



Planning and Transportation Committee

Date: TUESDAY, 24 MAY 2016
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

Members:

Christopher Hayward (Chairman)	Gregory Jones QC
Deputy Alastair Moss (Deputy Chairman)	Deputy Henry Jones
Randall Anderson	Alderman Vincent Keaveny
Alex Bain-Stewart	Oliver Lodge
David Bradshaw	Paul Martinelli
Henry Colthurst	Brian Mooney
Revd Dr Martin Dudley	Sylvia Moys
Peter Dunphy	Graham Packham
Emma Edhem	Judith Pleasance
Sophie Anne Fernandes	Deputy Henry Pollard
Marianne Fredericks	James de Sausmarez
Alderman David Graves	Tom Sleigh
Deputy Bill Fraser	Graeme Smith
George Gillon	Angela Starling
Graeme Harrower	Patrick Streeter
Deputy Brian Harris	Deputy James Thomson
Alderman Peter Hewitt	Michael Welbank (Chief Commoner)
Alderman Robert Howard	

Enquiries: Amanda Thompson
tel. no.: 020 7332 3414
amanda.thompson@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1PM
NB: Part of this meeting could be the subject of audio or 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. **PLANNING AND TRANSPORTATION COMMITTEE MINUTES**
To agree the public minutes and summary of the meeting held on 26 April 2016.

For Decision
(Pages 1 - 8)
4. **STREETS AND WALKWAYS SUB-COMMITTEE MINUTES**
To receive the draft minutes of the Streets and Walkways Sub-Committee meeting held on 9 May 2016.

For Information
(Pages 9 - 12)
5. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 13 - 28)
6. **VALID APPLICATIONS LIST FOR COMMITTEE**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 29 - 34)
7. **INTRODUCTION OF PLANNING PERFORMANCE AGREEMENTS**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 35 - 40)
8. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**
 - a) Risk Management - Quarterly Report (Pages 41 - 54)

For Information

9. **REPORTS OF THE CITY SURVEYOR**

- a) **Marché International des Professionnels d'Immobilier (MIPIM property conference) 2016 / 2017 (Pages 55 - 60)**

For Decision

- b) **Public Lift Update (Pages 61 - 64)**

For Information

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

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

12. **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.

For Decision

Part 2 - Non-public Agenda

13. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 26 April 2016.

For Decision
(Pages 65 - 66)

14. **GATEWAY 3&4 ISSUES REPORT: STRUCTURAL REPORT FOR MINORIES CAR PARK**

Report of the City Surveyor and Department of Built Environment .

For Decision
(Pages 67 - 70)

15. **LONDON WALL CAR PARK**

Report of the City Surveyor and Director of the Built Environment.

For Decision
(Pages 71 - 82)

16. **OUTCOME REPORT - TOWER BRIDGE GLASS VIEWING PANELS**

Report of the Director of the Built Environment and the Director of the Culture, Heritage and Libraries.

For Decision
(Pages 83 - 86)

17. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 26 April 2016

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - Guildhall on Tuesday, 26 April 2016 at 11.15 am

Present

Members:

Alderman Peter Hewitt	Christopher Hayward - Chairman
Alderman Robert Howard	Gregory Jones QC
Alderman Vincent Keaveny	Deputy Henry Jones
Michael Welbank	Paul Martinelli
Marianne Fredericks	Deputy Alastair Moss - Deputy Chairman
Oliver Lodge	Sylvia Moys
Randall Anderson	Graham Packham
Alex Bain-Stewart	Judith Pleasance
Henry Colthurst	Deputy Henry Pollard
Peter Dunphy	James de Sausmarez
Emma Edhem	Tom Sleigh
Sophie Anne Fernandes	Graeme Smith
George Gillon	Angela Starling
Graeme Harrower	Deputy James Thomson
Deputy Brian Harris	

In Attendance

Officers:

Amanda Thompson	- Town Clerk's Department
Simon Murrells	- Assistant Town Clerk
Deborah Cluett	- Comptroller and City Solicitor's Department
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Alison Hurley	- City Surveyor's Department
Iain Simmons	- Department of the Built Environment
Alan Rickwood	- City of London Police

1. APOLOGIES

Apologies for absence were received from David Bradshaw, Revd Dr Martin Dudley, Alderman David Graves, Deputy Bill Fraser, Brian Mooney and Patrick Streeter.

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

There were no declarations of interest.

3. **APPOINTMENT OF COMMITTEE**

The Order of the Court of Common Council, appointing the Committee and approving its Terms of Reference was received.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman pursuant to Standing Order No. 29. A list of Members eligible to stand was read and Marianne Fredericks, Christopher Hayward and Patrick Streeter declared their willingness to serve if elected.

A ballot having been taken, votes were cast as follows:-

Marianne Fredericks	-	13 votes
Christopher Hayward	-	14 votes
Patrick Streeter	-	0 votes

RESOLVED – That Christopher Hayward be elected Chairman in accordance with Standing Order 29 for the year ensuing.

On being elected, the Chairman thanked the Committee for its support.

The Chairman welcomed new Members Alderman David Graves, Alderman Peter Hewitt, Alderman Robert Howard, Alderman Vincent Keavney and Henry Colthurst to the Committee. He also thanked Dennis Cotgrove, Alderman Peter Estlin, Alderman Timothy Hailes and Alderman William Russell who were stepping down for their contribution to the Committee.

George Gillon spoke in appreciation of the immediate past Chairman's contribution to the work of the committee during his Chairmanship and a vote of thanks was moved, seconded and agreed.

The Chairman thanked the immediate past Deputy Chairman for her contribution to the work of the Committee.

The Chairman also welcomed the Chief Commoner to the meeting.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman pursuant to Standing Order No. 30. A list of Members eligible to stand was read and Randall Anderson and Deputy Alastair Moss declared their willingness to serve if elected.

A ballot having been taken, votes were cast as follows:-

Randall Anderson	-	3 votes
------------------	---	---------

Deputy Alistair Moss - 24 votes

RESOLVED – That Alastair Moss be elected Deputy Chairman in accordance with Standing Order 30 for the year ensuing.

On being elected the Deputy Chairman thanked the Committee.

6. **APPOINTMENT OF SUB-COMMITTEES AND WORKING PARTIES**

The Committee considered a report of the Town Clerk relative to the appointment of Sub Committees for the ensuing year (2016/2017).

RESOLVED – That,

- a) the Streets and Walkways Sub Committee Terms of Reference be approved;
- b) the following memberships be agreed:-

Streets and Walkways Sub Committee

Chairman of the Grand Committee – Chris Hayward
Deputy Chairman of the Grand Committee – Deputy Alistair Moss
Randall Anderson
Emma Edhem
Marianne Fredericks
Deputy Brian Harris
Gregory Jones
Graham Packham
Tom Sleigh

Together with three ex-officio Members representing the Finance, Police and Open Spaces & City Gardens Committees.

Local Plans Sub Committee and Local Plan Working Party

Chairman of the Grand Committee – Chris Hayward
Deputy Chairman of the Grand Committee – Deputy Alistair Moss
Randall Anderson
Henry Colthurst
Marianne Fredericks
Paul Martinelli
Graham Packham

Together with an ex-officio Member representing the Policy and Resources Committee.

7. **PLANNING AND TRANSPORTATION COMMITTEE MINUTES**

RESOLVED - That the minutes of the meeting held on 5 April 2016 be approved subject to the inclusion of the following paragraph:

8.1 Technical Consultation on the Implementation of Planning Changes

Members expressed strong reservations concerning several proposals in the draft bill particularly concerning the possible introduction of competition in processing planning applications.

Officers were asked to not confine their feedback to the areas covered by the consultation questions, and also to liaise with other London LAs when responding as a means of increasing the impact of our input.

Matters Arising

6.1 – 22 Bishopsgate

The Comptroller reported that a letter before court action had been received and the Committee would be kept updated.

10 - Questions

In response to a question raised at the last meeting in relation to air pollution and the need to set up a meeting with TfL, officers advised that this would be looked into and reported to the next meeting.

8. STREETS AND WALKWAYS SUB-COMMITTEE MINUTES

RESOLVED - That the draft minutes of the Streets and Walkways Sub Committee meeting held on 4 April 2016 be received.

A Member sought clarification on the role of the Grand Committee in relation to the minutes and was advised that the Grand Committee is asked to 'receive' the minutes of the Sub-Committee. However in respect of items delegated to the Sub-Committee the Grand Committee could ask for a matter to be referred up with the Sub-Committee's recommendation.

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

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertisement applications dealt with under delegated authority.

RESOLVED – That the report be noted.

10. 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 since the last meeting.

In relation to the two applications concerning change of use for telephone boxes, it was agreed that both applications should come to the Committee for decision.

RESOLVED – That the report be noted

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

11.1 **City ATTRO**

The Committee received a report of the Director of the Built Environment updating on how the ATTRO order would operate and clarifying the ATTRO processes between the City Corporation, the City of London Police and Transport for London (TfL) as requested by Members.

The Committee was advised that since January 2016, further meetings and workshops had been held between the City of London Police and TfL, resulting in the production of a joint Protocol, and TfL agreeing to include its roads in the City for which it was the Highway Authority.

The proposed Protocol provided guidance on the processes between the three parties and any other agency that would need to be involved, and sought to ensure that the ATTRO would be used in a proportionate and appropriate manner.

In response to questions the Assistant Director (City Transportation) gave assurance that the appropriate checks and balances were in place, and officers would be appropriately trained. There would also be an annual review undertaken and reported to the Committee.

RESOLVED - That

- a) The commencement of the statutory process for making of the proposed ATTRO, subject to the applicable statutory processes, be approved;
- b) The proposed draft Protocol in Appendix 1 be approved;
- c) The Director of the Built Environment or a delegated officer be authorised to carry out consultation and publication of Notice of the proposal to make the ATTRO;
- d) The outcome of the statutory notice procedures and consultation responses will be reported to the Planning and Transportation and Policy and Resources Committees, for those Committees to determine whether or not to proceed with the ATTRO and/or other next steps;
- e) The Comptroller and City Solicitor or a delegated officer be authorised to enter into any necessary agreements under Section 101 of the Local Government Act 1972 with Transport for London to carry out the statutory steps associated with the proposal, notification and making of the ATTRO on TfL roads on their behalf; and

- f) In the event of any neighbouring traffic authorities agreeing to their boundary roads with the City being included in the ATTRO, (a) authorise the Comptroller and City Solicitor or his delegated officer to enter into any necessary agreements under Section 101 of the Local Government Act 1972 (or other joint working agreements); and (b) authorise the Director of the Built Environment or her delegated officer to amend the ATTRO to include boundary roads with neighbouring traffic authorities, as the relevant traffic authorities may agree (and subject to all necessary statutory processes).

11.2 Eastern Cluster 3-D Computer Modelling

The Committee received a report of the Director of the Built Environment advising Members that the Department of the Built Environment was currently undertaking three-dimensional (3D) computer modelling of the City's eastern cluster to understand better the effect of existing planning policies for that area and its relationship to its environs and other parts of the City.

Members noted that the 3D computer modelling work was still in its early stages and was not intended to make new policy, but provide insights upon the effect of current planning policy. This work would provide confidence that the cluster could evolve while taking full account of key protected views and the wider setting of the Tower of London World Heritage Site.

RESOLVED - To note that the City is undertaking 3D digital modelling of the eastern cluster, and that this is being complemented by other modelling relating to the challenges and opportunities arising from this tall building cluster. This work will ensure that the City's planning policies provide an appropriate context for and limits to change in the eastern cluster and in the wider setting of the Tower of London.

11.3 Clusters and Connectivity: Research Report on the City as a Place for SMEs

The Committee received a report of the Director of the Built Environment advising of a significant new research report on small and medium enterprises in the City that was launched at the recent property Mipim conference. The report was jointly commissioned by the City Corporation and the City Property Association.

