be subject to the approval of the Property Investment Board.

Main Report

Background

1. Helical Bar plc has received planning consent to construct a mixed use six storey scheme comprising 229,000 ft² offices, 23,800 ft² retail, 215 flats and associated car parking, which will incorporate renovated existing buildings alongside of new at Little Britain and Bartholomew Close, EC1. The scheme is known as Barts Square.

2. You approved planning consent (no.12/00256/FULEIA) for the scheme at your meeting dated the 20th November 2012, and have subsequently approved amendments pursuant to a further application.
3. The development will be built on the affected highway land, largely entailing stopping-up, which is to be subject to a separate statutory procedure.
4. The parcels of affected highway are shown on the plan and on the separate schedule, as Appendix 1 & 2 respectively.

Current Position

5. Helical Bar plc has approached the City seeking to acquire a permanent interest in highway land affected by its approved development scheme.
6. Buildings where the construction and retention of habitable accommodation would be governed or is governed solely by a highway licence can be compromised as investments. Therefore for the purpose of promoting long term development, the City regularly grants suitable permanent interests where permitted schemes encompass City owned highway land. The disposal of the highway land would secure works needed for the proper planning of the area.
7. Where City Fund highway is involved, before the City is able to dispose of any interests in it, the affected land must first be declared surplus to highway requirements.
8. Although the City can dispose of its highway land as a property owner, the highway stratum will nevertheless remain vested in the City as the highway authority until such time as it is stopped-up. In this instance stopping-up will be needed, and will be subject to a separate statutory procedure. The proposed stopping-up arrangement will entail small parcels of Helical Bar land being given over and dedicated for highway purposes.
9. **Affected Highway** - The area of City Fund highway land affected by the permitted scheme is situated at Bartholomew Close, Little Britain and West Smithfield, EC1 and amounts to 576 ft² (53.49 m²).

Proposals

10. Subject to your agreement to declare the area of City Fund highway surplus to requirements, it is proposed that the City disposes of a suitable interest in the highway land upon terms to be approved by the Property Investment Board.

Implications

11. The disposal of highway land will support development and investment in the City, which inter alia ensures the supply of first class business accommodation in the City (A World Class City).
12. **Financial** - The financial implications of any disposal will be considered by the Property Investment Board.

13. **Stopping-up** – While the highway land that required to be built, to construct the approved scheme, it will be subject to the stopping-up order being made.
14. **Power of Disposal** - The transaction involves the disposal of City Fund and City's Estate land, both being subject to the highway interest. No statutory power is required to dispose of land held by City's Estate.
15. The City Fund parcels are held by the City of London for planning purposes. Disposal of land held for planning purposes is authorised by Section 233 of the Town and Country Planning Act 1990 to secure the best use of land or to secure the carrying out of works for the proper planning of the area.
16. **Property Investment Board** - The terms of the negotiated highway disposal transaction are to be reported to the Property Investment Board for consideration, subject to you first declaring that the affected City Fund highway land will become surplus to requirements.

Conclusion

17. The necessary declaration confirming the highway to be surplus to requirements excluding the highway stratum, will enable development of the property according to the planning permission that has been granted for the Barts Square mixed use scheme.

Appendices

- Appendix 1 – Highway Plan
- Appendix 2 – Schedule of Highway Parcels

Background Papers:

Planning Consent no. 12/00256/FULEIA (20 November 2012).

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Appendix 2 – Schedule of Highway Parcels (Barts Square, EC1)

Parcel 1	<ul style="list-style-type: none"> • <u>City Fund</u> highway land acquired and held under planning powers. 	2.62 m ²
Parcel 2	<ul style="list-style-type: none"> • <u>City Fund</u> highway land acquired and held under planning powers. • <u>City's Estate</u> subject to highway interest. 	4.80 m ² 1.62 m ²
Parcel 3	<ul style="list-style-type: none"> • <u>City's Estate</u> subject to highway interest (required for a low level step access). 	0.32 m ²
Parcel 4	<ul style="list-style-type: none"> • <u>City's Estate</u> subject to highway interest. 	0.17 m ²
Parcel 5	<ul style="list-style-type: none"> • <u>City's Estate</u> subject to highway interest. 	0.48 m ²
Parcel 6	<ul style="list-style-type: none"> • <u>City Fund</u> highway land acquired and held under planning powers (including an area required at basement only level - leaving surface intact as highway). 	2.56 m ² 1.19 m ²
Parcel 7	<ul style="list-style-type: none"> • <u>City's Estate</u> subject to highway interest. 	1.24 m ²
Parcel 8	<ul style="list-style-type: none"> • <u>City Fund</u> highway land acquired and held under planning powers (including part acquired under the '<i>ad medium filum</i>' rule). • <u>City's Estate</u> subject to highway interest. 	42.33 m ² 2.46 m ²

note; metric measurements rounded to two decimal places

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To: **Planning and Transportation
Committee**

1st December 2014

From: **Police Committee**

31st October 2014

Barbican Highwalk CCTV

The Committee conducted a detailed discussion of the issue of provision of CCTV on the Barbican Highwalk. It was noted that this Committee needed to consider this issue from a public safety perspective. There were significant public safety concerns regarding the Highwalk in the wake of a number of recent incidents, and the Highwalk was a public highway and therefore the responsibility of the City as a whole to ensure that it was made safe for the public, rather than being solely the responsibility of the Barbican Centre. It was also noted that the Highwalk was the largest area of the City without significant CCTV coverage. However, it was also noted that it was vital that the City took a consistent approach to public safety at all residential estates across the City and should not be seen to be providing preferential treatment to the Barbican Estate.

Members discussed proposals to ensure that there was CCTV coverage at all entrances and exits to the Highwalk. It was also noted that there was currently a development application for the property at 21 Moorfields, which was ideally placed to provide CCTV coverage of an entrance to the Highwalk. The Committee therefore discussed and resolved that a resolution should be put to the Planning and Transportation Committee that:

“The Police Committee requests that the Planning and Transportation Committee, during their consideration of the development application in relation to 21 Moorfields, gives consideration to including a planning condition such that any planning consent which may be granted is contingent upon the development providing sufficient CCTV coverage of the nearby entrances to the Barbican Highwalk on the grounds that this would have a significant benefit to public safety.”

The Assistant Director of Street Scene and Strategy explained that this issue had evolved into a significant area of work and it was intended that a full investigation of the issues would be undertaken, including consultation with residents, with the intention to present a proposed solution to the Committee at its meeting in March 2015.

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