The Committee noted that the research examined the benefits that small and medium enterprises (SMEs) gained from being based in the City and their perceptions of its offer as a location. It also looked at some of the challenges arising from pressures on space, with a current vacancy rate of 3.9%, the lowest since 2001.

Members expressed concern regarding the lack of affordable premises available to SMEs and suggested that more should be done to protect more affordable secondary office space.

RESOLVED – To note the findings of the research report ‘Clusters and Connectivity: The City as a Place for SMEs’ and its implications for planning policy in the City.

12. **PUBLIC LIFT UPDATE**

The Committee received a tabled report in relation to the public lifts service.

It was proposed and seconded that in addition to a report to each Committee, to be circulated with the agenda and not tabled, that an annual report also be produced so the service could be monitored and recurring issues identified.

RESOLVED - That in addition to a report to each Committee, to be circulated with the agenda and not tabled, that an annual report also be produced so the service could be monitored and recurring issues identified.

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

Responsibility for Public Statues

A Member reported that the plaque attached to the statue of ‘The Gardener’ was missing and was advised that this would be looked into by the City Surveyor.

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

There were no items of urgent business.

15. **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.

16. **NON-PUBLIC MINUTES**

RESOLVED - That the non-public minutes of the meeting held on 5 April 2016 be agreed.

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

RESOLVED – To note any non-public questions.

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

There were no non-public items of urgent business.

The meeting ended at 12.57 pm

Chairman

Contact Officer: Amanda Thompson
tel. no.: 020 7332 3414
amanda.thompson@cityoflondon.gov.uk

STREETS AND WALKWAYS SUB (PLANNING AND TRANSPORTATION) COMMITTEE

Monday, 9 May 2016

Minutes of the meeting of the Streets and Walkways Sub (Planning and Transportation) Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 9 May 2016 at 1.45 pm

Present

Members:

Randall Anderson
Emma Edhem
Marianne Fredericks
Deputy Brian Harris
Christopher Hayward (Chairman)
Gregory Jones QC
Graham Packham (Deputy Chairman)
Tom Sleigh

Officers:

Simon Glynn	- Department of the Built Environment
Sam Lee	- Department of the Built Environment
Simon Owen	- Chamberlain's Department
Rob Oakley	- Department of the Built Environment
Darshika Patel	- Chamberlains
Alan Rickwood	- City of London Police

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Deputy Alastair Moss.

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

There were no declarations of interest.

(At the conclusion of this item, Deputy Brian Harris, in the Chair, proposed a short adjournment to enable those Members voting in both the elections of Chairman and Vice-Chairman of the Streets and Walkways Sub-Committee and the Guildhall School Board (which was meeting at the same time) time to join the meeting.

The meeting adjourned at 1.50pm and resumed at 1.55pm.

3. ELECTION OF CHAIRMAN

RESOLVED – That Christopher Hayward be elected Chairman in accordance with Standing Order 29 for the ensuing year.

On being elected, the Chairman expressed thanks to the Committee for its support.

The Chairman thanked the immediate past Chairman for her contribution to the work of the Committee.

4. ELECTION OF DEPUTY CHAIRMAN

RESOLVED – That Graham Packham be elected Deputy Chairman in accordance with Standing Order 30 for the ensuing year.

On being elected the Deputy Chairman expressed thanks to the Committee for its support.

The Chairman thanked the immediate past Deputy Chairman for his contribution to the work of the Committee.

5. TERMS OF REFERENCE

RESOLVED – That the Sub-Committee terms of reference be noted.

6. MINUTES

The minutes of the meeting held on 4 April were agreed as a correct record.

7. OUTSTANDING REFERENCES

RESOLVED – That the list of outstanding references be noted.

Parking for Motorcycles

The Sub-Committee noted that this had moved into the 2016/17 work programme and included in the restructured City Transportation teams work plan and asked that this not be allowed to slip.

Collisions and Casualties

The CoLP reported that the provisional data for all casualties in the 2015 Calendar year was very similar to the overall figure for 2014 (387 casualties compared to 394 in 2014).

There was however a significant reduction in the number of people reported as being killed or seriously injured (1 Fatal and 42 Serious in 2015 compared to 4 Fatal and 51 Seriously injured in 2014).

Within that KSI figure was a 52% reduction in Cyclist KSI casualties (1 Fatal and 10 Serious compared to 3 Fatal and 20 Serious in 2014), and a reduction in Motorcyclist KSI casualties of 33% (6 to 9 in 2014).

Overall Pedestrian casualties at 116 remained similar to 117 in 2014.

Overall Cyclist casualties remained similar at 138 compared to 140 in 2014.

Overall Motorcyclist casualties at 53 were significantly down compared to 80 in 2014.

Provisional figures for January and February 2016 suggested the above trends were continuing.

The Committee asked if this information could be circulated as a written document in future.

Swan Pier

A member of the Committee expressed concern at the length of time being taken to make the structure safe and was advised that a report would be coming to the next meeting.

8. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT :-**

8.1 **Gateway 4 - Middlesex Street Area - Redesign of new public space in Artizan Street post ramp demolition (phase B)**

The Sub-Committee considered a Gateway 4 report of the Director of Built Environment in relation to the redesign of new public space in Artizan Street.

The Sub-Committee was advised that the removal of the ramps had left the site area in a temporary state (temporary surfacing, drainage, unsightly concrete finishes) with ponding issues, illegal parking and risks of traffic over-runs (concrete blocks had been installed on a temporary basis to control vehicle access and ensure safety) and local residents, occupiers and Ward Members were keen to see the transformation of the space completed.

Members raised a number of questions in relation to the positioning of the green walls, whether or not seating had been requested, the scheduling of the works and the reasons for the increase in the project cost.

RESOLVED – That approval be granted for:

- 1) The enhancement proposals to be taken forward to Gateway 5;
- 2) The statutory consultation process to be undertaken on the proposed traffic management change of the redundant section of carriageway;
- 3) £43,000 of staff costs and fees to take the scheme to Gateway 5, funded from the Section 106 contribution from the 100 Bishopsgate Development; and
- 4) The inclusion of a new canopy to the Petticoat Tower entrance as well as a health and leisure outdoor equipment in the project scope identified through consultation

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

Cycle Super Highway – Tudor Street

In response to a question concerning the action taken by TfL to open the Cycle Super Highway despite the Court of Common Council rescinding the previous decision of the Streets and Walkways Sub-Committee, the Chairman reported that the City had been asked by the Inns to convene an urgent meeting with TfL and all interested parties to try and find a solution.

Members expressed a number of concerns about TfL's actions, the safety of the area and the City's liability should there be an accident and asked for officers' views of TfL's Road Safety Assessment of what they had built.

Members reported that several collisions and near misses had been seen between vehicles leaving Tudor St crossing the cycle super highway, and several vehicles leaving Tudor St had been seen to turn left and drive up the cycle lane, rather than turning into the northbound vehicle lane.

Members considered the fact the mitigation measures had not been implemented was contributory factor to problems in the area and questioned the City's liability if there was an accident. A further question was also raised concerning what consent TfL had to undertake their works in Bridewell Place.

It was agreed that the responses to the questions raised should be circulated to Members after the meeting to enable officers to fully investigate the issues.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

The meeting ended at 3.00 pm

Chairman

Contact Officer:
AmandaThompson
tel. no.: 020 7332 3414
amanda.thompson@cityoflondon.gov.uk

Agenda Item 5

Committee:	Date:	Item no.
Planning and Transportation	24 th May 2016	
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	Decision & Date of Decision
16/00001/MDC Aldersgate	1 Gresham Street London EC2V 7BX	Details of external materials, façade cleaning and repairs, replacement granite, windows and external joinery pursuant to conditions 4 (a), (b), (c) and (e) of planning permission dated 18 June 2015 (ref: 15/00394/FULL).	Approved 05.05.2016
16/00045/FULL Aldersgate	3 White Lyon Court London EC2Y 8EA	Installation of one louvre grille to replace one glass window pane on the north elevation of the marketing suite at Bunyan Court.	Approved 21.04.2016
16/00046/LBC Aldersgate	3 White Lyon Court London EC2Y 8EA	Installation of one louvre grille to replace one glass window pane on the north elevation of the marketing suite.	Approved 21.04.2016
15/00677/FULL Aldgate	32 Dukes Place London EC3A 7LP	Installation of extraction ducting and terminal within the service area.	Approved 28.04.2016

15/01085/MDC Aldgate	Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3	Details of measures to resist structural damage arising from an attack with road vehicle or road vehicle borne explosive pursuant to condition 13 planning permission dated 29th May 2014 (13/01004/FULEIA).	Approved 14.04.2016
16/00083/FULL Aldgate	115 Houndsditch London EC3A 7BR	Creation of a roof terrace to the east of the 5th floor on part of the existing flat roof with privacy shuttering to the perimeter.	Approved 19.04.2016
16/00119/MDC Aldgate	Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3	Details of Deconstruction Logistics Plan and a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to conditions 3 and 4 of planning permission dated 29th May 2014 (App No 13/01004/FULEIA).	Approved 15.04.2016
16/00160/ADVT Aldgate	107 Leadenhall Street London EC3A 4AF	Installation and display of i) one externally illuminated hanging sign measuring 0.64m in height x 0.69m in width, situated at a height of 2.835m above ground level; and ii) one internally illuminated fascia sign measuring 1.195m in height x 2.4m in width, situated at a height of 2.835m above ground level	Approved 21.04.2016
16/00174/FULL Aldgate	100 Fenchurch Street London EC3M 5JD	Change of use of the first floor level of the existing building from office use (Use Class B1) to financial and professional services use (Use Class A2) consisting of floorspace including customer consultation rooms, administration workspace and staff room.	Approved 19.04.2016

16/00189/ADVT Aldgate	Dixon House 1 Lloyd's Avenue London EC3N 3DH	Installation of two non-illuminated banner signs, both measuring 3.0m (h) by 1.5m (w), displayed at a height of 2.6m above ground floor level, to be displayed on the construction site scaffolding for a temporary period.	Approved 26.04.2016
16/00282/PODC Aldgate	61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helen's Place And 33-35 St Mary Axe (North Elevation Only), London EC3	Submission of the programme for construction and occupation of the development pursuant to schedule 1 paragraph 12 of agreement dated 23 November 2011 varied by agreement dated 30 March 2012 application reference 11/00332/FULEIA and 12/00129/FULL.	Approved 26.04.2016
16/00240/PODC Bassishaw	51 - 55 Gresham Street London EC2V 7EL	Submission of The Highway Schedule of Condition Survey pursuant to Schedule 3 paragraph 7.1 of section 106 agreement dated 21 December 2015.	Approved 26.04.2016
16/00241/PODC Bassishaw	51 - 55 Gresham Street London EC2V 7EL	Submission of Local Procurement Strategy (Demolition) and Local Training, Skills and Job Brokerage Strategy (Demolition) pursuant to Schedule 3 paragraphs 2.1 and 3.2 of the section 106 agreement dated 21 December 2015 planning application reference 15/00706/FULMAJ.	Approved 05.05.2016
16/00336/NMA Bassishaw	55 Gresham Street London EC2V 7HQ	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 15/00706/FULMAJ dated 21.12.15 to make alterations to the facade, roof and rear elevation.	Approved 03.05.2016
13/00281/FULL Bishopsgate	26 Widegate Street London E1 7HP	Application under section 73(a) of the Town and Country Planning Act 1990 for the	Approved 26.04.2016

		retention of works at basement, ground and 1st to 3rd floor levels without complying with the conditions 2, 3, 4, 6, 7 and 8 of planning application (12/00858/FULL) dated 6th December 2012. Works to create a new 4th floor.	
15/01098/ADVT Bishopsgate	7 Artillery Lane London E1 7LP	Installation and display of: (i) one externally illuminated fascia sign measuring 0.7m high x 4.7m wide located; and (ii) one internally illuminated projecting sign measuring 0.55m high x 0.35m wide located at a height of 3.4m above ground level.	Approved 14.04.2016
16/00168/FULL Bishopsgate	55 Old Broad Street London EC2M 1RX	Change of use of part of first floor from office (Class B1) to a flexible use for office (Class B1) or travel clinic (Class D1) (27sq.m)	Approved 19.04.2016
16/00219/MDC Bishopsgate	80 - 100 Bishopsgate London EC2N 1HU	Details of materials of all the glazed elevations above ground floor level of Buildings 1 and 2 pursuant to condition 11 (a) (part) of planning permission dated 30th March 2012 (Ref: 12/00129/FULL).	Approved 28.04.2016
16/00222/MDC Bishopsgate	80 - 100 Bishopsgate London EC2N 1HU	Submission of details of wind mitigation measures pursuant to condition 3 of planning permission 12/00129/FULL dated 30th March 2012.	Approved 03.05.2016
15/01000/MDC Bridge And Bridge Without	11 - 19 Monument Street, 46 Fish Street Hill & 1 - 2 Pudding Lane London EC3R 8JU	Details of roofscape, soffits, handrails, balustrades, junctions with adjoining premises and the integration of window cleaning equipment pursuant to conditions 17(e), (f), (g) and (h) of planning permission (application no. 13/00049/FULMAJ) dated 23rd September 2013.	Approved 19.04.2016
15/01246/ADVT Bridge And Bridge Without	41 Eastcheap London EC3M 1DT	Installation of a halo illuminated projecting sign measuring 0.905 m high by 0.555 m wide at a height of	Approved 19.04.2016

		3.050m above ground level.	
15/01324/FULL Bridge And Bridge Without	St Magnus House 3 Lower Thames Street London EC3R 6HD	Construction of four internally illuminated portals within existing colonnade.	Approved 26.04.2016
15/01249/MDC Broad Street	1 Angel Court And 33 Throgmorton Street London EC2N 2BR	Details of the art screen pursuant to condition 14 (o) of planning permission for dated 17/11/2014 (13/00985/FULL).	Approved 21.04.2016
16/00197/MDC Castle Baynard	Audit House 58 Victoria Embankment London EC4Y 0DS	Details of photo-voltaic panels at roof level pursuant to condition 11(l) of planning permission dated 07.03.14 (13/00789/FULMAJ).	Approved 28.04.2016
16/00207/LBC Castle Baynard	85 Fleet Street London EC4Y 1AE	Retention of works to remove non-structural internal partitions at first floor level.	Approved 14.04.2016
16/00252/FULL Castle Baynard	The Harrow Public House 22 Whitefriars Street London EC4Y 8JJ	Installation of two awnings with electric heaters.	Withdrawn 09.05.2016
16/00253/LBC Castle Baynard	The Harrow Public House 22 Whitefriars Street London EC4Y 8JJ	Installation of two awnings with electric heaters.	Withdrawn 09.05.2016
16/00287/MDC Castle Baynard	Blackfriars Bridge & Paul's Walk London EC4V	Details of a Piling Risk Assessment has been submitted pursuant to condition 4 part 1 (in part) and part 2 of planning permission dated 08.09.2016 (Ref: 15/00589/FULL)	Approved 26.04.2016
15/00892/LBC Coleman Street	1 Finsbury Circus London EC2M 7EB	Installation of secondary glazing to four windows at first floor level.	Approved 28.04.2016
16/00055/LBC	71 - 73 Moorgate London	Works to the party wall of 71 and 73 Moorgate (excluding	Approved

Coleman Street	EC2R 6BH	basement and ground floor) to allow the insertion of new lift doors to allow access to existing lift within 73 Moorgate.	21.04.2016
16/00150/ADVT Coleman Street	3 Cophall Avenue London EC2R 7BH	Installation of (i) 1 x non illuminated projecting sign (on east elevation) measuring 0.69 wide by 0.85m high located at a height above ground of 3.8m and (ii) 1 x non illuminated projecting sign (on south elevation) measuring 0.69 wide by 0.85m high located at a height above ground of 4.0m, mounted on (iii) individual copper lettering mounted on the glazing (on east elevation) measuring 0.5m high by 0.85m wide located at a height above ground of 3.1m and (iv) individual copper lettering mounted on the glazing (on south elevation) measuring 0.5m high by 0.85m wide located at a height above ground of 2.3m	Approved 03.05.2016
16/00313/MDC Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT	Details of (i) a Potable Water Capacity Flow & Pressure Investigation; and (ii) a Written Scheme of Investigation for an Archaeological Watching Brief pursuant to conditions 9 and 15 of planning permission (application no. 14/01179/FULEIA) dated 25th November 2015.	Approved 05.05.2016
15/00386/MDC Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook London EC4.	Details of the layout of the Temple of Mithras and associated display areas, materials to be used for the Temple of Mithras display area submitted pursuant to condition 17 (part) of the planning permission 11/00935/FULEIA dated 30.03.2015 and method statements, Submission 1 and Submission 2, submitted	Approved 28.04.2016

		pursuant to Clause 4.3.5 (part) of the Management Agreement dated 29.12.2006.	
15/01291/LBC Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook, London EC4	Relocation and reconstruction of the remains of the Temple of Mithras.	Approved 28.04.2016
16/00180/MDC Cordwainer	19 - 28 Watling Street & 10 Bow Lane London EC4M 9BR	Submission of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 4 of planning permission dated 23rd December 2016 (15/01164/FULL).	Approved 19.04.2016
16/00196/MDC Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook London EC4	Details of the proposed photovoltaic panel installation pursuant to condition 25 of planning permission dated 30th March 2012 (Ref: 11/00935/FULEIA).	Approved 28.04.2016
15/01355/FULL Cornhill	Royal Exchange Threadneedle Street London EC3V 3DG	Installation of a mock-up lighting installation to south (Cornhill) elevation for a temporary period of up to 6 months.	Approved 03.05.2016
15/01356/LBC Cornhill	Royal Exchange Threadneedle Street London EC3V 3DG	Installation of a mock-up lighting installation to south (Cornhill) elevation for a temporary period of up to 6 months.	Approved 03.05.2016
16/00115/MDC Cornhill	28 Threadneedle Street London EC2R 8AY	Details of a noise impact assessment pursuant to conditions 2 and 3 of Planning permission (application no. 15/00593/FULL) dated 21st	Approved 19.04.2016

		August 2015.	
16/00249/PODC Cornhill	15 Bishopsgate London EC2M 3BA	Submission of the utility connection requirements of the development pursuant to schedule 3 paragraph 11.2 of section 106 agreement dated 4th January 2016 planning application reference 14/01251/FULMAJ.	Approved 21.04.2016
16/00278/PODC Cornhill	Tower 42 & 15 Bishopsgate & Fountain Court London EC2N 3NW	Submission of the open space specification and method statement pursuant to schedule 3 paragraph 10.21 of section 106 agreement dated 4th January 2016 planning application reference 14/01251/FULMAJ.	Approved 21.04.2016
15/00264/FULL Cripplegate	Cromwell Tower Cromwell Place Barbican London EC2Y 8DD	Change of use of ground and podium level void space to a single residential dwelling unit (Use Class C3) with associated external alterations to the Silk Street and podium level elevations including replacement glazing, curtain walling alterations, the installation of ventilation grilles and entrance alterations.	Approved 19.04.2016
15/00265/LBC Cripplegate	Cromwell Tower Cromwell Place Barbican London EC2Y 8DD	Internal alterations and external alterations to the Silk Street and Podium elevations, in association with the use of the void space as a residential unit (Class C3).	Approved 19.04.2016
16/00190/LBC Cripplegate	Fountain Room Level 0 Barbican Arts And Conference Centre Silk Street London	Refurbishment of Fountain Room, including installation of acoustic panels to the walls and ceiling.	Secretary of State Approval 21.04.2016
16/00211/MDC Cripplegate	Great Arthur House Golden Lane Estate London EC1Y 0RD	Details of replacement balcony doors pursuant to condition 2(e) of listed building consent dated 30th October 2013 (ref: 13/00241/LBC) and condition 3(e) of planning permission dated 26 September 2013 (ref: 13/00240/FULL).	Approved 04.05.2016
16/00232/LBC	Barbican Arts And	refurbishment of level 4	Approved

Cripplegate	Conference Centre Silk Street London EC2Y 8DS	conference rooms including (1) installation of double glazed units within existing frames, and (ii) alterations to glazed screen and door.	03.05.2016
16/00234/LBC Cripplegate	9 Wallside Barbican London EC2Y 8BH	Removal of a section of non- structural internal wall between the bathroom and separate WC on level 1 (first floor) to make one larger bathroom with WC. Removal of a section of non-structural, non-original internal wall between the kitchen and dining area to make the kitchen open plan onto the dining area on level 2 (second floor). Re-building some of the existing non original stud walls and sliding door in the en- suite bathroom on level 3 (third floor).	Approved 21.04.2016
16/00051/NMA Farringdon Within	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Application under Section 96a of the Town and Country Planning Act 1990 for a non- material amendment to planning permission dated 24th July 2015 (ref: 15/00417/FULMAJ) to enable the reduction in height of the rooftop parapet of Office A (Phase 2A) from 1300mm to 400mm.	Approved 28.04.2016
16/00152/ADVT Farringdon Within	Outside 65 Holborn Viaduct London EC1A 2FD	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 65 Holborn Viaduct.	Refused 03.05.2016
16/00153/ADVT Farringdon Within	Outside 14 Farringdon Street London EC4A 4AB	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 14 Farringdon Street.	Refused 03.05.2016
16/00246/MDC Farringdon Within	20 Farringdon Street London EC4A 4AB	Details of a programme of archaeological work, foundations and piling configuration pursuant to conditions 7 & 8 of planning permission 15/00509/FULMAJ	Approved 21.04.2016

		dated 22.12.2015.	
16/00284/PODC Farringdon Within	20 Farringdon Street London EC4A 4AB	Submission of Local Training, Skills and Job Brokerage Strategy pursuant to Schedule 3, Clause 5.2(b) of the S106 agreement dated 22nd December 2015 application reference 15/00509/FULMAJ.	Approved 26.04.2016
15/00010/FULL Farringdon Without	49 - 50 Fleet Street London EC4Y 1BE	Change of use of the existing 6 storey Barristers Chambers from office (Class B1) use to a hotel use (Class C1), external alterations within the internal courtyard.	Approved 21.04.2016
15/00011/LBC Farringdon Without	49 - 50 Fleet Street London EC4Y 1BE	Internal alterations and external alterations within the internal courtyard relating to the change of use of the existing 6 storey Barristers Chambers from office (Class B1) use to a hotel use (Class C1),	Approved 21.04.2016
15/00981/LBC Farringdon Without	5 King's Bench Walk London EC4Y 7DN	Structural repairs and alterations including the installation of a levelling platform at ground floor level.	Approved 26.04.2016
16/00139/MDC Farringdon Without	40 Furnival Street London EC4A 1JQ	(i) Details of plant mountings and fixings (ii) particulars and samples of the materials to be used on all external faces of the building pursuant to conditions 3 and 5 of planning permission 15/01240/FULL dated 19.01.16.	Approved 14.04.2016
16/00154/ADVT Farringdon Without	Outside Bacchus 47 Farringdon Street London EC4A 4LL	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 47 Farringdon Street.	Refused 03.05.2016
16/00155/ADVT Farringdon Without	Outside St Andrews Church 5 St Andrew Street London EC4A 3AF	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside St Andrews Church Lodge.	Refused 03.05.2016
16/00158/XRAIL Farringdon	East Market Meat Markets Grand Avenue	Scheme for the restoration of the compensation grout shafts in the Smithfield Market	Approved 19.04.2016

Without	London EC1A 9PQ	basement, for agreement under Schedule 7 (paragraph 11) of the Crossrail Act 2008.	
16/00178/MDC Farringdon Without	98 Fetter Lane & 12 Norwich Street London EC4A 1EP	Submission of details and sample pursuant to conditions 9(a) & (h) of planning permission 13/00771/FULMAJ dated 06.11.2013.	Approved 21.04.2016
16/00181/FULL Farringdon Without	Inner Temple Gardens London EC4Y 7EN	Erection of a marquee for summer events catering purposes in Inner Temple Gardens for a temporary period of up to 4 weeks to be taken down on or before 20th June 2016.	Approved 14.04.2016
16/00227/FULL Farringdon Without	6 - 7 Holborn London EC1N 2LL	Installation of a new shopfront.	Approved 05.05.2016
16/00228/ADVT Farringdon Without	6 - 7 Holborn London EC1N 2LL	Installation of replacement LED lighting to the existing fascia and projecting signs.	Approved 05.05.2016
16/00233/LBC Farringdon Without	1 Pair South 4 Paper Buildings Temple London EC4Y 7EX	i) Formation of an opening in the wall between adjacent Chambers; ii) enlargement of an opening between Chambers and the Hall; iii) removal of modern partition between Chambers and the Hall and replacement with timber framed, part glazed panelled partition; iv) replacement of cornice in the Hall; v) reinstatement of doorway between Chambers; vi) removal of existing bookcases, shelves and cupboards and the subsequent installation of bookshelves and cupboards; and vii) reinstatement of glazing to upper panels of entrance door.	Approved 26.04.2016

16/00199/FULL Langbourn	41 Leadenhall Market London EC3V 1LT	Installation of shopfront including sash windows, columns, doors and fascia panel to base of windows.	Approved 14.04.2016
16/00200/LBC Langbourn	41 Leadenhall Market London EC3V 1LT	Installation of i) shopfront including sash windows, columns, doors and fascia panel to base of windows; ii) profiled skirting, cornicing and picture rails; iii) internal lighting; and iv) shop fixtures and fittings.	Approved 14.04.2016
16/00125/FULL Lime Street	Exchequer Court 33 St Mary Axe London EC3A 8AA	Cladding and glazing of the (north) elevation facing Ellermans Yard; introduction of a retail entrance at ground floor level with shopfront; and provision of an additional 29sq.m of retail floorspace.	Approved 19.04.2016
16/00179/FULL Portsoken	Aldgate House 33 Aldgate High Street London EC3N 1DL	Installation of sixteen condenser units at roof level and associated enabling works	Approved 14.04.2016
16/00173/FULL Portsoken	Beaufort House 15 St Botolph Street London EC3A 7DT	Provision of a new prefabricated security hut, located on Beaufort House Piazza.	Approved 21.04.2016
15/00878/FULL Portsoken	9 Aldgate High Street London EC3N 1AH	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 36 of planning permission 13/00590/FULMAJ dated 08.04.2014 to incorporate minor material amendments to the scheme including to the number and layout of hotel rooms and ancillary spaces, the service yard arrangements and to the elevations and ground floor entrances.	Approved 05.05.2016
16/00144/MDC Tower	76- 86 Fenchurch Street, 1-7 Northumberland Alley, 1 & 1A Carlisle Avenue London	Details of accessible car parking spaces pursuant to condition 31 of planning permission (application no. 15/00702/FULMAJ) dated 20th January 2016.	Approved 14.04.2016

	EC3N 2ES		
16/00146/MDC Tower	76- 86 Fenchurch Street, 1-7 Northumberland Alley & 1 & 1A Carlisle Avenue London EC3N 2ES	Details of rainwater harvesting and grey water recycling pursuant to condition 7 of planning permission (application no. 15/00702/FULMAJ) dated 20th January 2016.	Approved 14.04.2016
15/00595/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of the new external disabled access lift pursuant to condition 10(f) of planning permission (application nos. 11/00317/FULMAJ) and condition 4(e) of and listed building consent (application no. 14/00778/LBC) dated 29th March 2012 and 16 January 2015 respectively.	Approved 19.04.2016
16/00218/LDC Tower	10 Trinity Square London EC3N 4AJ	Details of materials and finish of the scenic lift support structure pursuant to condition 2 of listed building consent (application no. 14/00173/LBC) dated 24th April 2014.	Approved 19.04.2016
16/00312/MDC Tower	10 Trinity Square London EC3N 4AJ	Details of replacement louvres pursuant to condition 2 of planning permission and listed building consent (application no. 15/01225/FULL & 15/01226/LBC) both dated 25th February 2016.	Approved 19.04.2016
16/00107/FULL Tower	The Parish Church of St Olave Hart Street Hart Street London EC3R 7NB	Installation of 7No. antennas fixed to the legs of the cupola within GRP Shrouds, the installation of equipment cabinets within the base of the cupola and ancillary development.	Approved 21.04.2016
16/00217/ADVT Tower	1 Aldgate London EC3N 1RE	Installation and display of: (i) three halo illuminated fascia panels measuring 0.6m high x 0.6m wide; (ii) two halo illuminated fascia panels measuring 0.3m high x 1.5m wide; (iii) one halo illuminated	Approved 21.04.2016

		fascia panel measuring 0.25m high x 2.15m wide; (iv) two internally illuminated projecting signs measuring 0.6m high x 0.6m wide situated at a height above ground level of 3.58m; and one internally illuminated ATM surround measuring 1.53m high x 0.82m wide.	
16/00071/MDC Tower	76 - 86 Fenchurch Street, 1 - 7 Northumberland Alley & 1 & 1A Carlisle Avenue London EC3N 2ES	Details of sewer vents pursuant to condition 5 of planning permission (application no. 15/00702/FULMAJ) dated 20th January 2016.	Approved 26.04.2016
16/00235/LBC Tower	60 Mark Lane London EC3R 7ND	Internal alterations at basement level; installation of a wall-mounted AC unit including the removal of existing and installation of new ductwork and installation of a timber screen.	Approved 05.05.2016
16/00077/FULL Vintry	33 Queen Street London EC4R 1BR	Alterations to the front facade of 33 Queen Street including a new entrance and replacement cladding at ground floor level and the part replacement of cladding at upper levels; the reconfiguration and replacement of plant at roof level and extension to existing plant room (25sq.m GIA); the replacement of balustrades; the introduction of a roof terrace; and associated works.	Approved 14.04.2016
16/00236/FULL Vintry	Senator House 85 Queen Victoria Street London EC4V 4AB	Refurbishment and alterations to the building, including; erection of a roof pavilion at seventh floor and creation of a landscaped roof terrace; amendments and extensions to the existing elevations onto Queen Victoria Street and Cleary Gardens; creation of additional pedestrian and	Approved 06.05.2016

		cycle entrances onto Upper Thames Street and associated works.	
16/00192/LBC Walbrook	111 Cannon Street London EC4N 5AR	Removal of the London Stone from 111 Cannon Street to the Museum of London for a temporary period of 20 months and its reinstatement at 111 Cannon Street .	Approved 21.04.2016

This page is intentionally left blank

Agenda Item 6

Committee:	Date:	Item no.
Planning and Transportation	24 th May 2016	
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
16/00398/FULLR3 Aldgate	51 Lime Street, London, EC3M 7DQ	Temporary installation of a sculpture. 'The Orientalist' by Humah Bhabha for a temporary period of up to one year, to be taken down on or before 04 June 2017.	18/04/2016
16/00382/FULL Aldgate	60 - 70 St Mary Axe, London, EC3A 8JQ	The provision of bollards on private land within the site boundary.	19/04/2016
16/00412/FULL Aldgate	117 - 119 Houndsditch, London, EC3A 7BT	Change of Use of ground floor from mixed A1/A3 (Sui generis) to gymnasium (class D2).	25/04/2016
16/00431/FULLR3 Aldgate	Outside 7 Bury Court, London, EC3A 8AJ	Temporary installation of a sculpture, 'Magic Lantern' by Mat Collishaw, for a temporary period of up to one year to be taken down on or before 04 June 2017.	27/04/2016
16/00383/FULL Bishopsgate	Exchange Square, London, EC2A 2EH	Erection of structure incorporating LED screen and associated advertisement for a temporary between 11th June and 31st August 2016.	14/04/2016
16/00360/FULL Bishopsgate	3 Cavendish Court, London, EC3A 7GA	Change of use of lower ground and basement storey's for a flexible use to be used as use class A1, A3, A4 or D1, installation of two new windows to the west elevation and a	15/04/2016

		replacement canopy to the south elevation entrance at lower ground floor.	
16/00404/FULLR3 Bishopsgate	St Botolph Without Bishopsgate Churchyard,, London, EC2M 3TL	Temporary installation of a sculpture, 'Ajar' by Gavin Turk, for a temporary period of up to one year to be taken down on or before 04 June 2017.	19/04/2016
16/00342/FULMAJ Candlewick	St Clements House, 27-28 Clement's Lane, London, EC4N 7AE	Refurbishment and alterations to the property, including the removal and replacement of the fourth and fifth floor levels, additional floors at sixth and seventh floor levels with associated terrace at sixth floor level and new terraces at fifth floor level, installation of plant at roof and seventh floor levels, infilling of lightwells along Lombard Court and St Clement's Court, alterations to main entrance and external stairs, partial removal of the lower ground floor slab, the provision of cycle parking, replacement fenestration and facade alterations and other associated works in connection with the existing use as offices (Class B1(a)). (6,850sq.m GIA).	07/04/2016
16/00304/FULL Castle Baynard	4 New Street Square, London, EC4A 3BF	Erection of a single storey extension at ground floor level measuring 8sq.m.	01/04/2016
16/00250/FULL Cheap	Saddlers' Hall, 40 Gutter Lane, London, EC2V 6BR	Replacement of existing internal lift and creation of an external entrance to the lift at ground floor level.	15/03/2016
16/00405/FULMAJ Coleman Street	55 Moorgate, London, EC2R 6PA	Remodelling and extension of existing building to provide additional office floorspace at upper levels (Use Class B1), flexible retail/leisure uses at ground floor level and lower ground floor level (Use Class A1/A2/A3/D2) and flexible office/retail/leisure uses at ground floor level and lower ground floor (Use Class A1/A2/A3/B1/D2); additional plant and refurbishment of the existing building.	22/04/2016
16/00430/FULL Coleman Street	Basildon House, 7 - 11 Moorgate, London, EC2R 6AF	External alterations to the front entrance lobby.	27/04/2016
16/00341/FULL Cordwainer	Land Bounded By Cannon Street,	The provision of outdoor seating within the property's demise.	07/04/2016

	Queen Street, Queen Victoria Street, Bucklersbury & Walbrook, London EC4		
16/00402/FULLR3 Cornhill	99 Bishopsgate, North-East Quadrant, London, EC2M 3XD	Temporary installation of a sculpture, 'Fire Walker' by William Kentridge, for a temporary period of up to one year to be taken down on or before 04 June 2017.	19/04/2016
16/00407/FULL Cripplegate	Barbican Centre, Walkway Above Silk Street, London, EC2Y 8DS	Temporary installation of an illuminated piece of public art, 'Scandinavian Pain' for a temporary period between 13th July 2016 - 4th September 2016.	20/04/2016
16/00331/FULL Farringdon Within	69 Carter Lane, London, EC4V 5EQ	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 5 of planning permission dated 25 June 2015 (ref: 15/00448/FULL) to amend the approved drawings to enable the insertion of a new entrance to the corner of Friar Street and Carter Lane at ground floor level.	06/04/2016
16/00165/FULMAJ Farringdon Within	Site Bounded By 34-38, 39-41, 45- 47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 75 (approved plans) of planning permission dated 24 July 2015 (ref: 15/00417/FULMAJ) to enable minor material amendments to the consented scheme including: (i) an increase in the total number of residential units from 226 to 231 and alterations to the unit mix (ii); a reconfiguration and reduction of retail floorspace (-109 sq.m); (iii) a reconfiguration and reduction of the basement areas below phase 1 of the development; (iv) a reduction in car parking spaces and an increase in cycle parking spaces; and (v) associated minor external alterations.	08/04/2016
16/00164/FULL Farringdon Within	42 - 44 Little Britain, London, EC1A 7BE	Demolition of the existing building and redevelopment of the site to provide a ground plus six storey building to provide 5 x 1 bed residential units (Use Class C3), residential accommodation (including bedrooms to penthouse apartment) (Use Class C3) in association with planning application reference	08/04/2016

		16/00165/FULMAJ and a retail unit (Use Class A1/A3) at ground floor level.	
16/00384/FULL Farringdon Within	Flat 6, Amen Lodge, Warwick Lane, London, EC4M 7BY	Installation of 1 No. new air conditioning unit at roof level.	19/04/2016
16/00328/FULL Farringdon Within	Livery Hall, Butchers' Hall, 87 - 89 Bartholomew Close, London, EC1A 7EB	(i) Alterations at ground floor level including the relocation of the main entrance and the provision of a new access ramp; (ii) Removal and replacement of the 4th floor mansard roof to provide office (Class B1) accommodation; (iii) Erection of a new fifth floor pavilion to provide additional office (Class B1) accommodation, rooftop plant and rooftop amenity space; and (iv) Erection of a rear extension with the existing lightwell at basement to fifth floor level to provide new office (Class B1) accommodation (net increase in floorspace 378 sq.m GIA).	26/04/2016
16/00422/FULL Farringdon Within	62 - 63 Long Lane, London, EC1A 9EJ	Installation of three pole mounted antennas following the removal of existing equipment.	28/04/2016
16/00392/FULL Farringdon Without	Southern End of , Old Mitre Court, London, EC4	Provision of 10 No. sheffield cycle stands at the Southern end of Old Mitre Court to provide 20 new cycle parking spaces.	18/04/2016
16/00433/FULL Farringdon Without	53 Fleet Street, London, EC4Y 1JU	Installation of shopfront associated with the retail space approved under planning reference 14/01037/FULL.	27/04/2016
16/00445/FULL Farringdon Without	10 Snow Hill, London, EC1A 2AL	Installation of two condenser units in an internal courtyard.	04/05/2016
16/00345/FULMAJ Langbourn	150-152 &153 Fenchurch Street, London, EC3M 6BB	Demolition of existing building at No. 152 and demolition of existing buildings at No. 150 and No. 153 behind retained facades. Erection of new eight storey building with the facade to No. 152 built in facsimilie in Class B1(a) use at upper floors with first floor in flexible office (Class B1(a)) and medical use (Class D1) and ground floor in part shop (Class A1), part medical use (Class D1) and part office use (Class B1(a)). Excavation of part of basement. Plant at roof level, creation of terraces and bicycle and waste store at basement	12/04/2016

		level and other ancillary works (3404sq.m GIA).	
16/00396/FULLR3 Langbourn	Cullum Street & Lime Street, London, EC3M 7JJ	Temporary installation of a sculpture, 'World Axis' by Jurgen Partenheimer, for a temporary period of up to one year, to be taken down on or before 04 June 2017.	18/04/2016
16/00375/FULL Langbourn	35 - 36 Leadenhall Market, London, EC3V 1LR	Installation of two condenser units and louvred enclosure at roof top level.	04/05/2016
16/00394/FULLR3 Lime Street	Outside 150 Leadenhall Street, London, EC3V 4QT	Temporary installation of a sculpture, 'Sunrise' by Ugo Rondinone, for a temporary period of up to one year to be taken down on or before 04 June 2017.	18/04/2016
16/00400/FULLR3 Lime Street	St Helen's Bishopsgate, 1 Great St Helen's, London, EC3A 6AP	Temporary installation of a sculpture, 'Idee Di Pietra' by Giuseppe Penone, for a temporary period of up to one year to be taken down on or before 04 June 2017.	18/04/2016
16/00395/FULLR3 Lime Street	Outside St. Helen's Square, Land Close To The Junction With St. Mary Axe & Leadenhall Street, London, EC3A 6AP	Temporary installation of a sculpture 'Centaurus/Camelopardalis' by Michael Lyons, for a temporary period of up to one year, to be taken down on or before 04 June 2017.	18/04/2016
16/00397/FULLR3 Lime Street	Undershaft, Land Adjoining 1 Great St Helen's, London, EC3A 6AP	Temporary installation of a sculpture, 'Kevin & Florian' by Sarah Lucas, for a temporary period of up to one year to be taken down on or before 04 June 2017.	19/04/2016
16/00401/FULLR3 Lime Street	30 St Mary Axe Plaza, South-West Quadrant, London, EC3A 8EP	Temporary installation of a sculpture, 'Untitled' by Enrico David, for a temporary period of up to one year to be taken down on or before 04 June 2017.	19/04/2016
16/00393/FULLR3 Lime Street	Outside 1 Undershaft, St. Helen's Square, Land Close To St. Mary Axe,, London, EC3A 8EE	Temporary installation of a sculpture, 'Of Saints and Sailors' by Benedetto Pietromarchi, for a temporary period of up to one year to be taken down on or before 04 June 2017.	20/04/2016
16/00439/FULLR3 Lime Street	5 Undershaft, London, EC3A 8EE	Temporary installation of a sculpture, 'Solar Relay' by Petroc Sesti, for a temporary period of up to one year to be taken down on or before 04 June 2017.	29/04/2016
16/00454/FULLR3 Lime Street	St Helen's Churchyard, Great	Application under section 73 of the Town and Country Planning Act 1990	05/05/2016

	St Helen's, London, EC3A 6AT	to vary condition 1 of planning permission 15/00359/FULLR3 to extend the temporary time period for the installation of the sculpture 'PILLAR' by Shan Hur to 04 June 2017.	
16/00326/FULL Tower	Ibex House, 41 - 47 Minories, London, EC3N 1DY	Installation of steel handrail to south entrance and replacement of existing terrazzo steps.	05/04/2016
16/00356/FULL Tower	7 Pepys Street, London, EC3N 4AF	Installation of a covered structure and associated art work to the existing northern terrace at roof level for a temporary period from 01.05.2016 to 07.11.2016.	12/04/2016
16/00319/FULL Tower	2 Seething Lane, London, EC3N 4AT	Demolition of existing fifth, sixth and plant levels; construction of additional storeys between fifth and eighth floor levels with associated plant at eighth floor and formation of terraces at seventh and eighth floors and installation of PV panels on the roof; alterations at basement level, including the installation of bike storage and showers, infilling of the lightwell to the rear at basement level; extensions to the rear between ground and eighth floor levels, with associated internal and external alterations.	19/04/2016
16/00414/FULL Tower	10 Trinity Square, London, EC3N 4AJ	Installation of external lighting and CCTV cameras.	26/04/2016

Agenda Item 7

Committee:	Date:
Planning & Transportation Committee For decision	24 May 2016
Subject: Introduction of Planning Performance Agreements to enhance the process for development proposals	Public
Report of: Chief Planning Officer and Development Director	For Decision/
<p>Summary</p> <p>The 10 March 2016 Committee agreed to consider the introduction of Planning Performance Agreements (PPAs) pursuant to the corporate income generation cross cutting review reported to that Committee.</p> <p>Using PPAs could be a means of enabling development management to assist in offsetting its costs in providing its non-statutory functions whilst ensuring that the standard of service is maintained and enhanced at less cost to the Corporation and in line with the cost cutting review. PPAs are a collaborative process between the Local Planning Authority (LPA) and the Developer.</p> <p>Other London planning authorities have introduced a chargeable PPA regime. A PPA is a project management tool to enable the processing of 'Major' planning applications. It does not guarantee that planning permission will be granted for the development.</p> <p>Informal discussions have shown that the development industry would not oppose the introduction of a simple chargeable PPA regime.</p> <p>Recommendation(s)</p> <p>It is recommended that Members agree to consider the principle of the introduction of PPAs and if the Members agree the principle that:</p> <ol style="list-style-type: none"> 1) That the introduction of PPAs are the subject of consultation with key stakeholders. 2) A draft indicative agreement or agreements are prepared (to take account of different circumstances and scales of development) and 3) the draft (s) are the subject of consultation with key stakeholders 4) that a scale of charges is prepared and subject to consultation with key stakeholders 5) the agreed PPA format(s) and scale of charges be delegated to the Chief Planning Officer in consultation with the Chamberlain and Chairman and Deputy Chairman of the Planning & Transportation Committee. 	

Main Report

Background

1. At your meeting on the 10 March 2016 the Committee agreed to consider the introduction of Planning Performance Agreements (PPAs). PPAs could be a means of enabling the development management service to assist in offsetting the costs incurred in providing its non-statutory functions whilst ensuring that the standard of service is maintained and enhanced at less cost to the Corporation and in line with the cost cutting review. This review included a bench mark of fees and charges with the 32 London local authorities and identified that the City's development control's offsetting of its costs when compared to its gross expenditure was below the London average and recommended the introduction of PPAs to bring the City closer in line with neighbouring authorities.
2. The Department of Communities and Local Government introduced the concept of PPAs as a way to manage large scale developments in 2007. In principle, a PPA can be used for any application, although whether a PPA is appropriate in any particular case may depend on the size and complexity of a proposal.
3. PPAs are a collaborative process between the Local Planning Authority (LPA) and the Developer. They are a project management tool to enable the processing of, in particular, 'Major' planning applications. They are agreed in the spirit of a memorandum of understanding and are not intended to be a legally binding agreement. They are normally signed by the developer or his agent, the LPA and if relevant to the progress of the agreement, by key third parties.
4. PPAs must not have any implication on the decision in relation to the application or deflect resources away from the processing of other applications. The existence of a PPA removes the statutory time limits for determining the application and is a further means of ensuring that the City complies with its performance targets.
5. PPAs will normally cover the pre-application and planning application phase of a development proposal and can extend to matters beyond the formal application process for example to allow programming of the negotiation of any section 106 agreement as well as related non planning consents (which could perhaps include consents such as highway agreements under section 278 of the Highways Act 1980). They might also provide a basis for voluntary contributions offered by a developer to assist with abnormal costs of processing the application (so long as such payments do not exceed the cost of the additional work, do not have implications for the decision on the application and do not deflect resources from other cases). PPAs may be used in the post permission phase to ensure that multiple conditions are submitted and agreed in accordance with an agreed programme to ensure compliance.
6. There is no set model for PPAs and it is for the LPA and the Developers to agree suitable terms. Other local planning authorities' PPAs vary considerably in their complexity. Informal soundings with City developers have indicated that they would favour as far as possible the most straight forward approach to a PPA and would not oppose their introduction provided the good service provided by the City was retained and enhanced.

7. A broad based PPA would include an agreed timetable, responsibility for tasks, the agreed officers and the development objectives. They would be an ideal mechanism for agreeing the timing of community engagement and would include identifying the communities involved, the process of engagement and the best approach to incorporating their views. They could include clauses that would enable the timescale to be reviewed if external factors necessitated this. They could allow for early consideration of highways/section 278 considerations in suitable cases and therefore, might include an agreed timetable for the early consideration and entering into of S106 and section 278 agreements (which would be applicable in most 'Major' cases where the Committee might agree a scheme in principle).

Current Position

8. The City has always provided a comprehensive pre application advice service and this is very well regarded by the development industry. Charges for pre-planning application meetings were successfully introduced in 2010 as a means of setting off non-statutory function costs.
9. The majority of other London planning authorities have introduced a chargeable PPA regime.
10. The City Planning Officer was reluctant to introduce PPAs because of the City's unique role in facilitating the development required to deliver the world financial centre. He was concerned also that with a charging regime developers would not have been so willing to engage in extensive pre-application discussions that enabled proposals to be developed so that they could be recommended for approval.

Proposals

11. It is recommended that Members agree to consider the principle of the introduction of PPAs and if the Members agree, the principle that:
 - 1) The proposal to introduce PPAs is the subject of consultation with key stakeholders.
 - 2) Draft indicative agreement or agreements are prepared (to take account of different circumstances and scales of development) and
 - 3) the draft(s) are the subject of consultation with key stakeholders
 - 4) A scale of charges is prepared and subject to consultation with key stakeholders
 - 5) Any agreed PPA format(s) and scale of charges be delegated for decision to the Chief Planning Officer in consultation with the Chamberlain and Chairman and Deputy Chairman of the Planning & Transportation Committee.

Corporate & Strategic Implications

12. The income generation cost cutting review identified the development management service as being more costly than some other local planning authorities in London. The introduction of PPAs could be a means of enabling development management to assist in offsetting its costs in providing its non-statutory functions whilst ensuring that the standard of service is maintained and enhanced.
13. PPAs could improve the quality of planning decision making and provide a collaborative process with developers and stakeholders of more complex

development proposals. It could also enable some processes such as the negotiation of planning and highways agreements to be brought forward in the negotiating process.

14. The divisional plan within the DBE Departmental Business Plan 2016/19 undertakes to investigate the use of PPAs.

Implications

15. A PPA is required to reflect the additional costs incurred by the LPA in providing services beyond its statutory responsibilities and are additional to the relevant planning application fee. Any charge must be on a not for profit basis in accordance with Section 93 of the Local Government Act 2003 and, taking one year with another, the income from charges for such services must not exceed the cost of providing them.
16. The Corporation currently charges for pre-application meetings in respect of a variety of applications including 'Major' schemes. 'Major' schemes generate between £90,000 and £100,000 a year. This figure fluctuates in part due to the stages certain applications are at and due to market conditions and because of this, the receipts are taken into the central risk budget. This income would substantially fall away if PPAs were adopted, except for meetings in relation to schemes that are large enough to attract a fee but not large enough to be appropriate for a PPA.
17. Approximately 20 'Major' schemes are received per year. Some of these are new applications for major schemes which may be appropriate for PPAs and some of them vary previously approved schemes or are not particularly substantial which may not be appropriate for PPAs. If PPAs were to be entered into for the types of schemes where they were appropriate, with an approximate average fee of £25,000, the City could receive up to £200,000 less the sums which would be lost from the current pre-application charging fees system. There will be an administrative cost to implement an agreement and officer time to agree the terms. This could result in an approximate additional annual income of £100,000. Clearly, this could not be guaranteed and would be impacted by the fluctuations referred to above and the type and nature of applications and by the terms of the agreement. These figures were based on an assessment of 2015/16 'major' planning applications.

Conclusion

18. PPAs are a collaborative process between the Local Planning Authority (LPA) and the Developer. They are a project management tool to enable the processing of 'Major' planning applications.
19. Informal discussions have shown that the development industry would not oppose the introduction of a simple chargeable PPA regime.
20. It could provide for an appropriate charging regime for PPAs in relation to the City's non-statutory functions at a cost commensurate with the service provided by the City, offsetting some of the cost of the development management service in line with the cost cutting review.
21. PPAs could be a means of enabling the development management service to improve the quality of the planning decision making process providing a framework for a collaborative management process with developers and

stakeholders on more complex development proposals as well as enabling some processes such as the negotiation of planning and highways agreements to be brought forward.

Annie Hampson

Chief Planning Officer and Development Director, Department of the Built Environment

020 7332 1700

Annie.Hampson@cityoflondon.gov.uk

This page is intentionally left blank

Committee(s)	Dated:
Port Health & Environmental Services Committee – For Information	23052016
Planning & Transportation Committee – For Information	24052016
Subject: Department of the Built Environment Risk Management – Quarterly Report	Public
Report of: Director of the Built Environment	For Information
Report author: Richard Steele	

Summary

This report has been produced to provide the Planning & Transportation and Port Health and Environmental Services Committees with assurance that risk management procedures in place within the Department of the Built environment are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

Risk is reviewed regularly as part of the ongoing management of the operations of the Department of the Built Environment. In addition to the flexibility for emerging risks to be raised as they are identified, a process exists for in-depth periodic review of the risk register.

There is one Corporate Risk managed by the Department of the Built Environment. This is:

- CR20 - Road Safety (Current risk: RED – unchanged)
[Planning & Transportation Committee]

There is one Departmental RED Risk managed by the Department of the Built Environment. This is:

- DBE- TP-01 - Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business (Current Risk: RED - unchanged).
[Port Health & Environmental Services Committee]

Recommendation

Members are asked to:

- Note the report and the actions taken in the Department of the Built Environment to monitor and manage effectively risks arising from the department's operations.

Main Report

Background

1. The Risk Management Framework of the City of London Corporation requires each Chief Officer to report regularly to Committee the risks faced in their department.
2. Risk Management is a standing item at the Senior Leadership Team meetings.
3. Risk owners are consulted and risks are reviewed between SLT meetings with the updates recorded in the corporate (Covalent) system.

Current Position

4. This report provides an update on the current risks that exist in relation to the operations of the Department of the Built Environment and, therefore, Planning & Transportation Committee and/or Port Health and Environmental Services Committee.
5. The risk register captures risk across all four divisions within the department, (Transportation & Public Realm, District Surveyor, Development and Policy & Performance) but risks relating to the City Property Advisory Team are managed by the City Surveyor.

Risk Management Process

6. Risk and control owners are consulted regarding the risks for which they are responsible quarterly. Historically changes to risks have been reported to Members as part of the following Business Plan report. In future Members will receive this report quarterly (Planning & Transportation Committee) or 4-monthly (Port Health and Environmental Services Committee).
7. All significant risks (including Health & Safety risks) identified by the Department have been added to the Covalent Corporate Risk Management System.
8. Many of the department's risks have "Business As Usual" mitigations. These mitigations are ongoing and in Appendix 1 they do not have either a "Latest Note" or a "Latest Note Date". Because the Covalent system requires that they have a Due Date the fictitious (and meaningless) date of 31 Dec 2999 has been used.

Significant Risk Changes

9. Regular assessments of risks have identified one increased risk and two reduced risks.

- **Service/Pipe Subways (DBE-02)**
[Planning and Transportation Committee]

This is the health and safety risk associated with working in the service or pipe subways. This risk was assessed as having Impact 8 (Critical) and Likelihood

2 (Unlikely). Since the Code of Practice has been updated the Likelihood has reduced to 1 (Rare) and the risk has been reduced from Red to Amber.

- **Major Projects and key programmes not delivered as TfL funding not received (DBE-TP-03)**
[Planning and Transportation Committee]

Meetings have been scheduled with TfL and will take place throughout the year. The likelihood for 2016/17 has been reduced from 2 (Unlikely) to 1 (Rare) and this risk has been reduced from Amber to Green.

- **The District Surveyor's Division becomes too small to be viable (DBE-DS-01)**
[Planning and Transportation Committee]

With the consistent difficulty to recruit professional staff and the ever increasing number of Approved Inspectors the likelihood is increasing. The Likelihood of this occurring has been increased from 2 (Unlikely) to 3 (Possible). This risk remains Amber.

Identification of New Risks

10. New risks may be identified at the quarterly review of all risk; through Risk reviews at the Department Management Team; or by a Director as part of their ongoing business management.
11. An initial assessment of all new risks is undertaken to determine the level of risk (Red, Amber or Green). Red and Amber risks will be the subject of an immediate full assessment with Red risks being report to the Department Management Team. Green risks will be included in the next review cycle.
12. One new risk, relating to the Lord Mayor's Fireworks has been identified and has been assessed as a Service level risk and will not be reported to Members.

Summary of Key Risks

13. The Department of the Built Environment is responsible for one Corporate Risk. This is:

- **Road Safety (CR20) which is RED**
[Planning & Transportation Committee]

This is the risk related to road traffic collisions.

This risk is assessed as having impact 8 (Critical) and Likelihood 4 (Likely). Once the Interim Bank Junction redesign has been implemented (scheduled for completion in April 2017) the risk will be reduced to Amber.

Additional modelling in connection with the Interim Bank Junction redesign will result in 4 months slippage. The Target date for risk reduction has been revised accordingly.

14. The Department of the Built Environment's Risk Register includes one RED risk. This is:

- **Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business (DBE-TP-01)**
[Port Health & Environmental Services Committee]

This risk is assessed as having Impact 8 (Critical) and Likelihood 2 (Unlikely). Once the Corporate Transport Policy has been implemented (scheduled for September 2016) the Likelihood will reduce to 1 (Rare) and the risk will be reduced to Amber.

15. One risk that was previously classified as RED has, following mitigation work, been reassessed as Amber (as noted above) and will no longer be considered to be a key risk:

- **Service/Pipe Subways (DBE-02)**
[Planning and Transportation Committee]

This is the health and safety risk associated with working in the service or pipe subways.

This risk was assessed as having Impact 8 (Critical) and Likelihood 2 (Unlikely). Since the Code of Practice has been updated the Likelihood has reduced to 1 (Rare) and the risk is now Amber.

Conclusion

16. Members are asked to note that risk management processes within the Department of the Built Environment adhere to the requirements of the City Corporation's Risk Management Framework and that risks identified within the operational and strategic responsibilities of the Director of the Built Environment are proactively managed

Appendices

- Appendix 1 – Register of Corporate and Departmental risks

Carolyn Dwyer

Director of the Built Environment

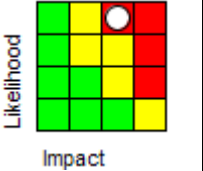

T: 020 7332 1700

E: carolyn.dwyer@cityoflondon.gov.uk

Committee Report (Corporate & Departmental Level Risks)

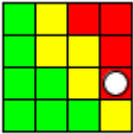
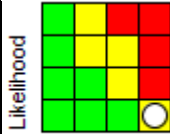
Report Author: Richard Steele

Generated on: 10 May 2016

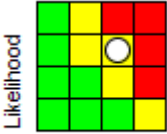
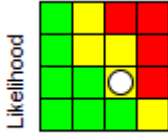

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CR20 Road Safety Oct-2015 Colyn Dwyer	<p>Cause: Limited space on the City's medieval road network to cope with the increased use of the highway by vehicles and pedestrians / cyclists within the City of London. Interventions & legal processes take time to deliver</p> <p>Event: The number of casualties occurring in the City rises instead of reducing.</p> <p>Effect: The City's reputation and credibility is adversely impacted with businesses and/or the public considering that the Corporation is not taking sufficient action to protect vulnerable road users; adverse coverage on national and local media</p>		16	Road Danger Reduction Joint Action Plan for 2016/17 has been agreed with the City of London Police and approved by Committee. Additional modeling in connection with the Interim Bank Junction redesign will result in 4 months slippage. The Target date for risk reduction has been revised accordingly. 09 May 2016		6	30-Apr-2017	↔ No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
CR20a Joint Safer Transport Team	Implement a joint City of London Corporation & City of London Police Road Safety/Safer Transport Team	The business case for colocation is being reassessed. It is expected that there will be a decision about relocation by the end of July and the due date has been revised accordingly.	Steve Presland	09-May-2016	31-Jul-2016
CR20b Permanent Bank Junction redesign	Permanent Bank Junction redesign	Still on track	Steve Presland	09-May-2016	30-Nov-2018
CR20c Interim Bank Junction redesign	Working with TfL to explore and, where practicable, deliver short term design/operational improvements to Bank Junction	Additional modelling to enable us to reach agreement with TfL will result in 4 months slippage. It is anticipated that a report to proceed to implementation will be presented by December this year with implementation by the end of April 2017. The due date has been revised accordingly.	Steve Presland	09-May-2016	30-Apr-2017

CR20d Road Safety Communication's Strategy	Work with the Corporation's Communications Office to deliver a Road Safety Communications Strategy	Currently awaiting resource recruitment and allocation from the Corporate Communications Team	Steve Presland	09-May-2016	30-Nov-2016
CR20e City Contracts	Explore embedding vehicle and driver safety in all City of London Corporation contracts	Following comments from CLPS we will be reporting to Committee in the summer regarding potential impact on contract costs.	Steve Presland	09-May-2016	30-Sep-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-TP-01 Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business 13-Mar-2015 Steve Presland	Cause: A member of staff/contractor who is unfit or unqualified to drive causes ... Event: a road traffic collision which results in ... Impact: death or injury; financial claim	Likelihood  Impact	16	The roadshows are underway and should be completed by the end of May. Despite this slight slippage we are still on target to achieve the implementation of the Corporate Transport Policy by the end of June. 29 Apr 2016	Likelihood  Impact	8	01-Sep-2016	↔ No change

Action no, Title, File,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-TP-01a Approve Corporate Transport Policy	Approve Corporate Transport Policy [NB this depends on HR and Chief Officers]	ACTION COMPLETED 16 Jul 15	Oliver Sanandres	29-Apr-2016	31-Aug-2015
DBE-TP-01b Implement Corporate Transport Policy	Implement Corporate Transport Policy (including establishing monitoring regimen)	The roadshows are underway and should be completed by the end of May. Despite this slight slippage we are still on target to achieve the implementation of the Corporate Transport Policy by the end of June.	Steve Presland	29-Apr-2016	30-Jun-2016
DBE-TP-01c Driver safeguards in future City contracts	Work with the Corporate Procurement Service to embed driver safeguards in future City contracts	Following comments from CLPS we will be reporting to Committee in the summer regarding potential impact on contract costs.	Steve Presland	29-Apr-2016	31-Dec-2016

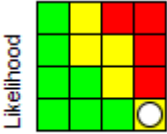
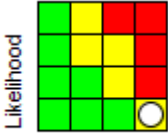

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-DS-01 The Division becomes too small to be viable 25-Mar-2015 Bill Welch	Cause: Reduced Income causes the service to be unviable Event: Development market fails to maintain momentum or our market share shrinks Impact: Reduced staffing levels do not provide adequate breadth of knowledge and experience	 Likelihood Impact	12	Reviewing options for change to reduce likelihood 09 May 2016	 Likelihood Impact	8	31-Dec-2016	 No change

Action no, Title, Page	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-DS-01a Business as usual mitigating controls Page 48	(1) Continue to provide excellent services [evidenced by customer survey]; (2) Maintain client links with key stakeholders; (3) Continue to explore new income opportunities; (4) Continue to undertake cross-boundary working.		Bill Welch		31-Dec-2999
DBE-DS-01b Building Control business model review	(1) Review and update Marketing Strategy (2) Consider Options for Change	(1) (a) Review underway; (b) consulting with the Local Authority Building Control (LABC - which represents all local authority building control teams in England and Wales). Expected to be completed in June 2016. (2) (a) Consulting LABC & neighbouring Local Authorities; (b) Undertaking options review. Expected to be completed in July 2016.	Bill Welch	10-May-2016	31-Oct-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-PP-01 Adverse planning policy context 06-Mar-2015 Paul Beckett	Cause: A desire in Government and others to change the existing planning system in a way which may be detrimental to the City Event: Changes detrimental to the City are implemented Impact: Adverse changes cannot be prevented using local planning control		12	Submitted response to DCLG Technical Consultation on planning changes. 27 Apr 2016		12		↔ No change

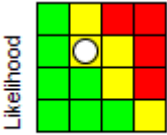
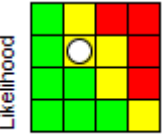

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-PP-01a Business as usual mitigating controls	(1) Ongoing monitoring of government regulations; (2) continue monitor progress of, and seek to influence, Housing and Planning Bill		Paul Beckett		31-Dec-2999

Page 49

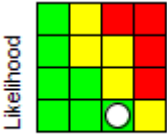
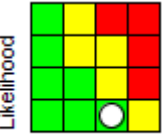

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-02 Service/Pipe Subways 02-Dec-2015 Giles Radford	<p>Cause: Provide safe access and egress for utilities and maintenance functions, whilst having operatives entering the confined space to undertake checks.</p> <p>Event: A lack of Oxygen, poisonous gases, fumes and vapour, liquids and solids that suddenly fill spaces, Fire and explosions, hot conditions, Entrapment and falling debris.</p> <p>Impact: Fatality / Major Injury / Illnesses</p>	 <p>Likelihood</p>	8	Permit form and webpage to be resolved in the near future. Re-writing of the COP will take a year at least. 29 Feb 2016	 <p>Likelihood</p>	8	31-Dec-2016	 No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-02a Business As Usual Investigations	<p>Confined space working is avoided when possible.</p> <p>All PPE and other equipment required for a SSOW shall be suitable and sufficient for the tasks identified. The following PPE and equipment shall be provided, as stated in the approved code of practice</p> <p>All openings are controlled through a central booking system. A subway must not be entered if permission to do so has been refused.</p> <p>No booking will be granted to parties who are not on the database. If the contractor is not on the database they must seek approval from CoL regarding their works. Once confirmed, the contractors will be added to the system before agreeing access.</p> <p>All works and operatives entering the pipe subway must comply with the code of practice for access and safe working in local authority subways.</p>		Giles Radford		31-Dec-2999

	<p>Regular inspections of the structure, covers, condition and asbestos surveys are undertaken.</p> <p>The Permit to enter form must be completed and contractors checked to ensure they have suitable and sufficient equipment to enter a confined space.</p> <p>No smoking is allowed at any time.</p>				
DBE-02b Update Code of Practice	Revisit and update the approved code of practice working with other Local Authorities who have pipe subways.	Utilities will ,meet with LA's at the next LA meeting to discuss additions and amendments to the COP.	Giles Radford	25-Apr-2016	31-Dec-2016
DBE-02c Permit to Enter application form	Update Permit to Enter application form to improve clarity and reduce incorrect completion	[COMPLETED]	Steve Presland	19-Apr-2016	01-Mar-2016
DBE-02d Web presence	Publish an extranet page that includes all relevant documentation to ensure that utilities have access to up-to-date documents at all times. This will also include an on-line booking form.	Webpage is now live. Training will be provided in early June before becoming mandatory. All documents are being uploaded as we speak.	Giles Radford	25-Apr-2016	30-Apr-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-PL-02 Not being alive to the needs/requirements of the world business centre and the political environment 23-Mar-2015 Annie Hampson	Cause: Staff are badly briefed in relation to the planning development needs of the City as a world business centre Event: Perception that we are not responsive to the planning development needs of the City as a world business centre Impact: The City's reputation suffers and we fail to deliver buildings that meet the needs of the City as a world business centre	 Likelihood Impact	6	Risk unchanged 04 Apr 2016	 Likelihood Impact	6		 No change

Location no, File,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-PL-02a	(1) Continue to work closely with other parts of the department; the City Property Advisory Team; other City of London Departments; & the Greater London Authority. (2) Attendance at MIPIM.		Annie Hampson		31-Dec-2999

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-TP-03 Major Projects and key programmes not delivered as TfL funding not received 27-Mar-2015 Steve Presland	Cause: City of London fail to bid at the appropriate time or City of London lose credibility with TfL or Reduced funding from TfL Event: TfL funding for Local Investment Plan ceased or significantly reduced Impact: Unable to deliver highway investment & improvement programmes	 Likelihood Impact	4	Likelihood for 2016/17 has been reduced to Rare and the risk score reduced accordingly. Meetings have been scheduled with TfL and will take place throughout the year. 29 Apr 2016	 Likelihood Impact	4	30-Apr-2017	 No change

Action no, Title, Date	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-TP-03a	Agree TfL interactions timetable	In final draft. Expected to be completed by the end of the first week in May.	Steve Presland	29-Apr-2016	30-Apr-2016
DBE-TP-03b	Conduct quarterly meetings with TfL-	Meetings have been setup for 2016/17. Meetings will be held throughout the year.	Steve Presland	29-Apr-2016	30-Mar-2017

Committee(s)	Dated:
Policy & Resources Committee	19/05/2016
Planning & Transportation Committee	24/05/2016
Property Investment Board	25/05/2016
Subject: Marché International des Professionnels d'Immobilier (MIPIIM property conference) 2016 / 2017	Public
Report of: The City Surveyor	For Decision
Report author: Simon McGinn, City Property Advisory Team (CPAT)	

Summary

This report informs your Committees of the City of London Corporation's activities at the MIPIIM property exhibition in March 2016, and seeks approval for City of London Corporation attendance at MIPIIM 2017.

The cost of representation at MIPIIM 2016 was above the originally approved budget (£87,500), totalling £89,398 which was as a consequence of expanding the attending Member team by an additional person.

Key activities from MIPIIM include (summary):

- 24 meetings with high level representatives of property companies and stakeholders active in the Square Mile.
- The public launch of an important piece of property research.
- Three successful City-hosted dinners with high-level guests.
- Involvement in two panel sessions by the Chairman of Policy & Resources, plus a keynote speech at a breakfast hosted by the London Chamber of Commerce and Crofton.
- Promotion of the City's existing and future building stock.
- Promotion of the City as a place to invest and base a business.

Recommendation(s)

- That this report on MIPIIM 2016 is received.
- That the additional cost of attending MIPIIM 2016 be noted
- That the Policy & Resources and Planning & Transportation Committees, and the Property Investment Board, decide that the City of London Corporation should attend MIPIIM 2017 with a total budget not exceeding £95,000.

Main Report

Background

1. In Apr/May 2015, approval was given for the City of London Corporation's attendance at MIPIIM (Marché International des Professionnels d'Immobilier) 2016 in Cannes at a cost not exceeding £87,500 to be met from existing budgets. Subsequent to the report going to Committee, it was decided that it would be useful for the Deputy Chairman of the Planning & Transportation Committee to also attend, the cost of which was covered by the Department of the Built

Environment's local risk budget. Provision of £20,000 came from the City Surveyor's Department (Property Investment Board), £7,500 from the Department of the Built Environment (Planning and Transportation Committee), £5,000 from Public Relations (Policy & Resources Committee), and the remaining £55,000 from the City Property Advisory Team's (CPAT) local risk budget. The research launched at MIPIM was jointly commissioned with the City Property Association and separately funded as part of the Economic Development Office's Research Programme.

2. MIPIM is widely recognised as the world's leading and most influential event for the Property Industry. It is a global marketplace that offers the opportunity to connect with key players in the industry, from investors to end-users and local government to international corporations. This year, 24,000 delegates attended from over 80 countries (up from 21,400 in 2015).
3. The focus of The City of London Corporation's attendance centred on four main areas of activity:
 - a) Exhibition attendance – this includes supporting the City Corporation's part of the larger London exhibition.
 - b) City Corporation seminar where themes of significance for the City of London are developed and debated.
 - c) Hosting high-level events for specially invited key individuals (3 City dinners, and a Seminar for senior guests and delegates), and 24 private meetings over 2 days with developers, investors, and other stakeholders.
 - d) Involvement in two panel sessions and a keynote speech (Chairman of Policy & Resources).
4. City of London Corporation representatives attending MIPIM included four Members (the Chairman of the Policy & Resources Committee, the Chairman and Deputy Chairman of the Planning and Transportation Committee and the Chairman of the Property Investment Board), in addition to the City Surveyor, the Director of the Built Environment, the Chief Planner & Development Director, and the Investment Property Director. The senior team was supported by three representatives from the City Property Advisory Team and one PR officer.

Headline messages received

5. Planning:
 - Speed of response to issues/consultations needs to be accelerated.
 - Archaeological costs and processes need to be reviewed as this pushes the overall costs onto developers.
 - Developers should be encouraged to use the new City Centre to meet Members to get an overview of the broader impact on the City.
 - S237 Rights of Light – need to ensure basic process is understood especially by foreign investors. Pre-application meetings giving more information to aid development would help.
6. Housing:
 - A standard tariff would be beneficial rather than local variations to determine the amount of contributions towards affordable provision

- Adequate resourcing of both local authorities to deliver the necessary permissions and the market generally to provide the necessary skills to deliver housing capacity
- The Greenbelt could provide some expansion space for housing
- An appropriate volume of housing delivery will in itself provide sufficient affordable accommodation on the back of consented schemes
- Mixed use buildings are of value – young graduates want to live near where they work.

7. Occupiers:

- New occupiers should be invited to CoL events e.g. Amazon. CoL's hospitality process/policy needs to be assessed

8. Research / Seminar

- The City must maintain its cost competitiveness
- There is a growing shortage of space between 300 and 1,000 sq m that must be countered
- The perception of the City must be addressed
- Digital infrastructure must be improved

City Corporation events and speeches:

9. The City Property Advisory Team organised a seminar entitled "*Clusters & Connectivity: the City as a place for SMEs*", based on a piece of research undertaken from Ramidus as part of the Economic Development Office research programme, and jointly commissioned by the City Property Association (See Appendix 1 for Executive Summary). Over 150 delegates attended the session chaired by the Chairman of the Policy and Resources Committee. The report was an opportunity to highlight the significant role SMEs play in driving job growth in the City, and how the number of small firms there has grown rapidly in recent years. The presentation examined the ecology of the City's SME community, and its drivers, working practices and locational requirements. It also looked at how SMEs view the City as a business location, and the value they place on different features such as public realm and amenities. The session also considered some of the policy implications for the City Corporation and others, as well as some key property trends affecting SMEs such as the growth in serviced office accommodation.
10. The Chairman of Policy & Resources Committee took part in two panel sessions – the first organised by Estates Gazette called *Start-Up London: a safe investment or too tricky to touch?* The Chairman also sat on a panel as part of a GLA "Housing in London" seminar. There was a consistency of agreement across 4 key housing areas:
 - A standard tariff would be beneficial rather than local variations to determine the amount of affordable provision
 - Adequate resourcing of both local authorities to deliver the necessary permissions and the market generally to provide the necessary skills to deliver housing capacity
 - The Greenbelt should provide some expansion space for housing
 - An appropriate volume of housing delivery will in itself provide sufficient affordable accommodation on the back of consented schemes

11. Corporation Members hosted a dinner for seven high level guests, comprising senior representatives including from British Land, Lipton Rogers Developments, (AXA and the British Property Federation).
12. Additionally, following on from last year's success, two extra dinners were also held – one focusing on housing and one on planning.
13. The Chairman of Policy also welcomed guests at a lunch held in association with the City Corporation (hosted by the City Property Association & London Chamber of Commerce).

Meetings:

14. Programmed meetings were held with 24 developers, investors and agents, over a 48 hour period, offering the chance to focus on significant issues, foster new relationships, and cement existing relationships and alliances. The meetings provided an opportunity to receive updates and explore issues that are pertinent to delivery of their schemes. In addition to this there were a number of un-programmed meetings relating to commercially sensitive inquiries that MIPIM provides an opportunity to discuss.

Media coverage:

15. The City Corporation's attendance at MIPIM secured coverage in CityAM and Property Week, which interviewed Mark Boleat and Annie Hampson respectively before the event. There was strong positive social media activity around the City of London Corporation's events at MIPIM. In particular, supportive tweets from the audience at the Estates Gazette panel which the Chairman of Policy participated in, and high levels of social media activity around the City of London Seminar - several tweets said it was the best seminar they had attended all week. Some members of the media expressed an interest in updates on planning permissions and planning committee businesses.

MIPIM 2017 expenditure

Financial & Risk Implications

16. The cost of representation at MIPIM 2016 was on budget at £89,398. This was £1,898 more than the initial approved budget due to the Deputy Chairman of Planning & Transportation accompanying the outgoing Chairman of the Committee.. The additional cost was funded by the Department of the Built Environment's local risk budget. Expenditure for the event was as follows:

Exhibition cost	£59,477
Travel / transfers / accommodation	£19,477
Seminar	£5,674
Hospitality and subsistence	£4,770
Total	£89,398

17. The benefits of attending MIPIM are set out above and it is considered appropriate that the City of London should have a similar presence at MIPIM 2017. The team to attend MIPIM should include a similar delegation of Members

as 2016, including representatives of the Policy & Resources Committee, Planning and Transportation Committee and Property Investment Board. It is proposed that Members be accompanied by the same Officer team that attended MIPIM in 2016

18. It is expected that the cost of attending MIPIM in 2017 will be higher than the original approved budget for attending in 2016 (£87,500) as on this occasion the Deputy Chairman of Policy & Resources is likely to be accompanying the outgoing Chairman and as, on first examination, the costs of return flights to attend the event appear to have risen significantly from £250 per person to £700 per person. The precise budget is not clear as there may be further variations in the travel costs and fluctuations in exchange rates. The final cost will be no greater than £95,000 with the division being as set out in Para 1 and any additional increase in cost will be divided between the City Surveyors Department and the Department of Built Environment (maximum increase of £7,500 to be shared).

Conclusion

19. MIPIM 2016 provided the City Corporation with an excellent opportunity to showcase the City's attributes as a place to live, work and invest. MIPIM is still the premier event of its kind, and it is felt that there is no real alternative to MIPIM at which the City Corporation's City of London message would be as effectively disseminated, given the predominance of senior and influential property professionals attending MIPIM, and the amount of press attention that it receives. It is also felt that the City Corporation's attendance is a key factor in promoting the Square Mile in the face of increasing competition from other centres and countries, and underpinning confidence in London as the leading global financial centre.
20. MIPIM 2017 takes place from 14th-17th March and will, it is reasonable to assume, provide similar opportunities as experienced at MIPIM 2016. The Policy & Resources Committee, Planning and Transportation Committee, and the Property Investment Board are now asked to decide if the City of London Corporation should attend MIPIM 2017 with contributions as previously identified in Para 18 above.

Contact:

Simon McGinn | simon.mcginn@cityoflondon.gov.uk | 020 7332 1226

Clusters & Connectivity: the City as a place for SMEs (Mar 2016)

Companies that employ fewer than 250 workers form the vast majority of businesses in the Square Mile, and are crucial to its position as one of the country's most successful and diverse business centres. Though perceptions of the City often focus on its large corporations, it contains over 16,000 small- and medium-sized enterprises (SMEs), which form a unique business ecology. This report examines the benefits SMEs gain from being in the City and what more can be done to make it a place where they can thrive.

As part of the research, SMEs based in the City were surveyed and face to face interviews with representatives of the property supply chain were carried out. The findings suggest that SMEs are attracted to the City by several factors, including: its dense business cluster, which offers ready access to suppliers and clients; its historically rich urban environment and diverse office stock, and the sense of prestige attached to the location. The City is also well regarded for the competitive price of its office space.

The report finds that the City's population of SMEs spans a wide range of sectors. As well as obvious strengths in Finance and related industries, there is good representation in Professional Services; Insurance; Admin and Support; Wholesale, Retail and Consumer, as well as Technology, Media and Telecommunications (TMT).

The report also finds that SMEs are widely distributed across the Square Mile, and that they play a significant role in influencing the shape of the urban form. The City's financial core, where many of its large corporations are based, is the centre of gravity for SMEs in the sector, but many of those in other industries are scattered more widely.

Notably, many SMEs in the TMT sector are clustered in parts of the Square Mile adjacent to Shoreditch, Clerkenwell and Farringdon. This has led to parts of the City acquiring a look and feel similar to these tech hubs, characterised by small and serviced offices in historic, formerly industrial, buildings. Indeed, a particularly interesting finding of the report is that many respondents perceived the City to extend beyond its actual boundaries to encompass these areas immediately to the north.

In order to consolidate and build on its success as a location for SMEs, this report makes four main recommendations:

- **The City must maintain its cost competitiveness.** Whilst the City's office stock is good value compared to other parts of Central London, the research indicates that the factor most likely to drive SMEs out of the City is increasing cost. If actions are taken to keep prices competitive, this would serve to encourage resident SMEs to remain and may bolster the City's attractiveness.
- **There is a growing shortage of space between 300 and 1,000 sq m that must be countered.** The increasing scarcity of this space may become a deterrent to SMEs that would otherwise have considered locating to the City. Boosting its availability would address this emerging challenge.
- **The perception of the City must be addressed.** Impressions of the City as corporate and finance-dominated may deter some SMEs, in particular if they associate this with high cost. Promoting the area beyond the core where a more fluid landscape accommodates a diverse range of enterprises could improve the image of the City as a location for SMEs.
- **Digital infrastructure must be improved.** The City's businesses depend on high quality, high speed connectivity but do not always receive a consistently good service. Efforts are underway to address this, and must be continued.

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Points to Note:

- The report only contains public lifts or escalators that have experienced a breakdown within the reporting period
- The report was created on the 10th May 2016 and subsequently since this time the public lifts or escalators could have been brought back into service or experienced further breakdowns which will be conveyed in the next report.

Location And Age	Status as of 10/05/2016	% of time in service between 22/04/2016 And 10/05/2016	Number of times reported between 22/04/2016 And 10/05/2016	Period of time Not in Use between 22/04/2016 And 10/05/2016	Comments Where the service is less than 100%
London Wall (No.1) Lift Eastern Pavilion 2003 SC6458964 U	IN SERVICE	79.6%	1	93 hrs.	The lift remained out of service until the 28/04/16 due to refurbishment works. It is now fully operational. (93 hrs)
London Wall (No.1) Lift Western Pavilion 2003 SC6458965	IN SERVICE	31.6%	1	312hrs.	22/04/2016 - lift taken out of service due to a hydraulic issue resulting in the lift losing hydraulic pressure and the lift sinking below its terminal floor which required parts and access to the motor room to be pre-arranged. Return visit took place on the 06/05/2016 when the parts had arrived to enable the repair to place and it was left in service. (312 hrs)
London Wall (No.1) Escalator (DOWN) 2003 SC6458958	IN SERVICE	95.2%	1	22 hrs.	24/04/2016 – Out of hours call out, engineer attended site and reset escalator. (22 hrs)
London Wall (No.1) Escalator (UP) 2003 SC6458959	IN SERVICE	81.6.5%	2	84 hrs.	24/04/2016 - Out of hours call out, engineer attended site and reset escalator. (23 hrs.) 01/05/2015 - Engineer attended and was not able to work safely on the escalator as site unable to locate safety barriers. Return visit on the 02/05/16 where engineer found left hand handrail not moving and parts required

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 10/05/2016	% of time in service between 22/04/2016 And 10/05/2016	Number of times reported between 22/04/2016 And 10/05/2016	Period of time Not in Use between 22/04/2016 And 10/05/2016	Comments Where the service is less than 100%
					a subsequent return visit on the 04/05/2015 occurred where the escalator was repaired and left in service (61 hours)
Millennium Bridge Inclinor 2012 SC6459245	OUT OF SERVICE	92.3%	1	35 hrs.	09/05/2016 - Engineer attended and found a faulty auto dialler which requires a visit by TVLC. Return visit scheduled for the 13/05/16 (35 hrs)
Tower Place – Scenic Lift SC6458963 Age 62	OUT OF SERVICE	34.2%	1	300 hrs.	27/04/2016 - Engineer attended site and was refused entry to the motor room by the building managing agent. Return visit on the 05/05/2016 when the engineer originally identified a fault with the hydraulic pump however after closer inspection an additional fault was found with the control panel contactors which requires parts. Repair incomplete at end of report time. (300 hrs)
Wood Street Public Lift (Royex House) 2008 SC6458970	IN SERVICE	99.8%	1	1 hr.	03/05/2016 - Engineer attended and found lift had over ran ground floor reset and left in service. (1 hr)
Speed House SC6459146	OUT OF SERVICE	67.3%	1	149 hrs.	04/05/2016 - Engineer attended out of hours and could not gain access to the motor room only daytime access is allowed. Return visit the following day and engineer found a specialist technician from Kone required to attend. Repair incomplete at end of report time. (149 hrs.)
Tower Bridge SC6459244	IN SERVICE	97.4%	2	12 hrs.	01/05/2016 - Engineer attended and found top floor lock faulty, repaired and left in

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 10/05/2016	% of time in service between 22/04/2016 And 10/05/2016	Number of times reported between 22/04/2016 And 10/05/2016	Period of time Not in Use between 22/04/2016 And 10/05/2016	Comments Where the service is less than 100%
					service. (4 hrs.) 02/05/2016 – Out of hours call out, engineer attended and found motor room stop switch activated. Switch was reset and the left was left in service. (8 hrs.)

Additional information

Page 63

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank