Public Document Pack

Planning and Transportation Committee

Date: **TUESDAY, 23 MAY 2017**

Time: **9.30 am**

Venue: **LIVERY HALL - GUILDHALL**

Members:

Christopher Hayward (Chairman)
Deputy Alastair Moss (Deputy Chairman)
Rehana Ameer
Randall Anderson
Alderman Sir Michael Bear
Sir Mark Boleat
Mark Bostock
Deputy Keith Bottomley
Henry Colthurst
Peter Dunphy
Emma Edhem
Sophie Anne Fernandes
Marianne Fredericks
Graeme Harrower
Christopher Hill
Alderman Robert Howard
Deputy Jamie Ingham Clark
Alderman Gregory Jones QC
Alderman Vincent Keaveny
Oliver Lodge
Paul Martinelli
Andrew Mayer
Deputy Brian Mooney
Sylvia Moys
Barbara Newman
Graham Packham
Susan Pearson
Judith Pleasance
Deputy Henry Pollard
Jason Pritchard
James de Sausmarez
Oliver Sells QC
Graeme Smith
Deputy James Thomson
William Upton

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. **MINUTES**
To agree the public minutes and summary of the meeting held on 2 May 2017.

For Decision
(Pages 1 - 8)

4. **WARDMOTE**
To consider Orders of the Court of Common Council of 22 March 2017 referring to the Committee resolutions of the Grand Court of Wardmote.

For Decision
(Pages 9 - 10)

5. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 11 - 18)

6. **VALID APPLICATIONS LIST FOR COMMITTEE**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 19 - 22)

7. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

a) Barbican and Golden Lane Estates - Proposed Conservation Area (Pages 23 - 28)

For Decision

b) Bernard Morgan House 43 Golden Lane London EC1Y 0RS (Pages 29 - 510)

For Decision

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

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

11. **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

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

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

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

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 2 May 2017

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 10.00 am

Present

Members:

Christopher Hayward (Chairman)
Deputy Alastair Moss (Deputy Chairman)
Randall Anderson
Alderman Sir Michael Bear
Mark Boleat
Mark Bostock
Deputy Keith Bottomley
Henry Colthurst
Peter Dunphy
Emma Edhem
Marianne Fredericks
Graeme Harrower
Deputy Jamie Ingham Clark
Alderman Gregory Jones QC
Alderman Vincent Keaveny
Oliver Lodge
Andrew Mayer
Deputy Brian Mooney
Sylvia Moys
Barbara Newman
Graham Packham
Susan Pearson
Deputy Henry Pollard
Jason Pritchard
Oliver Sells QC

Officers:

Simon Murrells	-	Assistant Town Clerk
Amanda Thompson	-	Town Clerk's Department
Sabina Johal	-	Town Clerk's Department
Deborah Cluett	-	Comptollers and City Solicitor
Clive Cornwell	-	Department of the Built Environment
Carolyn Dwyer	-	Director of Built Environment
Annie Hampson	-	Department of the Built Environment
Ian Hughes	-	Department of the Built Environment
Steve Presland	-	Transportation & Public Realm Director
Gwyn Richards	-	Department of the Built Environment
Peter Young	-	City Surveyor's Department

1. **APOLOGIES**
   Apologies for absence were received from Rehana Ameer, Alderman Robert Howard, Judith Pleasance, James de Sausmarez and Deputy James Thomson.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
   Alderman Vincent Keaveny and Deputy Alastair Moss declared personal interests in agenda item 10c) – Bernard Morgan House.

Alderman Keaveny advised that he would remain in the meeting but take no part in the discussion or voting, Deputy Moss advised that he would leave the meeting during consideration of the item.

Susan Pearson declared a personal interest in the same item by virtue of living on the Golden Lane Estate and having previously objected to the application. She advised that she would remain in the meeting but take no part in the discussion or voting.

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 Christopher Hayward declared his willingness to serve.

With Christopher Hayward being the only member indicating his willingness to do so, the Committee;

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 Sir Michael Bear, Alderman Gregory Jones, Rahana Ameer, Mark Boleat, Mark Bostock, Deputy Keith Bottomley, Christopher Hill, Deputy Jamie Ingham Clark, Andrew Mayer, Barbara Newman, Susan Pearson, Jason Pritchard, Oliver Sells and William Upton.

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 Alastair Moss declared his willingness to serve.

With Alastair Moss being the only member indicating his willingness to do so, the Committee;

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 ensuring year (2017/2018).

A Member commented that the report before the Committee should also include Member's individual attendance figures for the previous year in order to assist Members make appointments to the Sub-Committees.

The Chairman asked Members if they were in support of this but the majority were opposed.

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
Alderman Gregory Jones
Paul Martinelli
Graham Packham
Oliver Sells

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
Marianne Fredericks
Alderman Gregory Jones
Paul Martinelli
Susan Pearson

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

RESOLVED – That the report be noted

7. **MINUTES**

RESOVED - That the minutes of the meeting held on 21 March 2017 be agreed as a correct record.

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

Question from Mark Boleat

Will the Chairman explain the rationale for Committee papers that run to over 800 pages in length including over 450 pages on a single item, most of which are repetitive. More specifically will the Chairman explain why it is considered necessary to circulate early single communication about a particular application to the Committee, and will he tell the Committee whether this practice is followed by other London councils?

Response

This application has attracted a substantial amount of comments which is why the papers are so long. It is almost inevitable that these will repeat similar objections and grounds for support. A table in the report summarises the points made and where in the report the matter is dealt with.

Planning Authorities across London adopt a variety of approaches.

The Chairman sought the views of Members as to whether or not they would wish to access public comments in a different way and not to have them attached to the report and it was agreed that officers should report back to the Committee with some alternative options and information on the approaches adopted elsewhere.

Question from Marianne Fredericks

The viability reports are crucial - why were these not sent to Members?

Response

Members were given the opportunity to view them before the meeting, they couldn't be circulated as part of the agenda as some of the information was commercially sensitive and not available to the public.

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.

RESOLVED – That the report be noted

11. REPORTS RELATIVE TO PLANNING APPLICATIONS

11.1 Creed Court 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square, London EC4M 7AA

The Committee received a report of the Chief Planning Officer (CPO) in respect of the redevelopment of the site behind the retained facade of 3 - 5 Ludgate Hill to provide a part five, part seven storey building with three basement levels for use as a 132 bedroom hotel (ClassC1) with Class A3 retail at part lower ground floors and part ground floor, with associated plant at basement and sixth floor level (total floor space 7,660sq.m GIA).

The CPO reported that 50 objections had been received across three public consultations from 28 residents and their representatives regarding the proposed development. The objections related to the loss of office accommodation and local retail uses, the proposed hotel use, the impact on the St. Paul's Cathedral Conservation Area, the capacity of the surrounding streets for the vehicles and pedestrians associated with the development and the potential impact of the development on residential amenity including loss of daylight and sunlight, loss of privacy from overlooking, impact on air quality and increased noise from construction works, and the operation of the hotel and its associated plant.

The CPO advised that the proposed development would result in the loss of 3,381sq.m (GIA) of office floor space. Office viability information had been provided in support of the application, which demonstrated that continued office use would not be a viable option on this site. This information had been independently verified by consultants on behalf of the City Corporation.

The Committee noted that the principle of hotel use on the site was in accordance with Local Plan policies, and the proposed servicing arrangements were considered to be acceptable. There was considered to be sufficient capacity in the surrounding streets for the vehicles and pedestrians associated with the development. The building had been designed to sufficiently minimise the potential impact on the amenities of nearby residential occupiers in relation to privacy, overlooking, noise, daylight and sunlight.

An independent review of the applicant’s daylight and sunlight assessment had been undertaken by an external consultant on behalf of the City Corporation and demonstrated that the majority of windows and rooms in neighbouring properties would not experience noticeable reductions in daylight and sunlight. Whilst there would be some impacts on daylight and sunlight as a result of the development, the majority would be minor in nature and were considered to be acceptable given the densely developed urban nature of the site.

The proposed development was considered to comply with the Development

Plan as a whole and to be appropriate subject to conditions, CIL payments and a Section 106 agreement being entered into to cover matters set out in the report.

Mr Harman Sond, Mr Matthew Rimmer, Sir Brian Langstaff, Deputy Richard Regan and Ann Holmes spoke in objection to the application which they considered would have a detrimental impact in relation to loss of daylight/sunlight, change of use impact and residential amenity impact. Concern was also expressed in relation to the loss of office space and the effects of the demolition and rebuilding process.

Mr Richard Ward, Mr Gordon Ingram and Mr Stephan Reinke were heard on behalf of the applicant Dominvs Group

Several Members spoke in support of the objectors and expressed concern in relation to the relevance of the viability statement, the loss of office space and the impact the development of a seven story hotel building would have on the adjacent residential building at Lambert Court.

Other Members spoke in support of the hotel development which they considered was appropriate for the area, especially as redevelopment of office space in the existing building wasn't viable.

Arising from the discussion, the application was put to the vote, the result of which was as follows:

14 votes in favour of the CPO recommendation
10 votes against

RESOLVED – That Planning permission be granted for the above proposal in accordance with details set out in the proposed schedule, subject to:

(i) Planning obligations being entered into as set out in the body of the report, the decision not being issued until such obligations have been executed:

(ii) That officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 of the Town & Country Planning Act 1990.

During consideration of this item, and in respect of Standing Order No. 40, the Chairman sought the Committee's consent to extend the meeting to allow the item to be considered. He further advised that due to time constraints, and in order to consider the item fully, it would be necessary to defer all remaining agenda items to a future meeting. This was put to the meeting and AGREED.

11.2 **Barbican and Golden Lane Estates: Proposed Conservation Area**

Deferred.

11.3 **Bernard Morgan House 43 Golden Lane London EC1Y ORS**

Deferred.

11.4 **Enforcement Policy SPD Report**

Deferred.

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

12.1 **Thames Court Footbridge**

Deferred.

12.2 **Electric Vehicle Charging Update**

Deferred.

13. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY SINCE THE LAST MEETING OF THE COMMITTEE**
Deferred.

14. **APPOINTMENT OF SUB-COMMITTEE CHAIRMEN**
Deferred.

The meeting closed at 1.00 pm

Chairman

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WARDMOTE RESOLUTIONS:

Ward of Dowgate – 22nd March 2017

(i) “That the Ward of Dowgate, mindful of the impact of the Bank junction safety project on the adjoining streets (especially Cannon Street), wishes to receive assurances from the City of London Corporation that the impact of the temporary traffic scheme at Bank junction will be properly assessed and monitored in accordance with the modelling that led to the scheme being agreed, and that it will report fully and openly to the residents and businesses of the Ward of Dowgate upon the impact six months after the scheme is implemented.”

[Planning and Transportation Committee]

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Committee(s)	**Dated:**
Planning and Transportation	**23rd May 2017**
Subject: Delegated decisions of the Chief Planning Officer and Development Director	**Public**
Report of: Chief Planning Officer and Development Director	**For Information**

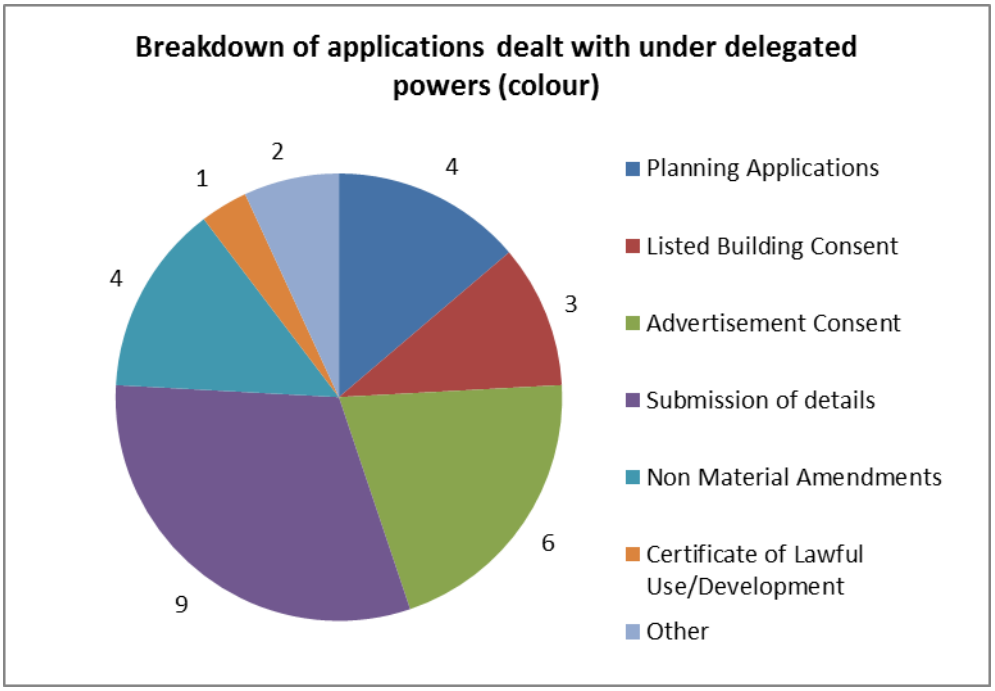
Summary

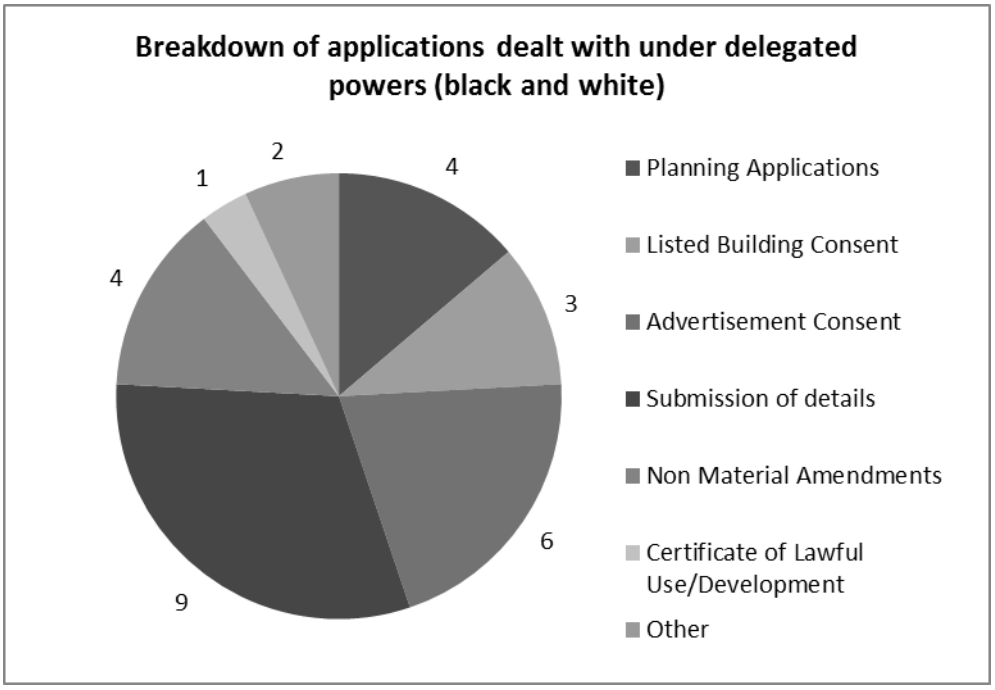
Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since my report to the last meeting.

In the time since the last report to Planning & Transportation Committee 29 (Twenty-Nine) matters have been dealt with under delegated powers.

9 (Nine) relate to submission of details of previously approved schemes. 6 (Six) applications for advertisement consent have been dealt with, which one was refused.

4 (Four) applications including 1 (One) Change of use have been approved for development.





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
17/00057/ADVT Broad Street	12 Angel Court London EC2R 7HB	Installation and display of an internally illuminated projecting sign measuring 0.5m wide by 0.6m high located at a height of 2.9m above ground floor level.	Approved 20.04.2017
17/00194/LBC Bridge And Bridge Without	23-29 Eastcheap London EC3M 1DE	Installation of an internal staircase leading from ground floor level to basement level.	Approved 27.04.2017
17/00041/FULL Bishopsgate	117, 119 & 121 Bishopsgate, Alderman's House, 34-37 Liverpool Street, 1 Alderman's Walk & Part of White	Application under Section 73 for the variation of Condition 32 of planning permission dated 23 June 2014 (app.no. 13/01199/FULMAJ) for the redevelopment behind partial retained facades on Bishopsgate and Liverpool Street to allow the ground and	Approved 21.04.2017

	Hart Court, EC2	basement retail unit to be used for purposes within the Class A1 (Retail) use and /or Class A2 (Bank) use .	
17/00124/MDC Bishopsgate	117, 119 & 121 Bishopsgate, Alderman's House, 34-37 Liverpool Street, 1 Alderman's Walk And Part of White Hart Court London EC2M 3TH	Details of ductwork to serve the retail uses and details of ground level surfaces and details of all external surfaces within the boundary including levels and junctions with the public highway pursuant to conditions 15 (h) (in part), (i) and (j) of planning permission dated 17.04.2014 (13/01199/FULMAJ).	Approved 20.04.2017
17/00186/MDC Bishopsgate	16 - 17 Devonshire Square London EC2M 4SQ	Details of a plant noise commissioning assessment pursuant to condition 3 of planning permission (application no. 15/00179/FULL) dated 2nd June 2015.	Approved 25.04.2017
17/00198/FULL Bishopsgate	Open Space Exchange Square London EC2A 2EH	Erection of structure incorporating LED screen for a temporary period between 3rd June 2017 and 3rd September 2017.	Approved 27.04.2017
17/00159/MDC Bread Street	2 - 6 Cannon Street London EC4M 6YH	Submission of details pursuant to condition 9 (a) (PART) of planning permission 14/00780/FULMAJ dated 30.07.15.	Approved 24.04.2017
16/01137/FULL Castle Baynard	4 - 8 Ludgate Circus London EC4M 7LF	Installation of four external air conditioning units within the lightwell area at first floor level.	Approved 20.04.2017
16/01141/TTT Castle Baynard	Tideway Working Area Blackfriars Bridge Foreshore London Victoria Embankment	Partial discharge of Schedule 3 requirement relating to Contaminated Land Preliminary Risk Assessment (Part 1a) pursuant to BLABF16 of the Thames Water Utilities Limited (Thames Tideway Tunnel)	Approved 25.04.2017

	EC4Y 0DR	Order 2014 as amended.	
17/00181/LBC Cripplegate	25 Brandon Mews Barbican London EC2Y 8BE	Installation of suspended ceilings in living room and kitchen; alterations to internal doors and frames.	Approved 27.04.2017
17/00182/LBC Cornhill	39 Cornhill London EC3V 3ND	Alterations at ground floor and mezzanine level to include; i) removal of existing low level timber cabinets at mezzanine level ii) replacement of the heaters iii) replacement of the carpet with a new floor iv) amendments to the lighting system v) replacement of the intercom on the main external door on the Cornhill elevation.	Approved 28.04.2017
17/00180/ADVT Candlewick	28 King William Street London EC4R 9AT	Installation and display of one internally illuminated projecting sign measuring 0.6m by 0.6m at a height above ground of 2.6m.	Approved 27.04.2017
17/00200/ADVT Candlewick	32 Lombard Street London EC3V 9BQ	Installation and display of three illuminated (lettering only) hoarding advertisements associated with the development of the site bounded by Lombard Street, Clement's Lane and Plough Court.	Approved 20.04.2017
17/00253/MDC Cheap	1-3, 4, 5, 7 & 8 Fredericks Place & 35 Old Jewry London EC2R 8AE	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition pursuant to condition 2 of planning permission (application no. 15/01308/FULL) dated 4th October 2016.	Approved 25.04.2017
17/00085/PODC Cordwainer	39-53 Cannon Street, 11-14 Bow Lane And Watling Court London EC4	Submission of utility connection programme pursuant to schedule 3 paragraph 12 of section 106 agreement dated 27 February 2014 planning application reference 13/00339/FULMAJ.	Approved 20.04.2017
17/00175/FULL	Cannon Green Building 27	Change of use from office (Class B1) to gymnasium	Approved

Dowgate	Bush Lane London EC4R 0AN	(Class D2) at part lower ground floor, part basement level 1 and part basement level 2 and associated alterations at Bush Tower and Thames Tower; associated amendments to the ancillary cycle parking and waste storage provision; external alterations to the approved ground floor and lower ground floor facades of Bush Tower and Thames Tower; and other incidental design works (2,196sq.m).	27.04.2017
17/00294/MDC Dowgate	80 Cannon Street London EC4N 6HL	Details of external materials pursuant to condition 2 of Planning Permission Ref. 16/00580/FULL dated 16.08.2016	Approved 25.04.2017
17/00122/ADVT Farringdon Within	20 Farringdon Street London EC4A 4AB	Installation and display of an internally illuminated fascia sign measuring 1m high by 1.47m wide located at a height of 3.46m above ground floor level.	Approved 25.04.2017
17/00214/NMA Farringdon Within	20 Old Bailey London EC4M 7AN	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 16/00417/FULL dated 30th June 2016 to introduce the installation of bi-folding doors at the east elevation and the installation of an additional door at the west elevation on the 9th floor level.	Approved 27.04.2017
17/00286/NMA Farringdon Within	6-7 Ludgate Square London EC4M 7AS	Non-material amendment under section 96A of the Town and country Planning Act 1990 (as amended) to planning permission dated 21 December 2012 (ref: 12/00955/FULL) to enable adjustment to lift shaft overrun position; omission of two roof lights to the upper mansard; addition of two roof lights to the lower mansard; inclusion	Approved 27.04.2017

		of boiler flue termination behind lift shaft overrun; and changes to the internal layout.	
16/01293/MDC Farringdon Without	St Bartholomew's Hospital North Wing West Smithfield London EC1A 7BE	Submission of details of particulars and samples to be used on all external surfaces of the building, a full scale mock up panel, details of windows and doors, details of junctions between the glazed facades, quoins and uncovered stonework, details of junctions between the Maggie's Centre and the east facing elevation of the North Block and details of the entrance canopies pursuant to conditions 8 (parts a, b, c, d, f, g) and condition 9 of the planning permission 14/01283/FULL dated 24 February 2015.	Approved 20.04.2017
16/01339/LDC Farringdon Without	St Bartholomew's Hospital, West Smithfield London EC1A 7BE	Submission of details of particulars and samples to be used on all external surfaces of the building, a full scale mock up panel, details of windows and doors, details of junctions between the glazed facades, quoins and uncovered stonework, details of junctions between the Maggie's Centre and the east facing elevation of the North Block, details of the entrance canopies and details of new internal openings pursuant to condition 2 (parts a, b, c, d, f, g, h) of the planning permission 14/01281/LBC dated 24 February 2015.	Approved 20.04.2017
17/00232/NMA Farringdon Without	Dewhurst House 24 - 30 West Smithfield London EC1A 9HB	Application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission dated 17 November 2016 (ref: 16/00215/FULL) to replace the proposed grey water harvesting system with a rain	Approved 25.04.2017

		water system.	
16/00763/ADVT Lime Street	Retail Unit 42 - 44 Bishopsgate London EC2N 4AH	Installation and display of an externally illuminated advertisement hoarding measuring 9m high by 6m wide, displayed at a height of 8m above ground floor level.	Refused 27.04.2017
17/00178/CLEUD Queenhithe	Broken Wharf House 2 Broken Wharf London EC4V 3DT	Certificate of lawful existing use or development to determine whether the works carried out so far constitute the lawful implementation of planning permission dated 26th March 2012 (ref: 11/00469/FULMAJ).	Grant Certificate of Lawful Development 28.04.2017
17/00176/LDC Tower	10 Trinity Square London EC3N 4AJ	Details of access and egress controls for residential entrances pursuant to condition 4(k) [In Part] of listed building consent (application no. 14/00778/LBC) dated 16th January 2015.	Approved 27.04.2017
16/01220/BANK Walbrook	Bank Underground Station King William Street London EC3V 3LA	Submission of a contaminated land assessment pursuant to condition 6(a) (in part) of the London Underground (Bank Station Capacity Upgrade) Order 2015 and the associated deemed Planning Permission under section 90(2A) of the Town and Country Planning Act 1990 for the King William Street (Whole Block Site) (TWA/14/APP/05).	Approved 20.04.2017
17/00125/ADVT Walbrook	36 Poultry London EC2R 8AJ	Installation and display of :(i) two internally illuminated (lettering only) fascia signs measuring 0.79m high by 1.76m wide, displayed at a height of 3.11m above ground floor level and (ii) one internally illuminated (lettering only) projecting sign measuring 0.65m high by 0.65m wide, displayed at a height of 3.23m above ground floor level.	Approved 20.04.2017

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Committee(s)	Dated:
Planning and Transportation	**23rd May 2017**
Subject: Valid planning applications received by Department of the Built Environment	**Public**
Report of: Chief Planning Officer and Development Director	**For Information**

Summary

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.

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
17/00338/FULLR3 Aldgate	Fenchurch Place, London, EC3M 4AF	Temporary installation of a sculpture, 'Synapsid' by Karen Tang, for a temporary period of up to one year to be taken down on or before 01 June 2018.	12/04/2017
17/00335/FULLR3 Aldgate	20 Bury Street, London, EC3A 7HL	Temporary installation of a sculpture, 'Tipping Point' by Kevin Killen, for a temporary period of up to one year to be taken down on or before 01 June 2018.	12/04/2017
17/00341/FULLR3 Aldgate	30 St Mary Axe Plaza,, North-West Quadrant, London, EC3A 8EP	Temporary installation of a sculpture,'The Dappled Light of the Sun' by Conrad Shawcross, for a temporary period of up to one year to be taken down on or before 01 June 2018.	12/04/2017
17/00342/FULLR3 Aldgate	Outside 7 Bury Court,, London, EC3A 8FR	Temporary installation of a sculpture, 'Black Shed Expanded' by Nathaniel Rackowe, for a period of up to one year, to be taken down on or before 1st June 2018.	12/04/2017
17/00343/FULLR3 Aldgate	Willis Building, 51 Lime Street, London, EC3M 7DQ	Temporary installation of a sculpture, 'Dreamy Bathroom' by Gary Webb, for a temporary period of up to one year to be	12/04/2017

		taken down on or before 01 June 2018.	
17/00330/FULMAJ Aldgate	Bevis Marks House, 24 Bevis Marks, London, EC3A 7JB	The demolition of the existing buildings and the construction of 2 basement levels and ground plus 19 storey building comprising office (Class B1) use [24,160sq.m GEA] and retail (Class A1/A3) uses [305sq.m GEA] with associated servicing and plant facilities [4,760sq.m GEA]. [Total 29,225sq.m GEA]	18/04/2017
17/00356/FULLR3 Aldgate	St Mary Axe Western Footway, London, EC3A 8LE	Temporary installation of a sculpture, 'Support for a cloud' by Mhairi Vari, for a temporary period of up to one year to be taken down on or before 01 June 2018.	20/04/2017
17/00354/FULLR3 Aldgate	Outside 100 Cunard Place, London, EC3A 5AR	Temporary installation of a sculpture, 'Construction or ??' by Fernando Casasempere, for a temporary period of up to one year to be taken down on or before 01 June 2018.	20/04/2017
17/00355/FULLR3 Aldgate	Outside 1 Creechurch Place, London, EC3A 5AF	Temporary installation of a sculpture, 'Colours for a Pergola' by Daniel Buren, for a temporary period of up to one year to be taken down on or before 01 June 2018.	20/04/2017
17/00324/FULL Aldgate	20 Bury Street, London, EC3A 5AX	Change of use of part of the ground floor from offices (Class B1) use to a flexible use for restaurant (Class A3) and drinking establishment (Class A4) with associated external alterations and provision of external tables and chairs on the south elevation.	24/04/2017
17/00318/FULL Bassishaw	10 Aldermanbury, London, EC2V 7RF	Replacement of existing main loading bay manual rear doors/ gates with new insulated roller shutter and personnel door.	06/04/2017
17/00337/FULLR3 Bishopsgate	St Botolph Without Bishopsgate Churchyard, London, EC2M 3TL	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 1 of planning permission 16/00404/FULLR3 to extend the temporary time period for the installation of the sculpture 'Ajar' by Gavin Turk to 01 June 2018.	12/04/2017
17/00363/FULL Bishopsgate	135 Bishopsgate, London, EC2M 3TP	Change of use at first floor level from office (B1) to Flexible retail and office (A1/A3/B1); external	20/04/2017

		alterations to include extension of retail units, and improvements to existing retail unit facades; public realm improvements fronting Bishopsgate to include the removal of the existing plinth and balustrade, provision of landscaped steps and the installation of accessibility measures; removal of plant at 8th and 10th floor to provide roof terrace; provision of cycle storage and other works incidental to the development.	
17/00359/FULL Bread Street	1 Ludgate Hill, London, EC4M 7AA	Refurbishment of shopfront to include new full height glazing.	25/04/2017
17/00370/FULL Bread Street	1A Ludgate Hill, London, EC4M 7AA	Change of use of ground floor and basement from A3 Restaurant to restaurant and takeaway (mixed A3/A5 use).	25/04/2017
17/00358/FULLR3 Bridge And Bridge Without	20 Fenchurch Street, London, EC3M 3BY	Temporary installation of a sculpture, 'Untitled x3' by Bosco Sodi, for a temporary period of up to one year to be taken down on or before 01 June 2018.	20/04/2017
17/00240/FULL Broad Street	76 - 80 Old Broad Street, London, EC2M 1QP	Installation of 2 no. antennas mounted to the chimney stacks, 1 No. antennas on a frame on the North West corner of the building and 2 no. roof top mounted equipment cabinets.	05/04/2017
17/00328/FULL Broad Street	1 Angel Court, London, EC2	Use of private land for the placing of 6 tables and 24 chairs ancillary to the adjoining Class A1/A3 use.	26/04/2017
17/00320/FULL Castle Baynard	Faraday Building, 136 - 144A Queen Victoria Street, London, EC4V 4BU	Installation of four chiller units at roof level behind the parapet; Removal of glazing and the installation of louvres behind two retained window frames and; enlargement of two existing louvred openings to match adjacent fenestration.	21/04/2017
17/00366/FULL Cheap	36 - 37 Old Jewry, London, EC2R 8DD	Installation of a new main entrance, a secondary fully accessible entrance and a level cycle user entrance.	21/04/2017
17/00268/FULL Coleman Street	City Point Plaza, Ropemaker Street, London, EC2	Alterations to the public realm within City Point Plaza, including the removal of planters and ventilation pods, re-cladding of staircase and retail pods and	13/04/2017

		installation of seating, timber decking, trees and low level planting.	
17/00365/FULL Coleman Street	City Point Plaza, 1 Ropemaker Street, London, EC2Y 9AW	Use of part of the open space as an open air market (maximum of four vans).	20/04/2017
17/00336/FULLR3 Cornhill	99 Bishopsgate, London, EC2M 3XD	Temporary installation of a sculpture, 'The Black Horse' by Mark Wallinger, for a temporary period of up to one year to be taken down on or before 01 June 2018.	12/04/2017
17/00368/FULL Farringdon Without	35 - 37 Cock Lane, London, EC1A 9BW	Change of use from travel agent (class A1) to office (class B1).	21/04/2017
17/00340/FULLR3 Langbourn	Cullum Street, London, EC3M 7JJ	Temporary installation of a sculpture, 'Temple' by Damien Hurst, for a temporary period of up to one year to be taken down on or before 01 June 2018.	12/04/2017
17/00409/FULL Langbourn	88 Gracechurch Street, London, EC3V 0DN	Installation of two air-conditioning condenser units and flue at roof level.	28/04/2017
17/00334/FULLR3 Lime Street	St Helen's Churchyard, Great St Helen's, London, EC3A 6AT	Temporary installation of a sculpture, 'Winterschlaf (Winter Sleep)' by Georg Baselitz, for a period of up to one year, to be taken down on or before 1st June 2018.	12/04/2017
17/00357/FULLR3 Lime Street	Lloyds Building, North Face And South-East Corner, 1 Lime Street, London, EC3M 7DQ	Temporary installation of a sculpture, 'Support for a cloud (2 and 3)' by Mhairi Vari, for a temporary period of up to one year to be taken down on or before 01 June 2018.	20/04/2017

Committee(s):		Date(s):
Planning and Transportation Committee		02 May 2017
Subject: Barbican and Golden Lane Estates: Proposed Conservation Area		**Public**
Report of: Carolyn Dwyer		**For Decision**

Summary

The Barbican and Golden Lane Estate Residents Association have requested that a new conservation area is designated by the City to include the Barbican and Golden Lane Estates and surrounding area.

This report sets out the steps to be followed for consideration of a new conservation area, describes the existing conservation area designations in the City and the planning context.

Recommendation(s)

Members are asked to:

- Note the report
- agree that assessment and analysis of the proposed area would be carried out in accordance with policy and national guidance
- consider the results of this work and if a conservation area should be designated

Main Report

Background

1. The Barbican and Golden Lane Residents Associations have approached the City with a proposal for a new conservation area. They state that 'there are an increasing number of new developments that are due to affect the setting of the area's listed buildings and a conservation area would help control the massing and appearance of those developments and also allow more consideration of proposed demolition of buildings within the area'. They have, on 4th April 2017, suggested a boundary for the conservation area as London Wall, Aldersgate Street, Baltic Street, Golden Lane, Chiswell Street and Moor Lane and a map is attached in Appendix A. This would incorporate the existing Brewery Conservation Area. They have initiated a public campaign in support of this proposal and a petition has been set up which currently has approximately 730 signatures. To date, the petition has not been submitted formally to the City.

2. The City has a statutory duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. There are 26 conservation areas in the City which cover 35.8% of the area. Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act states that 'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this Section and to determine whether any parts or further parts of their area shall be designated as conservation areas; and if they so determine, they shall designate those parts accordingly'.

3. In the exercise of planning functions, the City is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and to prepare proposals for their preservation and enhancement. Guidance is contained in the City of London Local Plan, the National Planning Policy Framework and the 1990 Act.

4. The designation of a conservation area brings the demolition of buildings within the area under the control of the local planning authority, in the absence of a planning permission. Permitted development rights are more restricted and there is greater control over work to trees. The Mayor of London's powers are unchanged whether the development is within or outside a conservation area.

5. A comprehensive review of conservation areas was last carried out in 2007. It is anticipated that the next review would be undertaken following completion of the current programme of Conservation Area Character Summary and Management Guidelines SPD's, which is likely to be in 2-3 years. SPD's are in place for 16 conservation areas.

Current Position

6. The City has previously carried out reviews of conservation area status on a comprehensive basis. This has been beneficial as the City is a tight geographical area with a range of areas of different and varying character and has enabled robust, justifiable proposals to be made. It is important that designation boundaries are precise and clear to avoid potential uncertainty.

7. It would be possible to consider a specific area of the City to determine if any parts of that area should be designated as a conservation area and this would be in accordance with national guidance.

Options

8. A review of the proposed conservation area would include assessment and analysis of the area as a whole using national guidance and criteria. It would include assessment of the existing statutory designations in and adjoining the area and if appropriate, would include defining boundaries of an area or areas considered to be of special architectural and historic interest.

   Following this assessment a report of the results would be prepared for your decision. In the event that members felt that conservation area designation of a whole or part of the area had merit, public consultation would be carried out. There is no requirement to carry out consultation; however it is supported as

good practice. Comments would be taken into account and reported to Committee to decide if conservation area designation is appropriate.

Corporate & Strategic Implications

9. The City of London Local Plan is undergoing review. It will set out the type of development that is considered appropriate within and affecting conservation areas and include boundaries on the policy map. Decisions on the designation and boundaries of conservation areas are separate from the Local Plan process.

Conclusion

10. The Barbican and Golden Lane Residents Associations have approached the City with a proposal for a new conservation area. The City has a statutory duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider whether it should designate conservation areas which are defined as 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. It is proposed to assess the area proposed and report the findings to Committee and if the Committee decide designation has merit, to carry out public consultation.

Appendices

Appendix A
Map of area proposed by Barbican and Golden Lane Residents Associations as a conservation area

Kathryn Stubbs
Assistant Director Historic Environment

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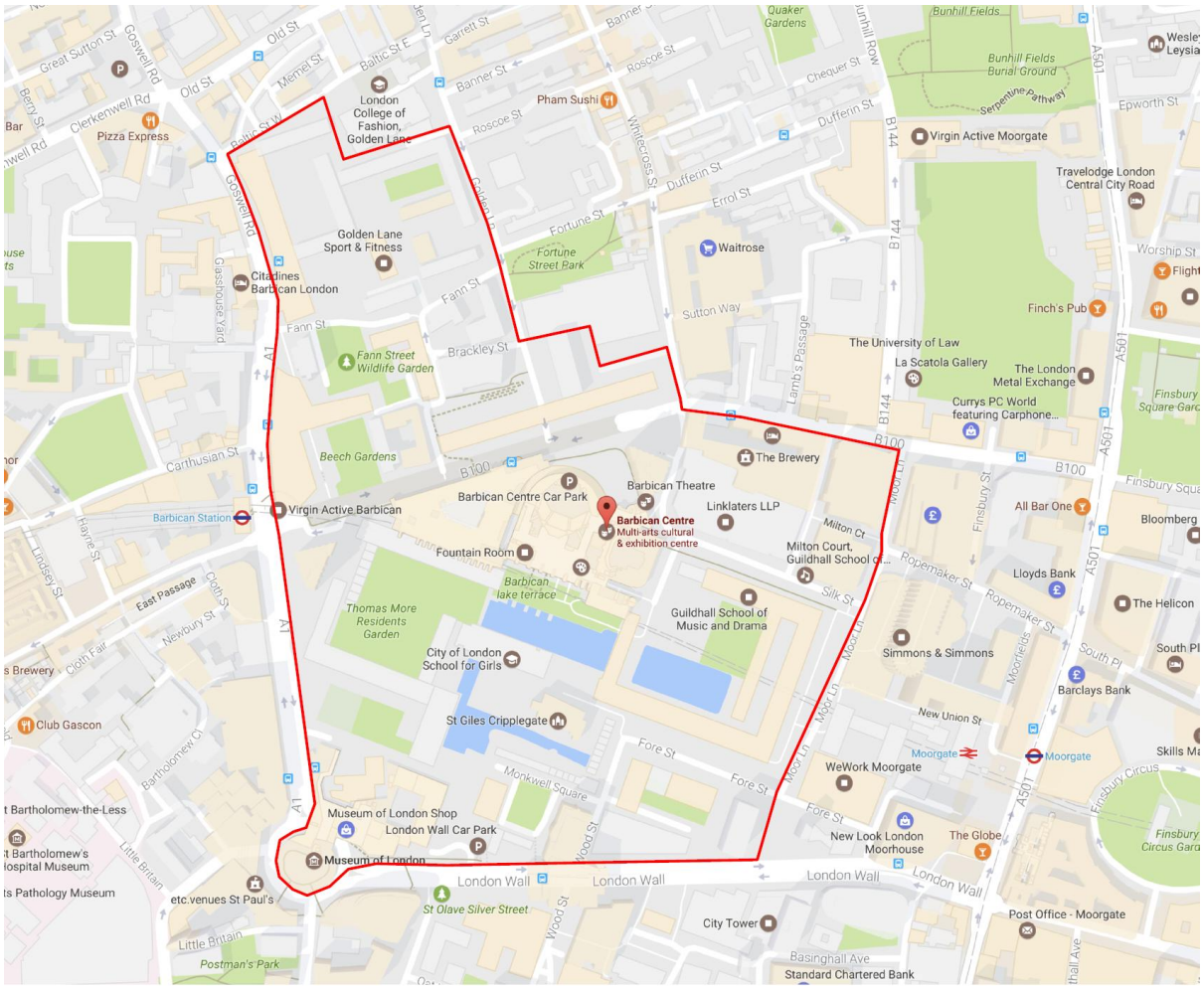
Appendix A

Map of area proposed by Barbican and Golden Lane Residents Associations as a conservation area



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Committee:	**Date:**
Planning and Transportation	23 May 2017
Subject: Bernard Morgan House 43 Golden Lane London EC1Y 0RS Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).	**Public**
Ward: Cripplegate	**For Decision**
Registered No: 16/00590/FULL	**Registered on:** 5 July 2016
Conservation Area:	**Listed Building:** NO

Summary

Planning permission is sought for the redevelopment of the site for 'Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).'

The development comprises the demolition of the existing building and the construction of a new residential building. The height of the proposed building would range from ten storeys opposite Cripplegate House to six/eight storeys opposite Bowater House, and would reduce in height along Brackley Street from ten storeys to four storeys in the south-west corner. Of the 99 private flats proposed ten would be studio flats, 41 would be one-bedroom flats (including two duplex flats), 38 would be two-bedroom flats (including ten duplex flats) and ten would be three-bedroom flats (including two duplex flats).

A total of 182 representations have been received across the three rounds of consultations objecting to the application. The objections are summarised in a table in the body of the report with responses provided in respect of the various issued raised. The issues raised include the lack of on-site affordable housing; design and the impact on listed buildings and non-designated heritage assets; the impact on residential amenity including daylight and sunlight, overlooking, dominance and loss of outlook; noise; congestion; loss of trees and the impact on biodiversity; air pollution; and the impact on public

services, A petition has been received from Cobalt Building residents objecting to the application. The petition contains 51 signatures. A petition, in the format of identical letters has been received objecting to the application. The petition contains 18 letters. 16 representations have been received in support of the application.

The site is appropriate for residential development, in principle, as it is adjacent to existing residential areas, the Golden Lane Estate, the Barbican Estate and other residential buildings at the Cobalt Building and Tudor Rose Court. The density of the proposed development is higher than the density recommended in the London Plan's Density Matrix but this density is considered to be acceptable in this instance.

It is proposed that a cash-in-lieu payment towards affordable housing of £4.5m is paid by the developer. This level of contribution is below the target set by the Local Plan but it is the maximum feasible and viable contribution that could be made and therefore is acceptable under Local Plan policy CS21 and the London PlanThe cascading height, bulk and mass of the proposed building responds to its context, transitioning the height between Cripplegate House and the Barbican podium, and the Golden Lane Estate. The appearance of the building would complement those buildings, without seeking to mimic or detract from them. The proposal would preserve the setting of the Barbican (listed building and registered landscape),Cripplegate House and the Jewin Chapel, and cause limited less than substantial harm to the setting of the Golden Lane Estate, which would be outweighed by the public benefits.

The City Corporation appointed BRE to independently review the applicant's daylight and sunlight assessment. Whilst there will be some impact on daylight and sunlight to neighbouring properties, these impacts are generally minor in nature and acceptable given the densely developed urban nature of the site. Similarly, although sunlight to existing open spaces and shadowing of these spaces would worsen as a result of this scheme, these impacts are overall minor. Whilst many rooms within the proposed development fall below the BRE guidance, this is due to existing structures and surrounding buildings. The proposed pocket park would be poorly sunlit in March and June principally because of large obstructions to the south.

The building has been designed to take account of its impact on neighbouring residential properties in relation to overlooking, dominance and enclosure and loss of outlook is considered to be acceptable.

The proposal complies with the standard for new residential accommodation outlined in the London Plan Housing Supplementary Guidance.

It is considered that the development complies with the Development Plan as a whole and is appropriate subject to conditions, and a Section 106/Section 278 Agreement being entered into and complied with.

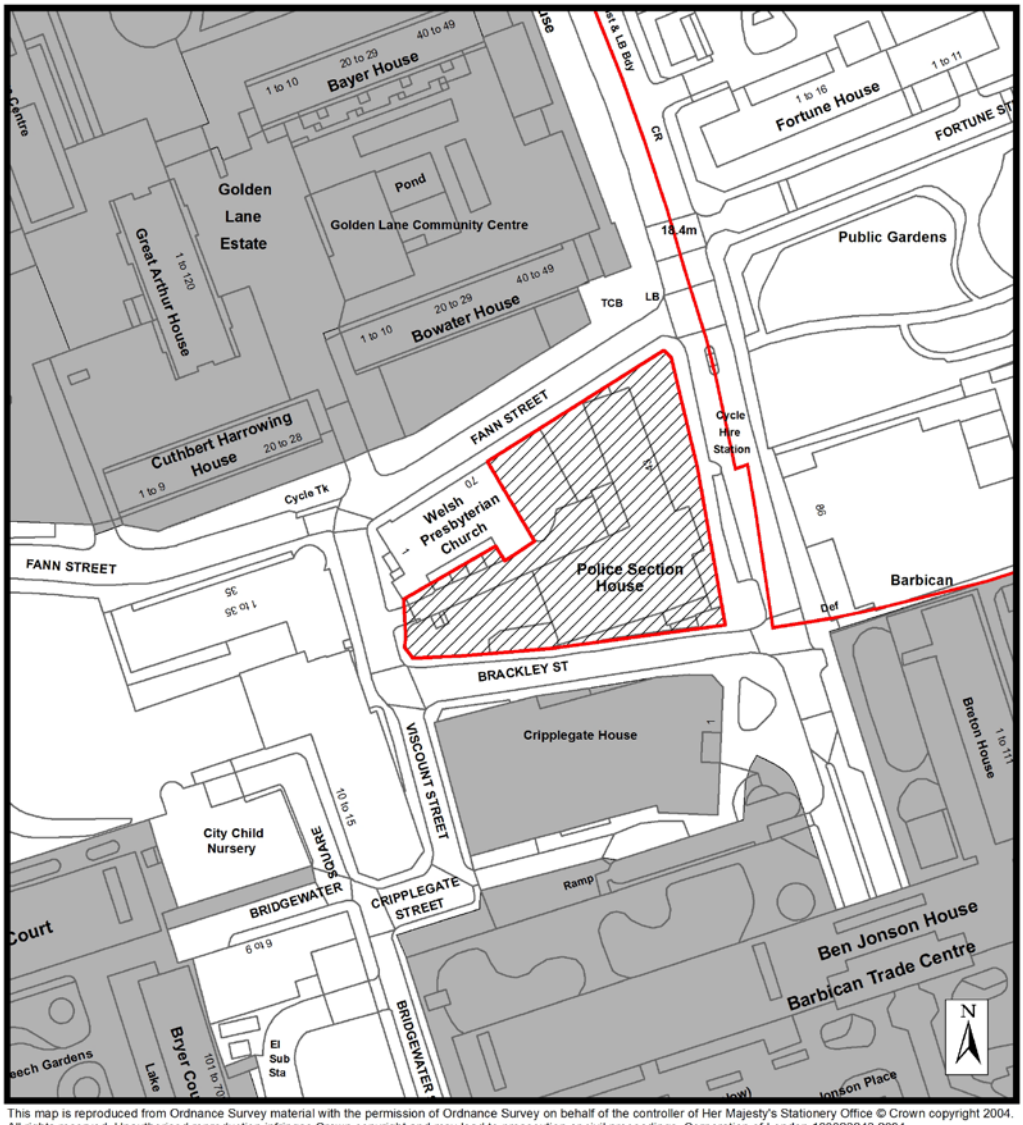
Recommendation

(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to: planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed

(2) That your Officers be delegated authority to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106

(3) That you agree in principle that the land affected by the building which is currently public highway and land over which the public have right of access may be stopped up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and (subject to consideration of consultation responses) making of a Stopping-up Order for the area shown marked on the Stopping-up Plan annexed to this report under the delegation arrangements approved by the Court of Common Council.

Site Location Plan



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ADDRESS:
Bernard Morgan House

CASE No.
16/00590/FULL

SITE LOCATION

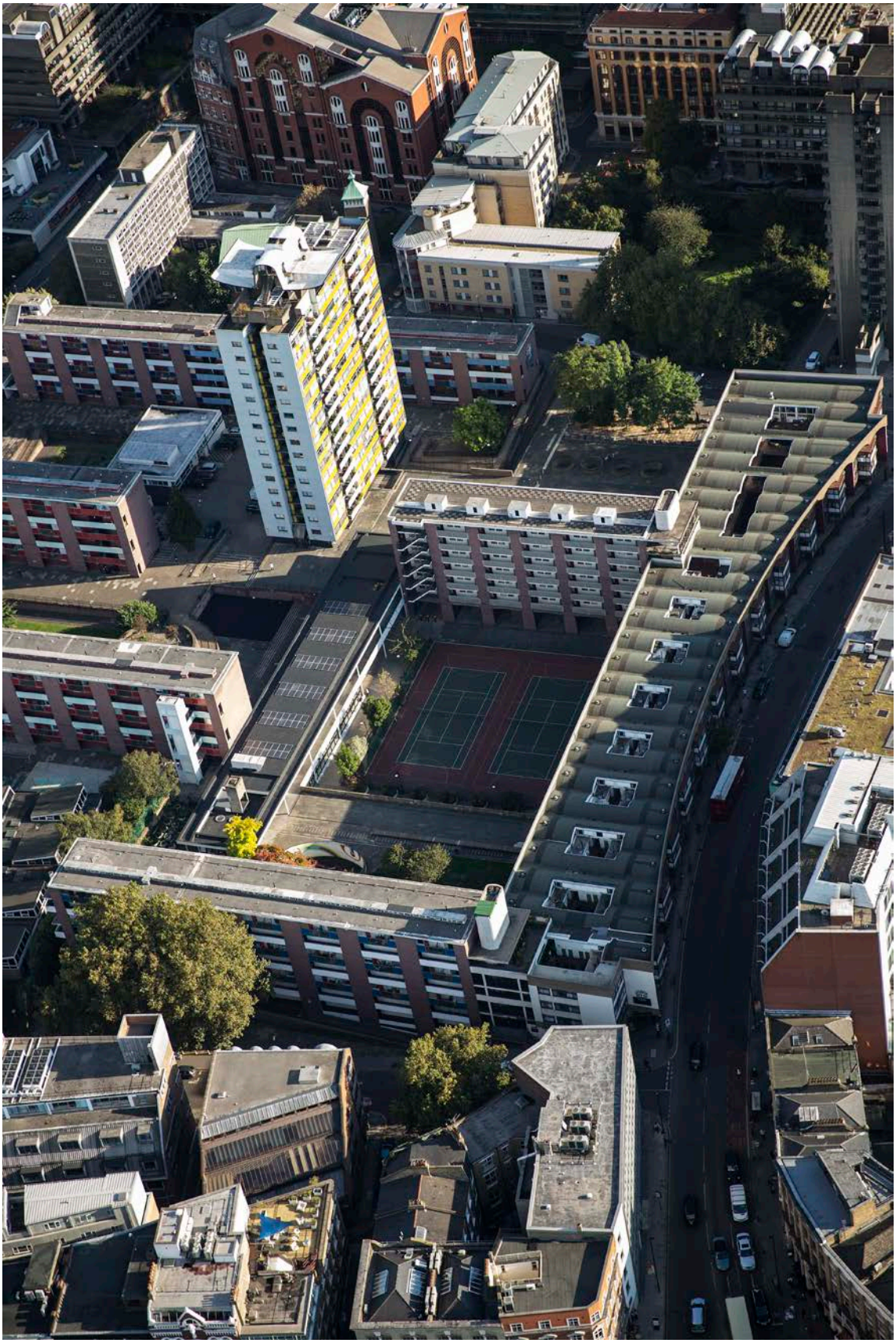
LISTED BUILDINGS

CONSERVATION AREA BOUNDARY

CITY OF LONDON BOUNDARY

CITY OF LONDON

DEPARTMENT OF THE BUILT ENVIRONMENT



Main Report

Site Location and Current Buildings

1. The site is approximately 0.2125 hectares in size and is positioned between Golden Lane to the east, Viscount Street to the west, Brackley Street to the south and Fann Street to the north.

2. The surrounding area is mixed in terms of character and uses, with the residential properties of the Golden Lane Estate to the north, the Barbican Estate to the south, the Jewin Welsh Presbyterian Church, and the residential properties of the Cobalt Building and Tudor Rose Court to the west, Prior Weston Primary School to the east and Cripplegate House, which is in commercial use to the south.

3. The site contains an existing six storey building with a two storey basement, known as Bernard Morgan House ("BMH"). The building was constructed and used as a Police Section House (sui generis use) and has been vacant since 31st March 2015. The site is not within a Conservation Area. There are a number of listed buildings in close proximity including Bowater House and Cuthburt Harrowing House (part of the Golden Lane Estate), Cripplegate House (also known as 1 Golden Lane) and Breton House (part of the Barbican Estate), which are Grade II listed. The Barbican is also listed Grade II* in the Register of Historic Parks and Gardens.

4. The site has a Public Transport Accessibility Level (PTAL) rating of 6a (Excellent).

Proposal

5. Planning permission is sought for the redevelopment of the site for:

   Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).

6. The height of the proposed building would range from ten storeys opposite Cripplegate House to six/eight storeys opposite Bowater House, and would reduce in height along Brackley Street from ten storeys to four storeys in the south-west corner.

7. Of the 99 flats proposed ten would be studio flats, 41 would be one-bedroom flats (including two duplex flats), 38 would be two-bedroom flats (including ten duplex flats) and ten would be three-bedroom flats (including two duplex flats).

8. The hard and soft landscaping proposals for the site create a publicly accessible 'pocket park' at the south-eastern corner of the site bordering Brackley Street and Viscount Street. Communal private open space for

the use of the residents to the rear of the building bordering Fann Street as well as private terraces and balconies on Golden Lane and at the rear of the building are proposed.

9. The main pedestrian access to the building would be from the south-eastern corner of the site at the junction of Golden Lane and Brackley Street, which would be managed by a concierge. There would also be an access point from Fann Street. Servicing and deliveries would be via an internal service yard, which would be accessed from Brackley Street.

10. The development would provide one disabled parking space within the servicing bay and a minimum of 153 cycle parking spaces at lower ground floor level.

Consultations

11. The views of other City of London departments have been taken into account in considering the amended scheme and detailed matters will be covered under conditions and the Section 106 agreement.

12. The Twentieth Century Society object to the application expressing concern that the demolition of Bernard Morgan House would result in the loss of a non-designated heritage asset, and would constitute harm to the character of an area that is defined by its high calibre listed and non-listed post-war architecture. The design of the new development takes little heed of this context due to its increased footprint, height and plan form, which in combination would result in the new building wrapping and dominating the church. (Letter attached).

13. TfL has raised concern about the continuing operation of the adjacent cycle hire docking station on Golden Lane during construction. TfL have requested an informative to notify the developer that approval would be required prior to any temporary closure of the docking station and that it would not approve a temporary closure of more than two calendar weeks due to high demand,

14. The Assistant Parks Manager at the London Borough of Islington has raised concern about loss of sunlight to Fortune Street Park and increased wear and tear due to additional usage from an increased local population. The London Borough of Islington do not currently have funding to make large scale improvements to the park

15. Following pre-application discussions with residents there have been three rounds of formal consultation as follows:

    - Original application;
    - Amended application to overcome the concerns raised by Officers regarding the poor levels of daylight and sunlight experienced in the proposed flats. This resulted in changes to the internal layout of the

building (including an additional entrance to the building on Fann Street) and increasing the size of windows;

- Amended application to address comments received from City Transportation. The corner of the building on Golden Lane/Brackley Street which accommodates the entrance lobby including an overhang. As this corner of the site is public highway, this overhang would have required a projection licence, which would not have been forthcoming as the overhang was less than 5.7m above the highway. To overcome this, the ground floor of the building was extended to remove the overhang. This area of public highway would be stopped up.

16. A total of 182 representations have been received across the three rounds of consultations objecting to the application. The objections and the responses to these issues are summarised in the table below:

Representations received	**Consultation**			**Response**
	1st	**2nd**	**3rd**	
It is not necessary or appropriate for the entire annual requirement for housing to be provided on this single site.	1	0	0	Addressed in paragraph 30-31.
No affordable housing	16	12	1	Addressed in paragraphs 36-42 and CIL.
Viability Assessment is not available online.	0	1	0	Taylor Wimpey's Financial Viability Assessment remains commercially confidential, as does Gerald Eve's advice to the Corporation as it contains confidential information within the Taylor Wimpey Assessment.
Damage to the community.	3	2	0	Addressed in paragraph 43.
The proposed building is too large.	74	19	1	Addresses in paragraphs 40-43.
The proposal should be no larger than the existing building.	7	1	0	Addressed in 42-45 and 92-103.
The proposed building is out of character.	42	15	1	Addressed in 46-50, 92-103, 107-110, 116-119 and 125-127.
Object to the demolition of the building as it is a non-designated heritage asset. The existing	18	10	3	Addressed in paragraphs 63-77

building should/could be refurbished and converted				
The proposal has a detrimental impact on listed buildings. The Listed Building Guidelines for Golden Lane have been ignored.	42	13	0	Addressed in paragraphs 78-99
The decorative tiles on the existing building should be incorporated into the new development.	3	3	0	Addressed in paragraphs 74
Proposed materials are not in character with the surroundings.	5	1	0	The quality of materials, texture, colour, finish and depth of modelling would be important to delivering a successful scheme. A high quality material finish would be confirmed via conditions requiring details and samples of facing materials, junctions, reveals and balconies.
The Local Authority have not taken into consideration the special architectural interest of Bernard Morgan House	2	0	0	Addressed in paragraphs 61-75.
The proposal is much larger than the building proposed in the sales brochure for the site	10	0	0	The proposal cannot be assessed against any indications made at the time the site was sold. The application must be assessed on its own merits.
The building should not extend beyond the current footprint along Brackley Street.	3	1	0	Addressed in paragraphs 44-47 and 53-61.
The Jewin Welsh Chapel should be an undesignated heritage asset.	2	2	0	Addressed in paragraphs 112-120.
Should be a Conservation Area.	0	3	0	This is addressed in a separate report to this Committee.

Brackley Street - The upper floors should recede evenly to mirror the Fann Street Elevation or the height should be reduced by one-two floors.	1	0	0	Addressed in paragraphs 48-52.
Tudor Rose Court was carefully controlled	1	0	0	All applications must be determined on their own merits.
Loss of light to and overshadowing of neighbouring buildings, Fortune Street Park and Prior Weston School.	86	27	8	Addressed in paragraphs 125-142 and 146-151.
Daylight/sunlight assessment must include the impact on the Jewin Welsh Chapel.	0	0	1	Addressed in paragraph 137.
The proposed flats would be overshadowed.	1	0	0	Addressed in paragraphs 143-151.
The Bowater House flats will lose heat as there will be less absorption from sun	1	0	0	There will be a reduction in sunlight but this is within the BRE guidelines. The loss of heat will not be significant.
Light pollution.	3	0	0	It is unlikely that the light emitting from the proposed development will be noticed in the context of the surrounding area.
Overlooking.	31	7	0	Addressed in paragraphs 152-154.
The windows have been increased in size which worsens overlooking.	0	2	0	Addressed in paragraphs 152-154.
Dominance and enclosure.	23	3	0	Addressed in paragraphs 152-154.
Loss of outlook and loss of views.	14	6	0	Addressed in paragraphs 152-154.
Impact on Prior Weston School play area in terms of loss of light, overlooking and noise and disturbance during demolition/construction.	1	1	0	Addressed in paragraphs 136-140 (loss of light), 152-154 (overlooking), and 155 (noise and disturbance) and conditions 4-6 and 12-14.

The Hatching Dragons Nursery should be relocated. The impact on the Nursery is not fully understood	1	0	1	The developer and the Hatching Dragons Nursery School are discussing the relocation of the nursery, which could be secured through the S106 agreement.
An entrance on Fann Street is proposed. Residents were promised by the developers that there would not be an entrance on Fann Street.	0	10	0	This is a secondary entrance and is not considered to have a significant detrimental impact on neighbours.
Impact of building works (noise/dust/traffic).	15	4	2	Addressed in paragraph 155 and conditions 4, 5, and 7.
Noise from proposed flats and servicing.	12	0	0	Addressed in paragraphs 156.
Noise from the proposed ‘pocket park’.	4	0	0	Addressed in paragraph 157 and the S106 agreement.
Most of the flats will be single aspect.	1	1	0	Addressed in paragraph 166.
The hours of opening of pocket park should be controlled to prevent anti-social behaviour.	1	0	0	Addressed in paragraph 157 and the S106 agreement.
Security problems and anti-social behaviour from the proposed ‘pocket park’. The ‘pocket park’ should be private	7	3	0	Addressed in paragraph 157 and the S106 agreement.
When the flats are unoccupied there will be no way of maintaining private gardens on Golden Lane. They will become unsightly.	1	0	0	This would be a matter for the building management to address.
The ‘pocket park’ will be dark and will become a dumping ground.	1	0	0	This would be addressed through the management plan secured through the S106 agreement.
Congestion and lack of parking spaces.	21	7	0	Addressed in paragraphs 169-171.
Increased pressure on pay and display and disabled parking spaces,	2	0	0	Addressed in paragraph 171. One disabled parking space would be provided within the

and the TFL bikes on Golden Lane				service area. This is considered to be an appropriate level of provision for a residential development in this location and meets the requirements of the London Plan and the Local Plan. A minimum of 153 cycle parking spaces would be provided for which exceeds the London Plan and is acceptable
Lack of service area.	1	1	0	All servicing would take place within the designated off-street servicing area within the building, accessed from Brackley Street.
Ideally the site access should be from Golden Lane.	1	0	0	This is to be agreed through conditions 4, 6, 12 and 14.
The servicing bay would be situated opposite the servery of Cripplegate House and lorry use during office hours could be a nuisance.	1	0	0	As the building would be in residential use it is anticipated that the servicing requirements would be low and the impact on Cripplegate House would be minor.
Loss of trees.	3	1	0	Addressed in paragraphs 176-178 and by condition 2.
Additional trees should be planted	1	0	0	Addressed in paragraphs 176-178 and condition 22.
Impact on biodiversity and the wildlife garden and loss of open space.	8	4	1	Addressed in paragraphs 179-182 and conditions 18 and 23.
Amenity value of Fortune Street Park would be reduced and there would be increased wear and tear on the park.	12	4	1	The London Borough of Islington could request CIL money for improvements to the park but not for maintenance.
Air pollution	3	1	1	Addressed in paragraphs 190-192.
Impact on Infrastructure and public services especially the local GP surgery.	26	5	0	The developers will be making a payment towards the City CIL and the infrastructure facilities including public health care facilities could be funded by City CIL if felt appropriate.

The occupants of the new flats may insist on the imposition of controls on Cripplegate House such as controlling lighting or screen use as the building operates outside normal working hours.	1	0	0	The Department of Markets and Consumer Protection have received several complaints from Golden Lane residents about the Cripplegate House lights but have not established a statutory nuisance. If a nuisance is established the Department of Markets and Consumer Protection could insist on controls being put in place to abate the nuisance.
The Church Hall will be unusable in the construction/demolition phase and it is an important source of income.	1	0	0	The impact on the Church has been considered and conditions have been recommended to mitigate the impact (conditions 4-6 and12-14). Loss of income is not a planning matter.
The consultation period took place in the summer when a lot of neighbouring residents were away and could not comment.	7	1	0	Local Planning Authorities cannot control when applications are received and must determine all applications in accordance with the timeframe laid out by the Government.
The public exhibitions held by the developer were misleading and the comments made have been ignored.	15	5	0	Developers are not obliged to hold public exhibitions but it is recommended. The Local Planning Authority has no control over how or when they are held.
Conflict of interest due to sale.	3	1	0	The City of London Corporation has retained the freehold of the site and sold a 154 year lease to the applicant. The ownership is not a material planning application. the statutory arrangements provide for a Local Planning Authority to determine applications relating to buildings or sites owned by it. The Local Planning Authority must determine all applications in accordance with national and local planning policy. See also under “Legal Issues” at end of report.

17. A petition has been received from Cobalt Building residents objecting to the application. The petition contains 51 signatures. The issues raised are:
    - The public consultation carried out by the developer has been deficient in due process;
    - The redeveloped Bernard Morgan House will extend towards the Cobalt Building, which gives rise to major concerns about daylight and sunlight obstruction, change of view, lack of privacy, increased noise levels, potential risk of vagrants and anti-social behaviour;
    - Negative impact on the neighbourhood and the Cobalt Building, including construction noise, traffic and pollution; and in the longer term there would be a loss of light, increased traffic noise and pollution, congestion from servicing, increased demand on local services, noise, anti-social behaviour and security problems;
    - Bernard Morgan House should be rebuilt within its current footprint;
    - The new building should not affect the light and views of the Cobalt Building flats and of the surrounding buildings;
    - The quietness, tidiness and security of the neighbourhood should be respected and maintained during the redevelopment and in the longer term.

18. A petition, in the format of identical letters has been received objecting to the application. The petition contains 18 letters. The issues raised are:
    - Excess strain on existing public infrastructure amenity;
    - Daylight, sunlight and overlooking; and
    - Design, character and appearance.

19. 16 representations have been received in support of the application. The following issues have been raised:
    - The site is a security risk now.
    - The proposals would bring more people to the area, which means more trade for the local area.
    - The site is currently an eyesore and would benefit from redevelopment.

Policy Context

20. The development plan consists of the London Plan 2016 and the City of London Local Plan 2015. The London Plan sets out the Mayor's vision for London up to 2036, and includes policies aimed at delivering housing.

21. The London Plan requires that new development should not adversely affect the safety of the transport network and should take account of cumulative impacts of development on transport requirements. New development is required to be of the highest architectural quality and not to cause harm to the amenity of surrounding land and buildings, in respect of overshadowing, wind and micro climate.

22. London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.

23. There is relevant City of London supplementary planning guidance in respect of: Planning Obligations, the City of London Community Infrastructure Levy Charging Schedule. There is relevant Mayoral supplementary planning guidance in respect of Sustainable Design and Construction, Control of Dust and Emissions during Construction and Demolition, and Use of Planning Obligations in the funding of Crossrail and the Mayoral CIL.

24. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the NPPF Practice Guide. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.

25. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are: housing delivery, requiring good design, ensuring buildings function well and add to the overall quality of an area; meeting the challenge of climate change and addressing the potential for flooding; conserving and enhancing the natural environment; conserving and enhancing the historic environment, attaching great weight to the conservation of heritage assets of the highest significance.

Considerations

26. The City Corporation, in determining the planning application has the following main statutory duties to perform:-
    - To have regard to the provisions of the development plan, so far as material to the application, any local finance considerations so far as material to the application, and other material considerations. (Section 70(2) Town & Country Planning Act 1990); and
    - To determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

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

case the duty is to have special regard to the desirability of preserving the settings of listed buildings.

28. The effect of the duties imposed by section 66(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 is, respectively, to require decision-makers to give considerable weight and importance to the desirability of preserving the setting of listed buildings.

29. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking… for decision taking this means: approving development proposals that accord with the development plan without delay...'. The NPPF also provides guidance on the conservation and enhancement of the historic environment at paragraphs 126 to 141.

Principal Issues

30. The principal issues in considering this application are:
    - The principle of residential development;
    - The contribution towards the provision of affordable housing;
    - Design: Height, Bulk, Massing, Form, Architectural Expression, Urban Grain, Streetscene and Landscaping;
    - Impact on Heritage Assets:
        - Principle of the Demolition of Bernard Morgan House;
        - Impact on the Setting of the Golden Lane Estate;
        - Impact on the Setting of Cripplegate House;
        - Impact on the Setting of the Barbican; and
        - Impact on the Setting of the Jewin Chapel;
    - Servicing, Transport and impact on public highways;
    - The impact of the proposal on neighbouring residential and commercial buildings and spaces, including loss of daylight and sunlight, wind microclimate, air pollution, overlooking, dominance and enclosure, loss of outlook/views, noise, and security;
    - Energy and sustainability; and
    - The extent to which the proposals comply with Government policy advice (NPPF) and with the relevant policies of the Development Plan.

Principle of the provision of residential development

31. Policy CS21 of the Local Plan explains that the City Corporation aims to exceed the London Plan's minimum annual requirement by guiding new housing development to and near identified residential areas…and refusing new housing where it would prejudice the primary business function of the City or be contrary to Policy DM1.1 (protection of office accommodation).

32. Policy DM21.1 of the Local Plan states that *new housing should be located on suitable sites in or near identified residential areas*. The site is

adjacent to the Golden Lane and Barbican residential areas, and the Cobalt Building and Tudor Rose Court, and is an appropriate location for residential development. The proposal would provide a substantial contribution to the City's housing quota.

33. Policy DM21.1 of the Local Plan further states that *new housing will only be permitted where development would not: prejudice the primary business function of the City; be contrary to policy DM1.1 (protection of office accommodation); inhibit the development potential or business activity in neighbouring commercial buildings and sites; and result in poor residential amenity within existing and proposed development, including excessive noise or disturbance.* The proposed development would not prejudice the primary business function of the City, it does not involve the loss of office accommodation, and would not impact on the development potential of neighbouring commercial buildings (Cripplegate House). The impact the proposal on residential amenity will be addressed in the relevant sections of this report.

Density

34. London Plan policy 3.3 recognises the need to provide additional housing in London and sets a minimum annual target for the City of London of 141 additional dwellings during the plan period (2015-2025). Policy DM21.5 of the Local Plan states that all new housing must be designed to a standard that facilitates the health and wellbeing of occupants and takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards.

35. The site is within a 'central setting', which is defined as 'an area with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800m walking distance of an International, Metropolitan or Major town centre. The site has a Public Transport Access Level (PTAL) of 6a (excellent), which recommends that the site is developed at a density of 650-1100 habitable rooms/hectare or 215-405 units/hectare considering the size of the dwellings proposed. The proposed development is at a density of 465 units/hectare (1134 habitable rooms/hectare) which is higher than recommended. However, paragraph 3.28 of the London Plan explains that the density matrix should not be applied mechanistically '*enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure, open space and play*'. The London Plan Housing Supplementary Planning Guidance further explains that *in appropriate circumstances it may be acceptable for a particular scheme to exceed the ranges in the density matrix, providing important qualitative concerns are suitably addressed'*. To be supported, schemes which exceed the ranges in the matrix must be tested against the following considerations: design, local context and character, public transport connectivity, the quality of the proposed accommodation and its compliance with the housing quality standards (found in the London

Plan Housing Supplementary Planning Guidance), and the management of refuse storage and cycle parking facilities. When these considerations are satisfactorily addressed the London Plan provides sufficient flexibility for such higher density schemes to be supported. It is common for new development in central London to exceed the ranges in the density matrix and as it is considered that the proposal satisfactorily addresses the detailed issues outlined in the London Plan Housing Supplementary Guidance, the proposed density is acceptable in this instance.

36. The units proposed would range in size from 43.75sqm. to 126.14sqm. (GIA), which complies with Core Strategic Policy CS21 and the London Plan's minimum space standards for new residential development.

Contribution towards the provision of affordable housing

37. Local Plan Core Strategic Policy CS21 requires new housing development to provide 30% affordable housing on-site or, exceptionally, 60% affordable housing off-site or equivalent cash-in-lieu where a viability study demonstrates to the City Corporation's satisfaction that on site provision is not viable. These targets are applied flexibly, having regard to individual site circumstances and viability. The Planning Obligations Supplementary Planning Document indicates that, where provision is made in the form of a cash-in-lieu payment, the payment will be calculated on the basis of £165,000 per unit of affordable housing required. London Plan Policy 3.12 similarly seeks the maximum reasonable amount of affordable housing on private residential schemes taking account of individual circumstances including development viability.

38. The application, as originally submitted in June 2016 proposed 104 private residential flats, with a proposed cash-in-lieu contribution towards affordable housing of £1.5m. The Local Plan policy compliant requirement for a scheme of this size would be £9,735,000. The offered cash-in-lieu contribution was equivalent to an affordable housing contribution of 9 units, or 8.7% of the total number of residential units proposed.

39. The affordable housing offer was supported by a financial viability assessment undertaken on the basis of a residual valuation approach and in accordance with RICS 2012 guidance 'Financial Viability in Planning'. The assessment compared the Gross Development Value of the scheme (residential sales values and other income) against the Gross Development Costs (land value, build costs, fees, marketing, finance and legal costs, s106 and CIL contributions) and assessed the outcome against a benchmark level of profit. The assessment concluded that the scheme would be unable to make a contribution to affordable housing on current day values, but taking account of potential future value growth a contribution of £1.5m would be viable.

40. The assessment included an affordable housing delivery statement which considered the merits of providing affordable housing on-site in line with the requirements of Local Plan policy CS21, or making a cash in-lieu contribution to support affordable housing provision elsewhere. The delivery statement indicated that a maximum of 2 units of on-site affordable housing could be provided, whereas an equivalent cash in-lieu payment would permit the provision of 9 units elsewhere on City Corporation owned-sites.. Therefore a cash-in-lieu contribution was proposed.

41. As the contribution was subject to viability the City Corporation appointed an independent consultant to review the applicant's viability appraisal and provide advice on the maximum feasible and viable contribution that could be made towards affordable housing.

42. The City Corporation's consultant concluded that the applicant had underestimated the potential sales value of the flats and overstated potential build costs. All other inputs to the model were considered to be reasonable, including the proposed benchmark profit and land value. The land value in particular was assessed and considered to be reasonable given current market conditions and the requirement on the City Corporation (as previous land owner) to achieve best value. A sensitivity analysis was also undertaken to look at the potential for value growth over the projected build period of the scheme. The City Corporation's consultant concluded that the scheme could support an off-site cash-in-lieu contribution of £4.5m.

43. In November 2016, the applicant submitted a revised scheme with a reduced number of units (99) and an updated build cost schedule. This revised information was considered by the City Corporation's consultant who concluded that changes to the sales value and build costs of the scheme did not materially affect the scheme's viability and that a contribution of £4.5m remained viable. This level of provision would be equivalent to an affordable housing contribution of 27%. Although the level of contribution is below the target set in the Local Plan, it is the maximum feasible and viable contribution that could be made and is therefore compliant with Local Plan policy CS21 and the provisions of the London Plan. The contribution would assist the City Corporation in meeting its corporate target to deliver up to 700 additional affordable homes on City Corporation housing estates by 2026. The applicant has agreed to pay this contribution.

Impact on the community

44. Concern has been raised by objectors that the proposed flats would be purchased by investors who would not contribute to or be part of the community, which is strong in this part of the City. Occupation of the proposed flats as full time homes cannot be insisted on. However, Section 25 of the Greater London Council (General Powers) Act 1973 stipulates that use of a permanent residential property for the purposes

of short-term lets (less than 90 consecutive nights) is a material change of use requiring planning permission. Therefore, if someone wishes to use their property in this way planning permission is required.

Design: Height, Bulk, Massing, Form, Architectural Expression, Urban Grain, Streetscene and Landscaping.

Height, Bulk, Massing and Form

45. Local Plan Policy DM 10.1, New Development, states that *proposals should be of a bulk and massing appropriate to their surroundings, having regard to general scale, height, building lines, character, historic interest and urban grain*. The site context is the Golden Lane Estate (GLE), Cripplegate House and the Barbican Estate, which are grade II listed buildings as well as the other buildings and open spaces, which adjoin the site.

46. The height, bulk and massing arrangement seek to form a transitional bridge between the height of Cripplegate House and the Barbican podium level, with their strong urban scale, to the more human/domestic scale of the GLE. The height would reduce in height from ten storeys, opposite Cripplegate House, to six/eight storeys opposite Bowater House (6 storeys).

47. The height would reduce sharply along Brackley Street from ten storeys at the junction with Golden Lane, to four storeys in the south west corner, approximately to the height of the Jewin Chapel. The four storeys opposite the proposed 'pocket park' at the junction with Viscount Street, would better define the scale of these secondary streets.

48. The stepping in height is accompanied by a pulling back of the building line on Golden Lane from where it abuts the footway at the junction with Brackley Street to the eastern building line of Bowater House. The effect is that the main bulk and mass of the proposed building bridges the scale of the Golden Lane and Barbican Estates. Whilst this stepping is less articulated on the rear elevation, this is considered secondary and less important.

Detailed Design

49. The architectural expression would pay deference to its neighbours and would follow a common architectural language which unifies the whole. The style is often termed ''New London Vernacular'', which borrows architectural features and materials embedded in London's architectural history, using them in a stripped contemporary manner. The facade treatment would comprise brick-cladding with 'punched' fenestration, the latter accentuated by expressed pre-cast concrete implying 'architraves' forming a regular pattern. It would be topped by metal clad roofs; with over sailing soffits and jambs with the massing recessed and broken by mottled metal 'baguette' cladding.

50. In a contemporary manner the proposal seeks to ‘‘cloak’’ the main bulk and massing which forms the design narrative, the diminishing massing, to form a skin, of vernacular brick, which is a unifying material in this context, with punched fenestration appearing stretched around that mass. This stretching effect would be articulated in the returning of the corners in pre-cast concrete reveals, splayed and brought proud of the elevation, creating strong edges and returns.

51. The building would have an implied base or plinth, in common with the existing building, delineated by a more rustic ‘chequerboard’ pattern, reflecting a fenestration pattern used on an ad-hoc basis in the elevations. Further animation would be generated, in particular on the Golden Lane frontage, via balconies which provide depth and a three-dimensional playfulness to the principle facade.

52. The roof storeys would set back so as to appear more recessive in the immediate and wider townscape.

53. The quality of materials, texture, colour, finish and depth of modelling would be important in delivering a successful scheme. A high quality material finish would be confirmed via conditions requiring details and samples of facing materials, junctions, reveals and balconies.

Urban Grain, Streetscene and Landscaping

54. The proposal would result in a significantly higher density, and site cover than currently exists.

55. The scheme would return, in part, the front sunken garden, setting the building line back from Golden Lane, echoing the garden in front of Bowater House and giving the building a softer interface with the junction at Fann Street. Similarly, albeit significantly smaller, the sunken amenity space to the rear and the proposed ‘pocket park’ would make a contribution to the network of private/public spaces which defines the urban grain of the adjacent Golden Lane Estate.

56. Policy DM 10.1 states that all development should have attractive and visually interesting street elevations, provide active frontage, servicing entrances which assimilate with the architecture and appropriate hard/soft landscaping and boundary treatments.

57. The current Bernard Morgan House and Golden Lane share a common ‘grain’ or urban layout: of low-slung horizontal blocks, set back from the plot boundary and rising above a generous landscape. The proposed scheme would, whilst continuing to provide some open space, bring built development to the site boundaries in a denser reinterpretation of the Victorian urban grain prior to the Blitz. This will result in a more direct interface with the street.

58. Viscount and Brackley Street are historic streets which prior to the Blitz comprised smaller streets off which ran alleys and courts in a tight urban grain built to form continuous building lines. It is important that the character of this street does not become a dark service street, and continues to have interest at street level. It is considered that the quality of the brickwork, fenistrative pattern and detailed entrance panel, which could accommodate retained decorative tiles from the current BMH, or an alternative artistic treatment, would sufficiently animate the street frontage

59. The character of Brackley Street and, to a lesser extent, Viscount Street, would change in terms of scale, light and openness, as the proposal would create somewhat of a 'canyon' effect, placing more emphasis on delivering an active and attractive street frontage. A condition has been recommended requiring details to be submitted for an artistic treatment of the service entrance, UKPN room, bin store and residential entrance to ensure a treatment which sufficiently animates the public realm and does not merely read ''back of house'' and creates a sufficient 'sense of arrival' delineating the entrance door.

Pocket Park

60. A stepped entrance and a separate ramped entrance, compromise the usability of the space whilst discouraging inclusive access, especially for less ambulant people and cyclists. When clearing the site the access should remain step-free, as at present, unless it can be demonstrated that this is not feasible. It is also noted that the applicant is proposing two sets of gates, one into the pocket park, and another to control access to the private amenity space. In order to fully realise the public benefit of the pocket park it is considered that this should be accessible and welcoming. The treatment of the railings has been reserved for condition, but this should provide an attractive boundary treatment and highlight the entrance. The segregation of ambulant and disabled persons on the opposite side of the proposed pocket park, is unacceptable. A single entrance defining the junction between Viscount/Brackley Street should be explored. This would resolve the awkward proximity of the current proposed ramp with the adjacent ground floor flat.

61. The proposal would result in the loss of a number of trees within the site boundary, including two semi-mature trees in the south west part of the site which are of some stature and contribute to the amenity of Viscount and Brackley Street. It is proposed that these are replaced by trees which could reach a similar stature, the details of which are reserved for condition. Similarly, a lighting scheme should accompany a detailed Landscaping Strategy and should seek to make the pocket park welcoming, attractive and adverse to potential anti-social behaviour whilst taking opportunities to enhance the significance of the Jewin Chapel.

62. Details of the proposed site levels, landscaping (including tree planting) and boundary treatments are reserved by condition.

Impact on Heritage Assets

Context

63. The site is opposite the Golden Lane Estate ("GLE") which is grade II listed, with the exception of Crescent House, which is grade II* listed. Opposite, to the south is Cripplegate House, listed grade II. Nearby to the south and east are Breton House and Ben Jonson House which form part of the Barbican Estate, listed grade II, with associated landscaping which is a grade II* registered landscape. A map showing the designation context is attached.

Demolition of the existing building

64. The National Planning Policy Framework states that a building could have a degree of heritage significance meriting consideration in planning decisions if it is of sufficient heritage interest. It states that heritage interest may be architectural, artistic, historic and/or archaeological. This significance can derive from the physical asset itself and from its relationship with its setting. Such a building/landscape is termed a ''non-designated heritage asset''. The Historic England guidance document, ''Conservation Principles, Policies and Practice'', make reference to the potential for a building or a landscape to be of 'communal' (or community) significance to a local community.

65. Paragraph 135 of the NPPF requires account to be had to the effect of an application on the significance of a non-designated heritage asset, and a balanced judgement made having regard for the scale of any harm or loss and the significance of the asset.

66. Objections, including those from the Twentieth Century Society, have been raised to the demolition of the current Bernard Morgan House. These state that the building should be considered a non-designated heritage asset, that it is a good quality piece of architecture which complements its setting, and its loss is unjustified.

67. It should be noted that there is normally no additional legislative control over the demolition of a building deemed to be a non-designated heritage asset, as demolition usually benefits from permitted development rights. However, prior approval of the method of demolition is required to demolish a building if a planning permission for redevelopment has not been granted. An application for prior approval was submitted and withdrawn. The assessment process for an application for prior approval does not include a consideration of the heritage significance of the building in determining the application.

68. Historic England (HE) assessed the current Bernard Morgan House for inclusion on the national List of Buildings of Special Architectural or Historic Interest in 2015. In its report dated 26 June 2015 HE determined that the building was not of sufficient interest for inclusion on the national List.

69. In summary, the report concluded that the building lacked the architectural distinction and intactness of a building of its type for inclusion on the national list. It noted that BMH is a ‘‘noteworthy example of Modern Movement thinking (applied) to this particular building type’’. It noted positively that the seriousness of its exposed structural frame is tempered by a broad palette of materials and the extensive landscaping of its sunken gardens. In support of the listing proposed the Twentieth Century Society remarked on the use of traditional materials such as knapped flint, pebbles and slate, and the distinctive glazed tile scheme and the carefully-considered interiors. Public comments received to the application state that the building is of ‘communal’ or community heritage significance, which it has accrued over time.

70. Bernard Morgan House is a former Police Section House, designed by J. Innes Elliot, architect to the Metropolitan Police, and built in 1959-60 contemporaneous with the adjacent GLE. The exposed modular geometric grid of reinforced fair-faced concrete expresses the internal cellular plan and is a bold statement relieved by equally hardy yet reassuringly traditional materials; including Staffordshire engineering brick spandrel panels, knapped flint ‘base’, quarry-finished stone, slate and decorative ceramic tiles. Its Modern Movement expression, with a long rectilinear horizontality, architectural form as a low-slung slab block rising above a generous landscape, and mix of robust traditional and modern materials, share a communality with the adjacent Golden Lane Estate and Jewin Chapel.

71. Bernard Morgan House is not by the same architect as the Golden Lane or Barbican Estates. There is no evidence known of direct discussions between Innes and Chamberlain Powell and Bon (architects of the Barbican) regarding the development of Bernard Morgan House. Bernard Morgan House, whilst in a ‘Modern Movement’ style, does not share an explicit architectural relationship with the architecture of Chamberlain, Powell and Bon. The synergy in materials is more superficial than explicit.

72. It is known that ‘‘town planning requirements’’ at the time stipulated that the height of Bernard Morgan House had to respect the height of the (then emerging) GLE. They share some common characteristics: principally both were raised above generously landscaped sunken gardens, built into the basements of the former Victorian warehouses, maximising light and views through.

73. There is no clear relationship between the architecture and urban design of the Barbican and BMH. The Barbican follows later 'High Brutalism' modernist principles incorporating raised pedestrian podiums above street level and vehicular traffic in an all-encompassing concrete finish. It is a clear departure from the scale and urban design of BMH and the GLE.

74. The importance of the building to the local community has been raised in the consultation process. It has been stated that the former police cadet occupiers engaged with other local residents and, occasionally, opened up the site to the public. It is said that this included the recent use of the sunken garden at the front as a community wildflower garden which returned specimens to the Natural History Museum. Whilst acknowledging that it may form part of a familiar local scene, many buildings facilitate local relationships and associated memories. The site as an operational police section house was not regularly open to public use and the garden was closed in the main to public access.

75. In terms of artistic significance, it is not considered that BMH is of sufficient interest to warrant consideration. However, on the north and south elevations there are decorative tile scheme displaying abstract regular patterns and some striking use of colour which are interesting, if not exceptional, pieces of post-war art. It is considered that these can be re-used and this will be ensured by condition.

76. In summary, the architectural expression, style, materiality and good quality detailing of Bernard Morgan House make it a high quality building of its time, with a contemporaneous relationship with the listed Golden Lane Estate.

77. Bernard Morgan House is considered to be of a degree of heritage significance, because of its architectural and historic interest, stemming from its architecture and relationship with the adjacent GLE and Jewin Chapel. The proposal is to demolish and redevelop the site which would result in the total loss of that significance.

78. Under paragraph 135 of the NPPF the total loss of significance would still need balancing against the wider public benefits the scheme would deliver, when considered against this material consideration.

<u>Impact on the Setting of the Golden Lane Estate</u>

Significance and Setting

79. The Golden Lane Listed Building Management Guidelines Supplementary Planning Document (the Guidelines) (September 2013) identify the nature and extent of the special architectural and historic interest of the Estate, in order to inform decision-making on planning applications. The Guidelines are a material consideration in assessing the current planning application.

80. The GLE is an exemplar of post-war comprehensive redevelopment following the Blitz, executed on a pioneering and cohesive scale under the auspices of a single ambitious landowner, the City of London Corporation. The Guidelines acknowledge that much of the character and special interest derives from the architects' pursuit of a modern exemplar of high-density urban living. This expresses itself on a macro-level through the meticulously planned townscape and generous open landscape and on micro-level through the detailing and layout of individual flats. It should, as acknowledged in the Guidelines, be viewed in its entirety as an ensemble: a piece of architecture, urban design and townscape. The qualities of light, space, transparency, function and communality run through the Estate, from the (unique) large curtain wall landscape window of the community centre raised above the ornamental sunken garden to the finely detailed 'picture frame' curtain wall principle aspects of the flats providing views over generous landscaping.

81. The height and disposition of the blocks was meticulously considered to create varied public/private space, delivering a comfortable sense of enclosure while also feeling open and permeable. The pioneering use of glass curtain walls, in striking primary colours, add light and energy, while the overarching use of a pleasant pink brick ties the architectural whole together.

82. The blocks are disposed to maximise daylight, sunlight, privacy and a sense of spaciousness and transparency. These spatial qualities continue inside where all flats are defined, where possible, by a principal south-aspect, dual aspect, floor-to-ceiling glazing overlooking well-landscaped courts and private balconies on flats which are orientated to avoid direct overlooking from directly facing principle aspects, revolutionary at its time. This openness and the extensive glazing creates a seamless transparency between inside and out, creating internal spaces defined by the relationship with the landscape outside.

Contribution of Setting to Significance

83. The NPPF states that elements of the setting of a heritage asset can make a positive, neutral or negative contribution to its heritage significance and a viewer's ability to appreciate that significance.

84. There is no specific section in the Guidelines dedicated to the Estates' setting, or which seeks to identify particular elements of setting which are deemed to make a positive, negative or neutral contribution to it. However, in Part 2 (section 1.2.1), ''Key conclusions and recommendations'', under Holistic Significance, it states:

> *The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings, their height, scale, mass, form, materials and detailing could, for example, have an impact on that*

special interest.

85. Part 1.2.1.2 of the Guidelines continues:

The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting.

86. The Guidelines acknowledge that the Estate was planned with a strong sense of enclosure and, in the words of the architect, was ''inward looking'', given the bleak wasteland setting following WWII. However, this should not be interpreted as reducing the importance of its current setting.

87. It should be acknowledged that the setting of the Estate has changed significantly since the 1950s, and will continue to change. The Peabody Towers, Braithwaite Tower, Cripplegate House (as extended), Blake Tower and 121-167 Roscoe Street are all visible above the perimeter blocks from views within the Estate, placing it in an evolving and dynamic urban context. To the south it can be viewed with the backdrop of the Barbican tower and podium composition; reflecting continuity in architect and the development of Modernism, which is inherent in the view identified in the Guidelines from Goswell Road incorporating Crescent House with the Barbican towers.

88. In this regard, the only specific setting reference in the Guidelines to an important aspect of setting is reference to the view along Goswell Road of Crescent House with the backdrop of the Barbican Towers, identified as being of (fortuitous, if not intended) interest, given the continuity in architect and an appreciation of the development of Modernism. The Barbican towers and podium dominate the skyline to the south, providing an important visual reference and transition, contributing to the significance of GLE.

89. It is considered that the following elements of the setting of the GLE contribute to its significance :

- The visual relationship with the Barbican to the south; in particular in the north-south axis view from the Bastion through the central piazza towards the tower of the Jewin Chapel and on alignment with the Shakespeare Tower;
- The strong sense of enclosure and unity felt in the sunken gardens, on a whole unfettered by looming development in the immediate vicinity;

- The retention of open diagonal views across the whole site with limited bulky development in the immediate setting to break up the unity and inter-visibility of the enclosing residential blocks;
- An ability to appreciate the Estate from outside views in, the dominance of Great Arthur House, in contrast to the more humble scale of the perimeter blocks;
- An ability to appreciate the interrelationship between the internior of the maisonette flats and the external spaces.

90. Whilst not identified in the Guidelines, it is considered that the current Bernard Morgan House, due to its architectural expression, form and contribution to the urban grain, contributes positively to the setting of the GLE.

Impact on Significance

91. It is considered that the proposed scheme would preserve those positive elements of the setting so as not to adversely impact on the setting or heritage significance of the GLE. It is considered that the boldness, distinctiveness and unity of the GLE as an architectural whole is robust enough to accommodate change in its setting without significant harm to its essential significance.

92. From the majority of views in the Estate, the proposed scheme would not be visible. It would not be visible from Basterfield Lawn, from the Bastion, from the sunken ornamental garden or the community centre overlooking it, or from the tennis courts. From these spaces an unfettered sense of enclosure allows an appreciation and understanding of the Estate as an architectural whole.

93. Where it would become visible, in fleeting transient views, mainly from circulation routes, it would not rise significantly above the main ridge of Bowater or Cuthbert Harrowing House. Where it would, and where it has the potential of affecting the significance of the GLE, is from the 'piazza' west of Great Arthur House, and from the high level walkway adjacent to the leisure centre. Here the bulk of the proposed scheme would appear, in some views, above the roof ridges. It would be appreciated in the same context as current buildings, in particular Cripplegate House. The juxtaposition with the Barbican tower composition would remain pre-eminent.

94. Where the proposed scheme would be visible in more open, distant oblique views above the ridge of Bowater House, the breach of ridge would be minimal and the bulk would step away from the GLE, such that these views would remain open, and the layout of the estate would still be readily appreciated.

95. In the important north-south axis view, between the bastion and the Jewin Chapel and Shakespeare Tower, the proposal, by stepping down

to the ‘pocket park’ in the south west corner of the site, would remain out of view, not harming it.

96. The principal architectural ‘narrative’ of the proposed scheme is the stepping of the height and staggering the building line in order to respect the setting of the Estate in views from Golden Lane, Fann Street and Fortune Street Park.

97. The applicant has submitted a Townscape, Visual Impact and Heritage Assessment (and addendum) which undertakes an assessment of surrounding views. Views 2, 8 and 4 assess the dynamic view on approach to the Estate, with the Barbican in the backdrop, travelling south along Golden Lane. The proposed scheme would be significantly bulkier than BMH. This additional bulk and mass would be viewed in contrast to the more pedestrian scale of Bowater House. However, the clear stepping of the height with the aim of transitioning the height from the Estate to that of Cripplegate House and the Barbican podium level, in addition to the staggering of the building line so that the north block respects the orthogonal building line of Bowater House, mitigate the impact on Bowater House and the setting of the GLE. Indeed these features would preserve an appreciation of the sunken garden on Golden Lane, and assist in assimilating the proposed scheme with the urban design of the GLE.

98. The transient view from Fann Street, between the junction with Aldersgate Street and the site, is represented in Views 1 and 5. The main narrative is of a tripartite stepping in height and massing from the northern block, the main eaves of which would be approximately the same height as Bowater House, to the southern block, representing the scale of the extended Cripplegate House. The rear facade and roof levels would contain a degree of modelling and depth to reduce the impact of the increase in bulk when viewed in contrast to Cuthbert Harrowing and Bowater House.

99. The Golden Lane Estate can also be viewed from Fortune Street Park in the context of the proposed scheme, together forming the western backdrop to the Park The Views 9 (wireframe) and 3 (rendered) broadly represent views of GLE from the park, with the proposed scheme in place. Once again, there would be a significant increase in height and bulk . However, given the apparent separation distance between Bowater House and the proposed scheme, and the continued prevalence of Bowater House and Cuthbert Harrowing House in the context of Great Arthur House, it is not considered that the proposed scheme would cause harm.

The approach to the GLE from Beech Street would significantly change, but it is not considered that harm would be caused to the setting or significance of the GLE. At present, the height of BMH provides a degree of continuity with the perimeter blocks of the GLE, whilst Great Arthur House is visible on the skyline. The proposed scheme, in

stepping back the building line, would preserve a glimpse of Bowater House whilst the height of the southern block would respond to that of Cripplegate House.

100. Overall, it is considered that the proposed development would result in less than substantial harm to the special architectural or historic interest and heritage significance of the Golden Lane Estate, by reason of the increased bulk and mass apparent in views of GLE when approached from the north along Golden Lane. Whilst we have had special regard for the desirability of preserving the setting of the listed building, in accordance with section 66 of the Town Planning (Listed Buildings and Conservation Areas) Act 1990, it is not considered that the harm would outweigh the wider benefits of the proposal.

Impact on the Setting of Cripplegate House

Significance and Setting

101. Built in 1893-96, and by architects Sidney R.J. Smith, it was built as a grand late-Victorian civic philanthropic venture for the betterment of the working poor of the Cripplegate Ward. It is an isolated remainder of Victorian Cripplegate that was altered following conversion to offices in 1987-92.

102. Though much altered, extended and stretched behind a part retained façade, it displays a handsome front facade of red brick with Portland stone dressings in an eclectic free-Jacobean manner with some good detail. The rear red brick 1980s part is of no architectural or historic interest.

103. Cripplegate House no longer derives significance from its setting. It's historic setting, as part of a cohesive Victorian townscape of warehouses, workshops, terraces, alleys and courts has been lost. In terms of height, architectural form, style and materials it has little relationship or dialogue with its neighbours. However, its prominent townscape position on Golden Lane assists in allowing an appreciation and understanding of its architectural and historic interest.

Impact on Significance

104. Cripplegate House can, at present, be viewed along much of Golden Lane when approached from the north. The view is mainly of the modern side return and 1980s extension. The front facade, which is of significance, splays away from these distant views, so as only revealing itself in its immediate setting. As a consequence, the proposed obscuring of Cripplegate House, on approach from the north, would not harm an appreciation of its significance.

105. When viewing the front elevation from Golden Lane and the junction with Beech Street, the height of the proposed southern block is no higher

than the crowning pediment of Cripplegate House, so that it doesn't challenge or overwhelm the front elevation. The height of the roof level is no higher than the main ridge of the mansard roof of Cripplegate House and, in a similar manner, would rake back and be massed in a recessive manner.

106. The use of a complementary brick and a 'punched masonry' elevational treatment complements the traditional architecture of Cripplegate House and echoes the former Victorian warehouses which once comprised its setting.

107. It is considered that the height, bulk and design would not dominate Cripplegate House, or detract from an appreciation of its significance, which with its bold detail and stone dressings, would retain a pre-eminence on Golden Lane. Its setting would be preserved.

Impact on the Setting of the Barbican and its Registered Landscape

Significance and Setting

108. The principal significance of the Barbican, including the associated landscape, is as a leading example of a Modernist project in the high Brutalist style, and is perhaps the seminal example nationally of a comprehensively planned Post-War, mixed-use, Modernist estate.

109. It comprises a series of long slab blocks at a raised podium level, separating pedestrians from vehicular traffic, and a composition of towers which encloses private and public landscaped open spaces centred on a canal which incorporates formal planting and ancient monuments in a Le Corbusian manner.

110. It is necessary to consider the contribution of setting to the significance of the Barbican. The Estate was designed to be like a modern 'fortress', defining its own setting, and whilst there had originally been planned relationships with its surroundings, these were never implemented.

111. Evidence has been submitted about the relationship between the current Bernard Morgan House site and the Barbican. Indeed the North Barbican redevelopment proposals came to the immediate boundaries of the BMH site, which is acknowledged on some of the original submission drawings. It shows slab blocks coming to the opposite site of Brackley Street (assuming the demolition of Cripplegate House); including a series of interconnected open spaces, including a swimming pool on the current site of Tudor Rose Court and the Colbalt Building. However, whilst there is clearly an acknowledged relationship between the Barbican development and the (nearing completion) Bernard Morgan House, there is no explicit architectural or townscape relationship cited or evident. Even so, as implemented, the Barbican, and the immediate setting to the north, morphed into something different with the connection between the Golden Lane and Barbican terminates at Beech

Street and an elevated podium level, with little visual or physical connectivity.

112. The Barbican has 'hard edges' with the surrounding townscape and, other than the Blake Tower, it does not form a strong architectural relationship with surrounding buildings or landscapes. However, as discussed, the clear juxtaposition between the Golden Lane Estate and BMH when viewed in the context of the Barbican tower and podium composition is an important relationship which contributes to the significance of the 20th Century landscapes. An appreciation of the Barbican, on approach from the north from Golden Lane and Goswell Road, is important.

Impact on Significance

113. In general terms, there is a limited architectural relationship in terms of continuity and development of Modernist aesthetic and thought. However, in terms of height, style and urban design, there is not a strong and meaningful connection. The loss of the current Bernard Morgan House, in itself, is not considered to cause harm to the setting of the Barbican (either listed building or registered landscape).

114. The approach from the north, along Golden Lane, would be affected. Only as the observer approaches the site, would the height obscure a small part of the Shakespeare Tower. This 'nibbling' at the tower, and a minimal obscuring of the podium, would allow the Barbican composition to retain its pre-eminence. The stepping narrative of the proposed scheme would allow the site to bridge the GLE and the Barbican.

115. The height, bulk, mass and design of the proposal would not harm the significance of and would preserve the setting of the Barbican.

<u>Impact on the Setting of the Jewin Welsh Chapel</u>

Significance and Setting

116. The Jewin Welsh Chapel is not listed but is considered a non-designated heritage asset as a result of its strong architectural and historic interest.

117. Built in1956-61, contemporaneous with the adjacent GLE, by noted ecclesiastical architects Caroe and Partners, it replaced a former Gothic Revival church of 1879 bombed in the Blitz. It is an interesting example of Scandinavian-influenced Modernism termed ''New Humanism'', popularised during the Festival of Britain (1951). Of pink/brown brick (with matching neat flush pointing) with Portland stone dressings and a copper-clad roof.

118. The brick (colour and finish) is a clear reference the opposing Golden Lane brick, suggesting communality, whilst the imposing west tower forms the southern termination to the principal north-south axis view

from the bastion garden through the central ‘piazza’, which was conceived as the social focus of the Estate: a townscape ploy which would seem deliberate, rather than fortuitous. It is known that Gordon Cullen, who was developing his concept of ‘townscape’ at the time, had advised on the Golden Lane. However, he could not of foreseen the fortuitous offsetting of the Shakespeare Tower with the church tower, adding a dramatic verticality and juxtaposition, and a visual bridge between the Modernism of the Golden Lane Estate and that of the Barbican. The tower is a relative local landmark and particularly unique; with a belfry stage gallery of deeply splayed slit windows crowned by a socketed copper roof with stylised urn finial, terminating one of the only ‘closed’ vistas in the GLE.

119. The Jewin Church is considered to be of local architectural, historic and communal heritage interest, inherently as a building and in in its positive contribution to the setting of Golden Lane, especially in terminating the principal north-south axis view.

Impact on Significance

120. The scheme shares the same island site as the Jewin Chapel: forming an ‘L’ shape that wraps around it. The stepping down of the scheme to four stories on Brackley Street means that, in views from the Golden Lane Estate, in particular that terminating on the tower, the proposal would not be visible. In the dynamic views on approach from Fann Street, represented in the Townscape and Visual Impact Assessment, the stepped height of the Golden Lane frontage would be recessed to it, whilst in close range views, especially that at the junction of Fann and Viscount Street when the nave and tower reveal themselves, the Chapel would stand pre-dominant and screen the main bulk of the proposed scheme.

121. The pronounced and explicit stepping of the building, and incorporation of a small ‘pocket park’, in the south west corner of the site, would preserve the setting of the Chapel on approach from Viscount Street, allowing an openness which preserves the pre-eminence of the Chapel.

122. The use of brick and the dressing of the fenestration draw on the architectural character of the Chapel.

123. The proposal would not harm the significance or setting of the Jewin Chapel as a non-designated heritage asset.

<u>Summary of Impact on Heritage Assets</u>

124. The Golden Lane Estate, Bernard Morgan House, Jewin Welsh Chapel, Fortune Park and the Barbican Estate were all executed over approximately a 30 year period following war damage. Bernard Morgan House has some architectural and historic heritage interest. which would

be lost as a result of its demolition. However, this is considered to be outweighed by the wider public benefits of a scheme of equal merit, which brings a new use to the site.

125. The cascading height, bulk and mass of the proposal responds to its context, transitions the height between Cripplegate House/the Barbican podium and the Golden Lane Estate. Its appearance would complement those buildings, without seeking to mimic or detract from them. There would be no harm to the significance of any designated or non-designated heritage assets, and the settings of all surrounding listed buildings would be preserved, other than in respect of the effect of the increased height and bulk of the proposal on the setting and significance of GLE when viewed on approach from the north on Golden Lane, although the benefits arising from the re-use of the site and provision of new housing would outweigh this limited less than substantial harm.

Daylight and Sunlight

Policy Background

126. Local Plan Policy DM10.7 Daylight and Sunlight resists development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's (BRE) guidelines. The policy requires new development to provide acceptable levels of daylight and sunlight for occupiers. Paragraph 3.10.41 of the Local Plan indicates that BRE guidelines will be applied consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations. Unusual existing circumstances, such as the presence of balconies or other external features which limit the daylight and sunlight that a building can receive, will be taken into account. Policy DM21.3 of the Local Plan requires development proposals to be designed to avoid overlooking and seek to protect the privacy, daylighting and sunlighting levels to adjacent residential accommodation.

127. BRE guidelines consider a number of factors in determining the impact of development on daylight and sunlight on existing dwellings:

- Daylight to windows: Vertical Sky Component (VSC): a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.
- Daylight Distribution: No Sky Line (NSL): The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height

(usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.

- Sunlight: sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% APSH between 21 September and 21 March; and receives less than 0.8 times its former sunlight hours as result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours.

128. Developers may also consider Average Daylight Factors (ADF). ADF is the ratio of internal light level to external light level. BRE advise that ADF is not generally recommended to assess the loss of light to existing buildings, but is appropriate to consider daylight and sunlight to new dwellings. Guidance on the levels of daylight to be provided are set out in the British Standard on daylight, which recommends minimum values for ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. The British Standard recommends that where a living room includes a kitchen, the higher minimum average daylight factor of 2% should apply.

Daylight and sunlight assessment

129. The application is supported by a daylight and sunlight assessment which considers its impact on neighbouring residential properties in Bowater House, Tudor Rose Court, the Cobalt Building, Ben Jonson House, Breton House, the Jewin Welsh Chapel, and Prior Weston School and five open spaces – Fortune Street Park, Prior Weston School playground, the amenity area in front of Breton House, the area in front of Bowater House and the courtyard area behind Bowater House. The assessment also looks at daylight and sunlight provision within the proposed development.

130. An initial daylight and sunlight assessment was submitted in June 2016. This identified a number of cases where residential properties in the vicinity of the development would suffer a reduction in daylight and/or sunlight, as well as raising concerns about the levels of daylight and sunlight within the development. The City Corporation commissioned BRE to independently review this assessment and provide advice on compliance with BRE guidelines. This review indicated significant

problems with daylight and sunlight levels in the proposed development and the applicant was asked to amend the scheme to improve the situation. Revised proposals and a revised daylight and sunlight assessment were submitted in November 2016 which were then further reviewed by BRE on behalf of the City Corporation. The detailed comments below relate to these latest proposals and not earlier iterations of the proposed development.

Daylight and Sunlight to Existing Neighbouring Buildings

a) Bowater House

131. Bowater House, to the north, faces the proposed development across Fann Street. The affected elevation contains duplex flats with living rooms on the ground, second and fourth floors and bedrooms on the first, third and fifth floors. Nearly all affected windows have overhangs above them, either projections or full balconies, which limit the light received from the sky. In such circumstances, BRE guidelines recommend an additional assessment assuming the balconies are not present.

132. An assessment was undertaken of the impact of the development on 114 windows in the affected facade. For 34 windows, the VSC would be below the BRE guideline figure of 27% and below 0.8 times the existing value. For many of the windows, visible sky reduction is only marginally below the 0.8 value – the worst affected living room having a VSC of 0.77 times its former value. When the assessment is undertaken assuming that the balconies are not present, the ratios of VSC and the area receiving direct sky light would be 0.8 or better, indicating that the presence of the balconies and projections is a major factor in limiting light to windows. Overall, BRE assess the loss of daylight to Bowater House as a minor adverse impact.

133. The applicant has also assessed the loss of sunlight to Bowater House. With the scheme in place the sunlight to all living rooms would be within the guidelines.

b) Tudor Rose Court

134. The applicant has considered the impact of the development on the 54 windows in Tudor Rose Court which face the development across Viscount Street. Reduction of VSC to all windows except for two would be within the BRE guidelines. These 2 windows light a kitchen and have an overhang immediately above them and would meet BRE guidelines without this overhang. Four other rooms are predicted to have an impact on their daylight distribution outside of BRE guidelines, but only marginally in 2 cases. BRE assess the loss of daylight to Tudor Rose Court as a minor adverse impact. Sunlight to these windows is not an issue as they face north of due east.

c) The Cobalt Building

135. The Cobalt Building abuts Tudor Rose Court and has windows facing the development across Viscount Street. Ninety nine windows in the Cobalt Building were assessed. These windows are currently heavily obstructed by Cripplegate House directly across Viscount Street. Loss of daylight to all but 5 out of 99 windows would be within the BRE guidelines. For these 5 windows, loss of light is only marginally outside the guidelines, the worst affected room has a VSC of 0.77 times its former value. One of the rooms lit by these windows and 6 other rooms are predicted to have an impact on their daylight distribution outside of the BRE guidelines, but the impact is marginal in 4 (out of 6) cases. Overall, BRE assess the loss of daylight to the Cobalt Building as a minor adverse impact. Loss of sunlight to these windows is not an issue as they face north of due east.

d) Ben Jonson House

136. This block lies within the Barbican Estate, some distance from the proposed development. Loss of daylight to all windows would be within BRE guidelines and is assessed as negligible. Loss of sunlight would not be an issue as the windows face north.

e) Breton House

137. This block lies within the Barbican Estate and would have an oblique view of the proposed development looking north west across Golden Lane. Loss of daylight to all windows would be within BRE guidelines and is assessed as negligible. Loss of sunlight would be within BRE guidelines, with a negligible impact.

f) Jewin Welsh Chapel

138. Policy DM10.7 of the Local Plan only applies to permanent residential buildings and not ancillary residential accommodation or non-residential buildings and it would not be reasonable to withhold planning permission due to the impact on this accommodation. The Chapel lies to the north west of the proposed development. It contains living accommodation and the applicant has assessed loss of daylight and sunlight to the affected windows in this accommodation. The loss of daylight and sunlight would be outside of the BRE guidelines for 2 windows. The worst affected window has a VSC of 0.69 of its former value and a reduction in sunlight of 51.9%. BRE assess the impact as a moderate adverse impact. The applicant has not considered loss of daylight and sunlight to the church itself, but it is likely that the windows on the south side of the church would lose a significant amount of light as a result of the proposed development.

g) Prior Weston School

139. The school faces the proposed development directly across Golden Lane. The impact of the development on 4 principal classrooms and 17 windows has been assessed. Fifteen of these windows satisfy BRE VSC guidelines. Loss of daylight and sunlight to 2 small windows at ground floor level would be outside BRE guidelines. It appears that these windows are secondary windows and the affected room has larger windows facing north across Fortune Street Park and would be largely unaffected by the development. Overall, BRE assess the effect on the school as minor adverse.

Sunlight to Gardens and Open Spaces

140. The applicant has considered the impact of the development on five open spaces. BRE guidelines recommend that at least half a garden or amenity area should receive at least 2 hours sunlight on March 21. For an existing open space, if the area receiving at least 2 hours sun is less than this and less than 0.8 times the former area, then the loss of sunlight is significant.

141. The applicant's analysis shows that all of the assessed open spaces would meet BRE guidelines.

142. Shadow plots have been provided showing the shadow cast by the proposed development at different times. These are particularly relevant to Fortune Street Park and Prior Weston School playground. On 21 March the shadow plots show that the Park would not be shadowed by the proposed development until after 1pm, with the extent of overshadowing increasing through the afternoon, although other areas of the park would remain in sunshine. After 5pm, there would be little extra shading compared to the existing building. On 21 September, the shadow of the new development would start to encroach between 2pm and 3pm (later due to British Summer Time). At lunchtime there would be no additional shading from the development. Overall, BRE assess the impact of shadowing on the park as minor adverse. There would be little or no extra shadowing in winter and midsummer and in the spring and autumn it would be possible to enjoy sunshine by moving out of the shadow area.

143. Shadowing of the school playground would be confined to the afternoon, with the shadow starting to encroach after 2pm on March 21 and after 3pm on September 21, generally outside of normal primary school break times. In summer months shadowing would occur later in the day and in winter the playground is shadowed for most of the day by existing buildings. Overall, BRE assess the impact on the playground as minor adverse.

Daylight and Sunlight Provision in the Proposed Building

144. Daylight and sunlight provision to flats in the proposed building have been assessed using ADF and British Standard recommendations and reviewed by BRE on behalf of the City Corporation. This review indicated that a significant proportion of the bedrooms and living rooms would not meet the British Standard minimum recommendations and that, overall, the development would result in a poor level of daylight provision.

145. The applicant was advised by officers that the levels of daylight and sunlight offered within the new development would be contrary to the requirements of Policy DM10.7. Discussions between the applicant's architects, daylight and sunlight consultants, City Corporation officers and BRE subsequently took place in order to arrive at design changes which delivered an acceptable level of internal daylight and sunlight without impacting on the daylight and sunlight of neighbouring properties and open space.

146. A total of 258 rooms in the proposed development, comprising 158 bedrooms and 100 living rooms have been assessed using ADF and the British Standard level of daylight. In total, 33 of these rooms do not meet the minimum British Standard (12 bedrooms and 21 living rooms). However, 13 of the failing living rooms would have an ADF between 1.5% and 2%, leaving 8 with an ADF below 1.5%, all of which are on lower floors. This situation represents a considerable improvement over the earlier submitted proposals, where 69 rooms failed to meet the British Standard.

Daylight and Sunlight Conclusions

147. Whilst there will be some impacts on daylight and sunlight to neighbouring properties, these impacts are generally minor in nature and acceptable given the densely developed urban nature of this site. Similarly, although sunlight to existing open spaces and shadowing of these spaces would worsen as a result of this scheme, these impacts are overall minor. The daylight and sunlight implications for neighbouring properties and open spaces is therefore considered to be in accordance with the requirements of Local Plan Policy DM10.7 and DM21.3.

148. Refinements to the scheme have reduced the scale of any breach of standards to the proposed flats and the scheme is now considered to be acceptable in terms of daylight and sunlight in a densely developed urban area, in line with the requirements of Local Plan policy DM10.7.

149. Overall, the advice from BRE is that daylight provision within the proposed development is average for a heavily obstructed urban area.

150. In terms of sunlight analysis, 18 of the living rooms would meet the recommended number of hours of annual and winter sunlight. A further 21 would meet the annual requirement, but not the winter one. The remaining living rooms would not meet either requirement, although some would be only marginally below the guideline, with the applicant

suggesting that 30 rooms would have annual probable sunlight hours above 15% and would therefore receive some sun.

151. Whilst many rooms within the proposed development fall below the BRE and British Standard sunlight assessment, BRE has advised that it would be difficult to improve the sunlight position on this site given its location and obstructions to sunlight from surrounding buildings, including Cripplegate House and the Barbican.

152. Sunlight to the open space within the proposed development has been considered by the applicant, showing that it would be poorly sunlit between March and June, principally because of large obstructions to the south.

Overlooking and dominance and enclosure and loss of outlook

153. Policy DM21.3 of the Local Plan states that all development proposals should be designed to avoid overlooking. The existing building has high level windows on the Fann Street elevation and there has therefore been no or limited direct overlooking experienced by the residents of Bowater House. The proposed building includes full height windows on the Fann Street elevation, and this relationship would therefore alter. At its closest point the proposed building would stand 19m from Bowater House, which is not an unusual separation distance across a street in an urban area. Whilst residents have expressed concern in this regard it is considered to be acceptable in planning terms.

154. The Fann Street elevation of the proposed building would be 19.4m in depth, 11m deeper than the existing building. The proposed building would stand in line with the site boundary, bringing the proposed building closer to the street and increasing its dominance in the outlook from the flats in Bowater House. Considering the separation distance between the two buildings this is considered to be an acceptable relationship.

155. The main part of the existing building stands 59.64m from the Cobalt Building and Tudor Rose Court, with the single storey element at the rear bringing the building 38m from the Cobalt Building and Tudor Rose Court. The single storey element has high level windows so whilst direct overlooking was experienced from the existing building these windows are a significant distance away (59.64m) and would not have impacted on the occupiers of these neighbouring buildings. At its closest point the proposed building would stand 25m from these neighbouring buildings and includes balconies and terraces, making it different to the current situation. However, the separation distance between the proposed building and the neighbouring buildings remains significant and this is considered to be an acceptable relationship.

Noise

During the demolition and construction periods

156. In redevelopment schemes most noise and vibration issues occur during demolition and early construction phases. Noise and vibration during demolition and construction would be controlled through conditions. These would require the submission of a Construction Logistics Plan (CLP) to manage all freight vehicle movements to and from the site and, a Construction Management Plan (CMP) that includes a scheme for protecting nearby residents, the church and commercial occupiers from noise, dust and other environmental effects attributable to the development. It is recommended that the Hatching Dragons Nursery School, which occupies part of the Jewin Chapel, is temporarily relocated during construction at the cost of the developer through the S106 agreement.

From the proposed flats and pocket park

157. Local Plan policy DM15.7 states that 'developers will be required to consider the impact of their developments on the noise environment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise sensitive land uses such as housing, hospitals, schools and quiet open spaces'. Concern has been raised about noise from the proposed flats and the pocket park, however, it is considered that whilst the proposed increase in the number of residents could lead to an increase in noise it is not considered that this would result in a significant detrimental impact on the occupiers of neighbouring properties. It would not be reasonable to restrict the use of private balconies or private terraces, which will to some degree be managed by the occupiers themselves. Environmental Health have raised no concerns.

158. Public access to the proposed pocket park would be secured through the S106 agreement, which would include the requirement for a management plan for the pocket park. Opening hours would be controlled as part of the management plan. Considering the limited size of the pocket park and its proximity to the proposed building it is unlikely that it would be heavily used or used by a large number of people at any one time. It is, therefore, considered that the public use of this open space would not have a significant detrimental impact on the occupiers of the Cobalt Building or Tudor Rose Court.

Quality of the proposed residential accommodation

159. Paragraphs 2.1.17-2.1.18 of the London Plan Housing Supplementary Planning Guidance explains that *'the standards set out the minimum level of quality and design that new homes should meet. The extent to which proposed developments depart from the standards should be taken into account in planning decisions. Application of standards through the planning system (as they are through this SPG) provides some flexibility. Consideration should be given to these standards alongside achievement of other policies of the London Plan. In particular, regard should be had on the one hand to overall viability and the need to ensure an appropriate level of housing supply in changing economic circumstances. On the other hand, consideration should be given to the fact that the homes and living environments we build today will frame the lives of those who live in new homes or use the neighbourhoods now and into the future. Failure to meet one standard would not necessarily lead to an issue of compliance with the London Plan, but a combination of failures would cause concern'.*

Space standards

160. The DCLG Technical Housing Standards sets out the requirements for the Gross Internal Area (GIA) of new dwellings at a defined level of occupancy. All of the proposed dwellings meet these technical space standards for internal space.

161. Standard 26 of the London Plan Housing Supplementary Planning Guidance states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. In exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. Enclosing balconies as glazed, ventilated winter gardens can be considered an acceptable alternative to open balconies. 16 of the proposed flats do not have private amenity space. 14 of these flats include an additional 5sqm of internal floorspace, but two do not. An additional S106 contribution would be required in lieu of this.

Communal open space and the pocket park

162. Standard 4 of the London Plan Housing Supplementary Planning Guidance states that where communal open space is provided, development proposals should demonstrate that the space is overlooked by surrounding development; is accessible to disabled people including people who require level access and wheelchair users; is designed to take advantage of direct sunlight; and has suitable management arrangements in place. The communal open space and the pocket park would be overlooked by the flats within the development and neighbouring flats in Bowater House and the Cobalt Building.

Entrances and Active Frontages

163. Standard 8 of the London Plan Housing Supplementary Planning Guidance states that all main entrances should be visible, clearly identifiable and directly accessible from the public realm. Standard 10 of the London Plan Housing Supplementary Planning Guidance states that active frontages should be maximised and inactive frontages minimised on the ground floor or buildings. The main entrances to the building are accessed from the street, and details of these entrances are required by condition to ensure that they are clearly identifiable. The frontages on Fann Street and Golden Lane would be activated by the residential windows on these elevations. The Brackley Street frontage would be less active as, with the exception of one flat at the south-western end, this frontage is more 'back of house' with the servicing bay, UKPN substation and refuse store. Details of the doors to the servicing bay, substation and refuse store are required by condition to ensure that this frontage is adequately animated.

Circulation Space

164. Standards 12-16 relate to the quality of the shared circulation space. The proposal meets these requirements as each core is accessible to no more than eight dwellings on each floor; a 24 hour concierge would be provided; the internal corridors would be naturally lit; all dwellings at the seventh floor and above would be served by at least two lifts; and every wheelchair user dwelling would be served by more than one lift.

Privacy and Outlook

165. Standard 28 of the London Plan Housing Supplementary Planning Guidance states that proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring properties, the street and other public spaces. At lower ground floor and ground floor each flat would have defensible space, in the form of a terrace which would provide privacy to these dwellings. The proposed flat at ground floor level on Brackley Street would be accessed from the flat's terrace, at the rear of the building. The pocket park would be 400mm lower than the building, which would provide some visual separation between the flat and the communal open space. A landscaped border would provide additional screening.

166. Standard 29 of the London Plan Housing Supplementary Planning Guidance states that development should minimise the number of single aspect dwellings. North facing single aspect dwellings and single aspect dwellings containing three or more bedrooms should be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight.

167. 58 of the 99 proposed flats are single aspect, and six of these flats are on the ground floor. None of the single aspect flats are north facing or contain three of more bedrooms. The single aspect flats on the ground floor face onto Golden Lane and the closest windows to the Golden Lane pavement is 2.26m away. The levels of daylight experienced in these flats is considered to be satisfactory but further consideration needs to be given to the treatment of the windows to ensure adequate privacy. Details of this are required by condition.

Transport, Servicing, Parking and Impact on Public Highways

Highway Amendments and works

168. The boundary of the public highway encroaches into the south-eastern corner of the site. The built form is proposed within this area, and would regularise the highway line. City Transportation have raised no objection to this. The applicant will be pursuing a stopping-up application for this piece of land (5.15sqm) (plan attached).

169. There would be no projections over the highway below second floor level, taking the proposed projections above the City's minimum height clearance of 5.7m. The applicant will require a projection licence, which must be applied for after the granting of planning permission but prior to construction.

Servicing and Parking

170. All servicing would take place within the designated off-street servicing area within the building accessed from Brackley Street. The servicing area has been designed to accommodate small to medium sized vehicles, which would comprise the majority of residential servicing and delivery movements, including supermarket home delivery vehicles.

171. It is considered that the average duration of stay would be less than 10 minutes. The servicing area would be subject to a maximum duration of stay of 15 minutes, which would be enforced though signage in the service area and by monitoring by the concierge via CCTV. Vehicles that are required to attend the site for periods longer than 15 minutes (eg for maintenance work) would be advised to use local pay and display parking. These measures would prevent the servicing area from becoming congested and prevent queuing on the highway and illegal parking.

172. One disabled parking space would be provided within the service area. This is considered to be an appropriate level of provision for a residential development in this location and meets the requirements of the London Plan and the Local Plan. The demand for and supply of on-street disabled parking spaces is monitored by City Transportation and supply can be increased if deemed necessary. Pay and Display parking spaces have a four hour stay limit and it is likely that they would be used by

visitors and not residents themselves. This is likely to be in the evenings and on weekends when demand is lower.

Cycle parking and facilities

173. Policy DM 16.3 of the Local Plan requires cycle parking provision for residential development to meet London Plan standards. Policy DM 16.3 states that the City Corporation encourages these standards to be exceeded and encourage on-street cycle parking in suitable locations.

174. A minimum of 153 cycle parking spaces would be provided for residents within a dedicated area at lower ground floor level. This exceeds the London Plan and is acceptable. A Residential Travel Plan would be required through the S106 agreement.

Public Transport and Pedestrian Movements

175. The Public Transport Accessibility Level (PTAL) rating of the centre of the site is 6a, which means that the site achieves an 'Excellent' score in terms of public transport accessibility. The site is well served by public transport and is close to Barbican, Farringdon, Moorgate and Old Street stations.

Waste Management

176. The proposed development includes a centralised waste store located internally adjacent to the vehicular access on Brackley Street. Waste would be collected on-street. The Waste and Amenity Planning Manager is satisfied with the proposals and they comply with policy CS17 of the Local Plan.

Loss of trees

177. An Arboricultural Impact Assessment has been submitted as part of the application. The survey identified ten trees within and adjacent to the site, which could potentially be impacted by the proposed development.

178. To facilitate the development, five trees within the site boundary have been identified as requiring removal. These include five category B trees (trees whose retention is considered to be desirable and are of moderate quality and value): two silver birch trees, one tree of heaven, one common beech and one hawthorn. The landscaping proposals show tree planting across the site to include one common hornbeam and six silver birch trees. The proposed development would result in a net gain in tree numbers. A condition is proposed to ensure that if these trees do not survive they are replaced.

179. It is recommended that all retained trees are protected throughout the demolition and construction phase and the method of protection will be controlled by condition.

Biodiversity

180. A Preliminary Ecological Appraisal was submitted as part of the application, which provides details of a desk top study and site walkover. No impact upon designated sites of nature conservation importance are predicted as a result of the proposals.

181. There is confirmed presence of nesting birds within several of the mature trees on the site. No evidence of nesting birds was observed on the building. This is a seasonal constraint with breeding season running from March to September. Any clearance or pruning of shrubs, trees or dense vegetation should be undertaken outside of the breeding season or following confirmation of absence by a suitably qualified ecologist. This can be secured by condition.

182. Along the north-eastern frontage of the site (Fann Street) a small Wildlife Garden has been created, which although currently unmanaged continues to provide wildlife benefits. The Wildlife Garden includes a diverse floral community which has the potential to be of value to birds, foraging bats and invertebrates. There are also records of black redstart foraging in the Wildlife Garden. This species is rare in the UK and appears on the Red List of Birds of Conservation Concern, is a City of London BAP priority species and is afforded legislative protection under Schedule 1 of the Wildlife and Countryside Act. Any proposal on this site would need to ensure the protection of this species and should provide targeted ecological enhancements to help retain and enhance suitable habitat, meeting local conservation targets.

183. The proposed ecological enhancements include the provision of a green roof to compensate for the loss of the Wildlife Garden and other existing green space, which would be specifically designed to target locally important species including black redstart and provide suitable bat foraging and invertebrate habitats. Other recommended ecological enhancements include bird nest boxes, bird perches, bat boxes and invertebrate features. Suitable green roofs and ecological enhancements are secured by conditions.

Energy and Sustainability

184. London Plan Policy 5.2 (A) requires that development proposals should make the “fullest contribution” to minimising carbon dioxide emissions in accordance with the following hierarchy: 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy.

185. Targets are set in the London Plan and Mayor’s Sustainable Design & Construction SPD for residential buildings to achieve a 35%

improvement over the 2013 Building Regulations requirements up to 1st Oct 2016 and zero carbon from Oct 2016. Since this application was validated before 1st Oct 2016 the 35% London Plan target applies, however every effort should be made to achieve zero carbon residential development at this site.

186. Local Plan policy CS15.2 requires development to "minimise" carbon emissions and contribute to a City wide reduction in emissions. Local Plan policy DM15.2 encourages the achievement of zero carbon ahead of national target dates.

187. The Energy Strategy demonstrates that this development has been designed to achieve a 55% improvement in carbon emissions compared with the 2013 Building Regulations requirements. This is achieved through a combination of energy efficiency measures and connection to the Citigen CHP network. Renewable technologies are not proposed. The Energy Statement concludes that the proposed connection to the local heat network would deliver emission savings greater than that required by London Plan policy.. As a consequence there is no requirement to install additional renewable technology.

188. The achievement of a 55% improvement over Building Regulations is welcomed, however the applicant is expected to demonstrate that carbon emissions will be minimised not purely that the target will be met. In demonstrating the "fullest contribution" to "minimising" carbon emissions, evidence should be presented to demonstrate whether photovoltaics or any other renewable technology could minimise carbon emissions further at this site. Further details are required by condition.

Flooding and drainage

189. A Flood Risk Assessment has been submitted as part of the application. The site is within Flood Zone 1 and has a low risk of flooding from groundwater, pluvial or sewers and has a low to negligible risk of flooding from all other sources. The report concludes that the development proposals should not increase flood risk on or off site.

190. The Flood Risk Assessment includes a Sustainable Urban Drainage (SuDS) Assessment, which sets out appropriate measures for the site. As the site is underlain by clay soils and has a basement it is not possible to infiltrate on site. Any permeable paving would need to be tanked. Permeable paving, soft landscaping and green roofs would reduce run-off rates, run-off volumes and would reduce the volume of water entering the sewers during low rainfall periods. However, these measures would not provide any benefit during high intensity storms and below ground storage is therefore necessary. Details of landscaping, SuDs components and measures to prevent flooding are required by condition.

Air Quality

191. The EIA includes an assessment of the likely changes in air quality as a result of the construction and operational phases of the development and has been considered having regard to Policies 7.14 of the London Plan and CS15 of the Local Plan. Section 7.14 of the London Plan requires that major developments are at least air quality neutral in terms of their overall impact on air quality. An Air Quality Neutral Assessment has been undertaken in accordance with the GLA's Sustainable Design and Construction SPG.

192. During construction dust emissions would increase and would require control through the implementation of good practice mitigation measures in the Construction Method Statements to be approved under conditions attached to the planning permission.

193. Due to limited traffic generation the impact of new vehicle emissions from the proposed development is considered to be negligible.

Archaeology

194. The site lies to the north of the Roman and medieval city of London, on a fertile gravel terrace close to nearby rivers. Evidence shows that a Roman road may have followed the alignment of Golden Lane, and it is most likely the area was used for agricultural and quarrying activities during the Roman period. There is evidence of settlement activity during the medieval period and by the mid-17th century historic maps show the site as fully occupied by buildings. An 18th century burial ground lay immediately to the north of the site, with human burials being archaeologically recorded during the excavation of a cable trench on Fann Street.

195. The current building comprises a lower ground floor and a basement surrounded by an open area at lower ground floor level. During the late 19th and early 20th century a building with a double basement occupied part of the site, and as a result there is expected to be a low likelihood of archaeological survival where deeper basements exist. Across the remainder of the site there is the potential for Roman, later medieval and post medieval evidence including burials to have survived.

196. The proposed development would lower the existing lower ground floor level and retain the existing basement level, replacing the floor slab and making the floor level consistent. It is anticipated that foundations would be piled; however, no detailed foundation design has been submitted. A Historic Environment Assessment has been submitted as part of the application. Planning conditions are recommended to cover a programme of archaeological work and foundation design.

Planning Obligations and Community Infrastructure Levy

197. The development would require planning obligations in a Section 106 agreement to mitigate the impact of the proposal and make it acceptable in planning terms and to contribute to the improvement of the City's environment and facilities. It would also result in payment of the Community Infrastructure Levy (CIL) to help fund the provision of infrastructure in the City of London.

198. These contributions would be in accordance with Supplementary Planning Documents (SPDs) adopted by the Mayor of London and the City.

199. The planning obligations and CIL contributions are set out below.

Mayoral CIL and planning obligations

Liability in accordance with the Mayor of London's policies	**Contribution**	**Forwarded to the Mayor**	**City's charge for administration and monitoring**
Mayoral Community Infrastructure Levy payable	£354,100	£339,936	£14,164
Mayoral planning obligation net liability*	N/A	N/A	N/A
Total liability in accordance with the Mayor of London's policies	£354,100	£339,936	£14,164

Net liability on the basis of the CIL charge remaining unchanged and subject to variation.

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	**Contribution**	**Available for allocation**	**Retained for administration and monitoring**
City CIL	**£672,790**	**£639,151**	**£33,640**
City Planning Obligation Affordable Housing	**£4,500,000**	**£4,455,000**	**£45,000**
City Planning Obligation Local, Training, Skills and Job Brokerage	**£21,246**	**£21,034**	**£212**

City Planning Obligation Monitoring Charge	**£2,250**	**-**	**£2,250**
Total liability in accordance with the City of London's policies	**£5,196,286**	**£5,115,185**	**£81,102**

City's Planning Obligations

200. The obligations set out below are required in accordance with the City's SPD. They are necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the tests in the CIL Regulations and government policy.
    - Highway Reparation and other Highways obligations
    - Travel Plan
    - Local Training, Skills and Job Brokerage Strategy
    - Local Procurement
    - Carbon Offsetting
    - Television interference survey
    - Utility Connections
    - Open Spaces
    - Any Site Specific Mitigation (if necessary)

201. The developer and the Hatching Dragons Nursery School are discussing the relocation of the nursery, which will be secured through the S106 agreement.

202. I request that I be given delegated authority to continue to negotiate and agree the terms of the proposed obligations as necessary.

Monitoring and Administrative Costs

203. A 10 year repayment period would be required whereby any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.

204. The applicant will pay the City of London's legal costs and the City Planning Officer's administration costs incurred in the negotiation, execution and monitoring of the legal agreement and strategies.

Site Specific Mitigation

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

Legal Issues

206. Concern has been expressed, in some representations received, regarding the City's role as freeholder of the application site. Ownership details, whether pertaining to the City's ownership or another party's, are not normally referred to in reports on planning applications. This is because ownership information is not normally material since the Local Planning Authority ("LPA") must make its decision having regard to planning policy and material planning considerations (not to any non-planning considerations such as relating to ownership) (see Section 38(6) Planning and Compulsory Purchase Act 2006).

207. The statutory framework provides for planning applications on an authority's own land to be determined by the LPA. However, this is subject to the safeguard that any applications must NOT be determined by a committee or officer responsible for the management of the land at issue (see Regulation 10 Town and Country Planning Regulations 1992). The Planning and Transportation Committee has no remit in respect of the management of Bernard Morgan House, and may therefore determine this application.

208. The Planning Protocol advises as follows:

- Where a member of Planning and Transportation Committee is also a member of a City of London Corporation committee responsible for the site or building that is the subject of an application, this does not, by that fact, mean that the member has an interest that is disclosable under the Code of Conduct. Nor does the fact that they may have participated in the consideration of non-planning matters in relation to the site or building mean they would be regarded as biased or as having pre-determined consideration of planning matters in relation to the same site. However, if the Member's participation in a meeting of the other committee means his consideration of planning issues is not impartial (for example because he has already reached a decision about the planning merits of a planning application under consideration) then he must not participate in the decision of the Planning and Transportation Committee.

- Particular care must be taken in determining planning applications for the development of land or buildings owned by the City of London Corporation so as to ensure that such an application is not subject to

preferential treatment but is subject to the same rigorous evaluation as other applications.

209. All other legal issues are dealt with in the body of the report.

Conclusions

210. The Bernard Morgan House site is appropriate in principle for residential development as it is adjacent to existing residential areas, the Golden Lane Estate, the Barbican Estate, the Cobalt Building and Tudor Rose Court. The density of the proposed development is higher than the density recommended in the London Plan's Density Matrix but this density is considered to be acceptable in this instance.

211. It is proposed that a cash-in-lieu payment towards affordable housing of £4.5m is paid by the developer. This level of contribution is below the target set by the Local Plan but is accepted as the maximum feasible and viable contribution that could be made and therefore is acceptable under Local Plan policy CS21 and the London Plan.

212. The height, bulk and mass of the proposed building, which varies across the site, responds to its context, transitioning the height between Cripplegate House and the Barbican podium, and the Golden Lane Estate. The appearance of the building would complement those buildings, without seeking to mimic or detract from them. The proposal would preserve the setting of the Barbican (listed building and registered landscape),Cripplegate House and the Jewin Chapel, and cause limited less than substantial harm to the setting of the Golden Lane Estate, which would be outweighed by the public benefits.

213. Whilst there will be some impacts on daylight and sunlight to neighbouring properties, these impacts are generally minor in nature and acceptable given the densely developed urban nature of this site. Similarly, although sunlight to existing open spaces and shadowing of these spaces would worsen as a result of this scheme, these impacts are overall minor. Whilst many rooms within the proposed development fall below the BRE guidance, BRE has advised that it would be difficult to improve the sunlight position on this site given its location and the obstruction to sunlight resulting from surrounding buildings. The proposed open space would be poorly sunlit in March and June principally because of large buildings to the south.

214. The building has been designed to take account of its impact on neighbouring residential properties in relation to overlooking, dominance and enclosure and loss of outlook is considered to be acceptable in an urban context. .

215. The proposal broadly complies with the standard for new residential accommodation outlined in the London Plan Housing Supplementary Guidance.

216. It is considered that the development complies with the Development Plan as a whole and is appropriate subject to conditions, a Section 106 Agreement and Section 278 Highway and other highway matters being entered into and complied with.

Background Papers

Internal

Email	02.08.2016	City of London Police
Email	16.08.2016	Head of Estates
Memo	30.08.2016	Department of Markets and Consumer Protection
Memo	21.09.2016	Lead Local Flood Authority
Memo	30.03.2017	City Transportation

External

Letter	11.08.2016	Twentieth Century Society
Letter	06.09.2016	London Borough of Islington
Letter	14.09.2016	London Borough of Islington – Assistant Parks Manager

Review of daylight, sunlight and overshadowing, 3rd October 2016, BRE

Review of revised daylight, sunlight and overshadowing assessment, 9th December 2016, BRE

Residents and interested parties

First consultation

Petition	19.06.2016	Cobalt Building Residents
Email	24.07.2016	Harish Pankhania
Online	05.08.2016	Andrew Harrison
Letter	08.08.2016	Cennydd John - Hatching Dragons Nursery
Online	08.08.2016	Peter Heavyside
Online	08.08.2016	Simon Towns
Online	08.08.2016	Norma Wee
Online	08.08.2016	Sonal Gadhvi
Online	08.08.2016	Ovijit Paul
Online	08.08.2016	Mai Le Verschoyle
Online	09.08.2016	Mai Le Verschoyle
Online	09.08.2016	Mitra Karvandi-Smith
Online	09.08.2016	Stephen Tromans
Online	09.08.2016	Thomas Hodson
Online	09.08.2016	Priya Shah

Online	09.08.2016	Mai Le Verschoyle
Letter	09.08.2016	Doreen Greenfield
Email	10.08.2016	Ian Dowsett
Online	10.08.2016	Gareth Quantrill
Online	10.08.2016	Julie Hudson
Email	11.08.2016	Heather Page
Online	11.08.2016	Elizabeth Jobey
Online	12.08.2016	Diana Souhami
Letter	12.08.2016	M Praag
Letter	12.08.2016	Brian Albert
Letter	13.08.2016	Christopher Petit
Letter	14.08.2016	Audrey and Clive Kirsch
Online	15.08.2016	Helena Twist
Online	15.08.2016	M Loosemore
Letter	15.08.2016	David Emerson
Letter	15.08.2016	Anthony Winter
Online	16.08.2016	Claire Fielding
Email	16.08.2016	Daniel Monk
Online	16.08.2016	Jane Norrie
Email	17.08.2016	Daniel Gerring
Letter	17.08.2016	Claudia Marciante and Daniel Davis
Letter	17.08.2016	Julian Vickery
Online	18.08.2016	Suresh Nair
Online	18.08.2016	Naren Joshi
Online	18.08.2016	Deborah Phillips
Online	18.08.2016	Naren Joshi
Online	18.08.2016	Richard McKeown
Online	18.08.2016	Tommy Johansson
Letter	18.08.2016	Richard Douglas - Colliers International
Letter	18.08.2016	David Gregory
Email	19.08.2016	Hazel Brothers
Online	19.08.2016	David Gregory
Online	19.08.2016	David Vickers
Online	19.08.2016	Eva Stenram
Letter	19.08.2016	John Whitehead

Letter	19.08.2016	Friends of Fortune Street Park
Email	19.08.2016	Clare Carolin
Online	20.08.2016	Jacqueline Swanson
Online	21.08.2016	Jacqueline Shearman
Online	21.08.2016	Harriette Ashcroft
Online	21.08.2016	Camille Brooks
Online	21.08.2016	Mark Lemanksi
Online	21.08.2016	David Henderson
Email	21.08.2016	Nirmani Shah
Email	21.08.2016	J Shearman
Email	21.08.2016	Gill Kimber
Email	21.08.2016	Howard Sullivan
Email	21.08.2016	James Warriner
Email	21.08.2016	Mark Lemanski
Online	22.08.2016	Sophie Nielson
Online	22.08.2016	Helen Hulson
Online	22.08.2016	Sarah Marks
Email	23.08.2016	Fred Scott
Email	23.08.2016	Liz Davis
Email	23.08.2016	Simon Holt
Email	23.08.2016	Matilda Holt
Email	23.08.2016	Samantha Logan
Online	23.08.2016	Sarah Griffiths
Online	23.08.2016	William and Christine Clifford
Form	24.08.2016	Linda Stubles
Form	24.08.2016	S Benscher
Form	24.08.2016	A Paveison
Form	24.08.2016	Guy Hayward
Form	24.08.2016	R Staldi and Venwzia Bacalo
Form	24.08.2016	Colin Toner
Form	24.08.2016	Mr Padda
Form	24.08.2016	Britesh Patel
Form	24.08.2016	Robert Pegg
Form	24.08.2016	Ida L'Erario
Email	24.08.2016	Tudor Rose Court Residents Association

Email	24.08.2016	Liz Paterson
Letter	25.08.2016	Iago Griffith
Letter	25.08.2016	Ruth Gee and Andrew Boyes – Prior Weston School
Letter	25.08.2016	Jacques Parry
Email	26.08.2016	Deborah Phillips
Online	26.08.2016	Dominic Bampton
Letter	26.08.2016	Golden Lane Residents Association
Online	27.08.2016	Marie Morley
Online	28.08.2016	Selina Robertson
Letter	29.08.2016	Golden Lane Residents Association
Online	29.08.2016	Christopher Makin
Online	29.08.2016	Martin Coomer
Online	29.08.2016	Andrea Kantor
Letter	29.08.2016	Emma Matthews
Letter	30.08.2016	Mark Campbell
Email	30.08.2016	Ben Jonson House Group
Form	30.08.2016	Victor A Giles
Online	30.08.2016	Susan Cox
Online	30.08.2016	Rita Makanjee
Letter	30.08.2016	Fred and Joanna Rodgers
Letter	30.08.2016	Joseph Ruffles
Email	30.08.2016	Saskia Lewis
Email	31.08.2016	Stephen Morgan
Email	31.08.2016	Anna Curry
Online	31.08.2016	Bridget Andrews
Email	01.09.2016	J.P Masclet
Form	02.09.2016	Patricia Liu
Form	02.09.2016	P Cody
Form	02.09.2016	Robert Gittens
Form	02.09.2016	Michael Rawlins
Form	02.09.2016	Lorenzo Castricini
Form	02.09.2016	A Brown
Letter	04.09.2016	Anna Parkinson
Letter	06.09.2016	Mr and Mrs Bulman

Letter	06.09.2016	Barbican Association
Online	09.09.2016	Sue Pearson
Email	19.09.2016	Saskia Lewis
Online	20.09.2016	Gareth Randell
Online	20.09.2016	Isobel Goodrich
Online	20.09.2016	Angela Pistilli
Online	20.09.2016	David Archer
Online	21.09.2016	Russell Bell
Email	23.09.2016	Sarah Batty- Smith
Online	23.09.2016	Lewis Jackson
Letter	03.10.2016	Rosalie Bolt
Online	13.10.2016	Aya Sekine
Letter	21.11.2016	Deborah Cherry

Second consulation

Online	07.12.2016	Tom Fowler
Letter	08.12.2016	Ruth Gee and Andrew Boyes – Prior Weston School
Online	08.12.2016	Kirill Arakcheev
Online	11.12.2016	Ovijit Paul
Online	11.12.2016	Sonal Gadhvi
Online	13.12.2016	F Jackson
Online	13.12.2016	Eva Stenram
Online	13.12.2016	Vibeche Dart
Online	13.12.2016	Martha Cossey
Online	13.12.2016	P J Haben
Online	13.12.2016	Mark Waller
Online	13.12.2016	Hugo Groves
Online	13.12.2016	Edward Marchand
Email	14.12.2016	Mark Lemanski
Online	15.12.2016	Chamoun Issa
Online	15.12.2016	Roland Jeffery
Online	15.12.2016	Fred and Joanna Rodgers
Online	16.12.2016	Steven Malies
Online	16.12.2016	Mary Loosemore

Online	16.12.2016	Bruce Nockles
Online	16.12.2016	M King
Online	18.12.2016	Jacques Parry
Letter	19.12.2016	Mai Le Verschoyle
Online	19.12.2016	Nick Lee
Online	20.12.2016	Gareth Quantrill
Letter	20.12.2016	Claudia Marciante
Letter	20.12.2016	Dan Davis
Letter	21.12.2016	Marie Morley
Email	21.12.2016	John Whitehead
Email	21.12.2016	Deborah Phillips
Email	21.12.2016	Ben Jonson House Group
Letter	21.12.2016	Anna Parkinson
Letter	21.12.2016	Emma Matthews
Letter	22.12.2016	Mai Le Verschoyle
Online	22.12.2016	Greg Turner
Letter	22.12.2016	Bill and Christine Clifford
Email	26.12.2016	Saskia Lewis
Letter	28.12.2016	Mark Campbell
Email	05.01.2017	David Whitehead
Online	25.01.2016	D Browning

Third consulation

Email	06.02.2017	John Whitehead
Email	06.02.2017	John Whitehead
Email	06.02.2017	Cennydd John - Hatching Dragons Nursery
Email	06.02.2017	Fred Rogers
Email	06.02.2017	Emma Matthews
Email	08.02.2017	Hazel Brothers
Email	08.02.2017	Claudia Marciente
Online	10.02.2017	Cennydd John - Hatching Dragons Nursery
Email	11.02.2017	Mark Lemanski
Email	13.02.2017	Deborah Phillips
Email	15.02.2017	Fred Rogers
Online	16.02.2017	Dominic Brampton

Online	16.02.2017	Clare Carolin
Online	17.02.2017	Eva Stenram
Email	17.02.2017	Deborah Lambkin
Email	19.02.2017	Mai Le Verschoyle
Email	20.02.2017	Fred Rogers
Email	22.02.2017	Tim Chapple and Robert Mingrino
Online	28.02.2017	Rita Makanjee
Email Committee	21.03.2017	Barbican Association Sustainability

Post 2nd May 2017 Planning and Transportation Committee

Email	26.04.2017	Tim Godsmark
Online	26.04.2017	Sonal Gadhvi
Email	27.04.2017	Sonal Gadhvi
Petition	24.04.2017 (received)	

Application Documents

Planning Statement, May 2016, DP9

Tree Survey and Arboricultural Impact Assessment, May 2016

Preliminary Ecological Appraisal and Living Roof Design Specification, May 2016, Greengage Environmental Ltd

Sustainability Assessment, May 2016, Dalen Group

Energy Statement, May 2016, BBS Environmental

Statement of Community Involvement, May 2016, Westbourne Engagement

Noise Impact Assessment, May 2016, the Equus Partnership

Daylight, Sunlight and Overshadowing Report, June 2016, Point 2 Surveyors

Design and Access Statement, June 2016, Allford Hall Monaghan Morris

Transport Assessment, June 2016, Caneparo Associates

Air Quality Assessment, June 2016, Hawkins Environmental

Flood Risk Assessment, June 2016, Walsh

Daylight, Sunlight and Overshadowing Addendum, November 2016, Point 2 Surveyors

Design and Access Statement, November 2016, Allford Hall Monaghan Morris

Appendix A

London Plan Policies

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

Policy 2.18 Protect, promote, expand and manage the extent and quality of and access to London's network of green infrastructure.

Policy 3.1 Protect and enhance facilities and services that meet the needs of particular groups and communities.

Policy 3.2 New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.

Policy 3.3 Ensure the housing need identified in the London Plan is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London which would enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.

Policy 3.11 Maximise affordable housing provision and seek an average of at least 13,200 more affordable homes per year in London over the term of the London Plan.

Policy 3.16 Protection and enhancement of social infrastructure - additional and enhanced social infrastructure provision to meet the needs of a growing and diverse population.

Policy 5.2 Development proposals should make the fullest contribution to minimising carbon dioxide emissions.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 5.6 Development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

Policy 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

Policy 5.9 Reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

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

Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 5.12 Development proposals must comply with the flood risk assessment and management requirements set out in PPS25 and address flood resilient design and emergency planning; development adjacent to flood defences would be required to protect the integrity of existing flood defences and wherever possible be set back from those defences to allow their management, maintenance and upgrading to be undertaken in a sustainable and cost effective way.

Policy 5.13 Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.

Policy 5.18 Encourage development waste management facilities and removal by water or rail transport.

Policy 6.1 The Mayor would work with all relevant partners to encourage the closer integration of transport and development.

Policy 6.3 Development proposals should ensure that impacts on transport capaCity and the transport network are fully assessed.

Policy 6.5 Contributions would be sought from developments likely to add to, or create, congestion on London's rail network that Crossrail is intended to mitigate.

Policy 6.9 Developments should provide secure, integrated and accessible

cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:

ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles

provide parking for disabled people in line with Table 6.2

meet the minimum cycle parking standards set out in Table 6.3

provide for the needs of businesses for delivery and servicing.

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

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and

incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Policy 7.6 Buildings and structures should:

a be of the highest architectural quality

b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

c comprise details and materials that complement, not necessarily replicate, the local architectural character

d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

e incorporate best practice in resource management and climate change mitigation and adaptation

f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces

g be adaptable to different activities and land uses, particularly at ground level

h meet the principles of inclusive design

i optimise the potential of sites.

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

Policy 7.13 Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.

Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Policy 7.18 Resist the loss of local protected open spaces unless equivalent or better quality provision is made within the local catchment area.

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

Policy 7.21 Trees should be protected, maintained, and enhanced. Existing trees of value should be retained and any loss as the result of development should be replaced.

Relevant Local Plan Policies

CS10 Promote high quality environment

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

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
c) appropriate, high quality and durable materials are used;
d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
k) there is provision of amenity space, where appropriate;
l) there is the highest standard of accessible and inclusive design.

DM10.2 Design of green roofs and walls

1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.

2) To encourage the installation of green walls in appropriate locations, and to ensure that they are satisfactorily maintained.

DM10.4 Environmental enhancement

The City Corporation will work in partnership with developers, Transport for London and other organisations to design and implement schemes for the enhancement of highways, the public realm and other spaces. Enhancement schemes should be of a high standard of design, sustainability, surface treatment and landscaping, having regard to:

a) the predominant use of the space, surrounding buildings and adjacent spaces;
b) connections between spaces and the provision of pleasant walking routes;
c) the use of natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City;
d) the inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors;
e) the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City;
f) sustainable drainage, where feasible, co-ordinating the design with adjacent buildings in order to implement rainwater recycling;
g) the need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered;
h) the need for pedestrian priority and enhanced permeability, minimising the conflict between pedestrians and cyclists;
i) the need to resist the loss of routes and spaces that enhance the City's function, character and historic interest;
j) the use of high quality street furniture to enhance and delineate the public realm;
k) lighting which should be sensitively co-ordinated with the design of the scheme.

DM10.7 Daylight and sunlight

1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.

2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM12.4 Archaeology

1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.

3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.1 Sustainability requirements

1. Sustainability Statements must be submitted with all planning applications in order to ensure that sustainability is integrated into designs for all development.

2. For major development (including new development and refurbishment) the Sustainability Statement should include as a minimum:

a) BREEAM or Code for Sustainable Homes pre-assessment;
b) an energy statement in line with London Plan requirements;
c) demonstration of climate change resilience measures.

3. BREEAM or Code for Sustainable Homes assessments should demonstrate sustainability in aspects which are of particular significance in the City's high density urban environment. Developers should aim to achieve the maximum possible credits to address the City's priorities.

4. Innovative sustainability solutions will be encouraged to ensure that the City's buildings remain at the forefront of sustainable building design. Details should be included in the Sustainability Statement.

5. Planning conditions will be used to ensure that Local Plan assessment targets are met.

DM15.5 Climate change resilience

1. Developers will be required to demonstrate through Sustainability Statements that all major developments are resilient to the predicted climate conditions during the building's lifetime.

2. Building designs should minimise any contribution to the urban heat island effect caused by heat retention and waste heat expulsion in the built environment.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.

2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.

3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).

4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.

5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.

6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.

2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.

3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.

4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.

5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM15.8 Contaminated land

Where development involves ground works or the creation of open spaces, developers will be expected to carry out a detailed site investigation to establish whether the site is contaminated and to determine the potential for pollution of the water environment or harm to human health and non-human receptors. Suitable mitigation must be identified to remediate any contaminated land and prevent potential adverse impacts of the development on human and non-human receptors, land or water quality.

DM16.1 Transport impacts of development

1. Development proposals that are likely to have effects on transport must be accompanied by an assessment of the transport implications during both construction and operation, in particular addressing impacts on:

a) road dangers;
b) pedestrian environment and movement;
c) cycling infrastructure provision;
d) public transport;
e) the street network.

2. Transport Assessments and Travel Plans should be used to demonstrate adherence to the City Corporation's transportation standards.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.

2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:

a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
b) the shortest practicable routes between relevant points.

3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.

4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.

5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.

2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.5 Parking and servicing standards

1. Developments in the City should be car-free except for designated Blue Badge spaces. Where other car parking is exceptionally provided it must not exceed London Plan's standards.

2. Designated parking must be provided for Blue Badge holders within developments in conformity with London Plan requirements and

must be marked out and reserved at all times for their use. Disabled parking spaces must be at least 2.4m wide and at least 4.8m long and with reserved areas at least 1.2m wide, marked out between the parking spaces and at the rear of the parking spaces.

3. Except for dwelling houses (use class C3), whenever any car parking spaces (other than designated Blue Badge parking) are provided, motor cycle parking must be provided at a ratio of 10 motor cycle parking spaces per 1 car parking space. At least 50% of motor cycle parking spaces must be at least 2.3m long and at least 0.9m wide and all motor cycle parking spaces must be at least 2.0m long and at least 0.8m wide.

4. On site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Such servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Headroom of at least 5m where skips are to be lifted and 4.75m for all other vehicle circulation areas should be provided.

5. Coach parking facilities for hotels (use class C1) will not be permitted.

6. All off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles.

7. Taxi ranks are encouraged at key locations, such as stations, hotels and shopping centres. The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.

2. On-site waste management, through techniques such as recyclate sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

CS18 Minimise flood risk

To ensure that the City remains at low risk from all types of flooding.

DM18.1 Development in Flood Risk Area

1. Where development is proposed within the City Flood Risk Area evidence must be presented to demonstrate that:

a) the site is suitable for the intended use (see table 18.1), in accordance with Environment Agency and Lead Local Flood Authority advice;
b) the benefits of the development outweigh the flood risk to future occupants;
c) the development will be safe for occupants and visitors and will not compromise the safety of other premises or increase the risk of flooding elsewhere.

2. Development proposals, including change of use, must be accompanied by a site-specific flood risk assessment for:

a) all sites within the City Flood Risk Area as shown on the Policies Map; and
b) all major development elsewhere in the City.

3. Site specific flood risk assessments must address the risk of flooding from all sources and take account of the City of London Strategic Flood Risk Assessment. Necessary mitigation measures must be designed into and integrated with the development and may be required to provide protection from flooding for properties beyond the site boundaries, where feasible and viable.

4. Where development is within the City Flood Risk Area, the most vulnerable uses must be located in those parts of the development which are at least risk. Safe access and egress routes must be identified.

5. For minor development outside the City Flood Risk Area, an appropriate flood risk statement may be included in the Design and Access Statement.

6. Flood resistant and resilient designs which reduce the impact of flooding and enable efficient recovery and business continuity will be encouraged.

DM18.2 Sustainable drainage systems

1. The design of the surface water drainage system should be integrated into the design of proposed buildings or landscaping, where feasible and practical, and should follow the SuDS management train (Fig T) and London Plan drainage hierarchy.

2. SuDS designs must take account of the City's archaeological heritage, complex underground utilities, transport infrastructure and other underground structures, incorporating suitable SuDS elements for the City's high density urban situation.

3. SuDS should be designed, where possible, to maximise contributions to water resource efficiency, biodiversity enhancement and the provision of multifunctional open spaces.

DM18.3 Flood protection and climate

1. Development must protect the integrity and effectiveness of structures intended to minimise flood risk and, where appropriate, enhance their effectiveness.

2. Wherever practicable, development should contribute to an overall reduction in flood risk within and beyond the site boundaries, incorporating flood alleviation measures for the public realm, where feasible.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

DM19.2 Biodiversity and urban greening

Developments should promote biodiversity and contribute to urban greening by incorporating:

a) green roofs and walls, soft landscaping and trees;
b) features for wildlife, such as nesting boxes and beehives;
c) a planting mix which encourages biodiversity;
d) planting which will be resilient to a range of climate conditions;
e) maintenance of habitats within Sites of Importance for Nature Conservation.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM21.1 Location of new housing

1. New housing should be located on suitable sites in or near identified residential areas. Within these areas a mix of appropriate residential and commercial uses will be permitted.

2. New housing will only be permitted where development would not:

a) prejudice the primary business function of the City;
b) be contrary to policy DM 1.1;
c) inhibit the development potential or business activity in neighbouring commercial buildings and sites; and
d) result in poor residential amenity within existing and proposed development, including excessive noise or disturbance.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.

2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.

5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

DM21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and well-being of occupants, and:

a) takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
b) provides acceptable daylight to dwellings commensurate with a city centre location;
c) meets standards for Secured by Design certification;
d) maximises opportunities for providing open and leisure space for residents.

SCHEDULE

APPLICATION: **16/00590/FULL**

Bernard Morgan House 43 Golden Lane London

Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).

CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.

2 Prior to the commencement of any works on site, details shall be submitted to and approved in writing by the Local Planning Authority showing the means of protection of the trees which are to be retained including their root system and the approved details shall be implemented prior to and during the course of the building works as appropriate.
REASON: To ensure the protection of the adjacent trees in accordance with the following policies of the Local Plan: DM10.4, DM19.2. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated before the design is too advanced to make changes.

3 Prior to demolition, a method statement for the salvage and details of the reuse of the decorative tiles on the north elevation and south elevation of the existing building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

4 Details of facilities and methods to accommodate and manage all freight vehicle movements to and from the site during the demolition of the building(s) hereby approved shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of work. The details shall include relevant measures from Section 4 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction

Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. No demolition or construction shall be carried out other than in accordance with the approved details and methods.
REASON: To ensure that demolition and construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition and construction work commencing in order that the impact on the transport network is minimised from the time that demolition and construction starts.

5 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme.
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.

6 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority. The Deconstruction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The demolition shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that demolition works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition work

commencing in order that the impact on the transport network is minimised from the time that demolition starts.

7 Before any works including demolition are begun a site survey and survey of highway and other land at the perimeter of the site shall be carried out and details must be submitted to and approved in writing by the local planning authority indicating the proposed finished floor levels at basement and ground floor levels in relation to the existing Ordnance Datum levels of the adjoining streets and open spaces. The development shall be carried out in accordance with the approved survey unless otherwise agreed in writing by the local planning authority.
REASON: To ensure continuity between the level of existing streets and the finished floor levels in the proposed building and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2. These details are required prior to commencement in order that a record is made of the conditions prior to changes caused by the development and that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

8 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4.

9 No work except demolition to basement slab level shall take place until:

a) An investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
b)Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
c) Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Local Plan DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

10 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policy of the Local Plan: DM12.4.

11 No works except demolition to basement slab level shall take place before details of the foundation design and piling configuration, to include a detailed method statement, have been submitted to and approved in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains or archaeological interest are understood to exist in accordance with the following policy of the Local Plan: DM12.4.

12 Details of facilities and methods to accommodate and manage all freight vehicle movements to and from the site during the construction of the building(s) hereby approved shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of work. The details shall include relevant measures from Section 4 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. No demolition or construction shall be carried out other than in accordance with the approved details and methods.
REASON: To ensure that demolition and construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition and construction work commencing in order that the impact

on the transport network is minimised from the time that demolition and construction starts.

13 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to construction in order that the impact on amenities is minimised from the time that the construction starts.

14 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address [driver training for] the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

15 Before any construction works hereby permitted are begun the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
(a) Fully detailed design and layout drawings for the proposed SuDS components (as described by the Flood Risk Assessment Revision 5

29/06/2016 and Design Note - Surface Water Strategy 13/09/2016) including but not limited to: attenuation systems, pumps, green roofs, design for system exceedance, construction plan, cost etc. The surface water discharge rate should not exceed 5 l/s and the actual attenuation volume capacity should be no less than 50m3; unless otherwise agreed with the Lead Local Flood Authority;
(b) Full details of measures to be taken to prevent flooding (of the site or caused by the site) during the course of the construction works.
(c) Evidence that Thames Water have been consulted and consider the proposed discharged rate to be satisfactory.
REASON: To improve sustainability, reduce flood risk and reduce water run off rates in accordance with the following policy of the Local Plan: DM15.5, DM18.1, DM18.2 and DM18.3.

16 Before the shell and core is complete the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
(a) A Lifetime Maintenance Plan for the SuDS system to include:
- A full description of how the system would work, it's aims and objectives and the flow control arrangements;
- A Maintenance Inspection Checklist/Log;
- A Maintenance Schedule of Work itemising the tasks to be undertaken, such as the frequency required and the costs incurred to maintain the system.
REASON: To improve sustainability, reduce flood risk and reduce water run off rates in accordance with the following policy of the Local Plan: DM15.5, DM18.1, DM18.2 and DM18.3.

17 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents at roof level within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.
REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

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

(a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
(b) details of a typical bay of the development;
(c) details of ground floor elevations;
(d) details of the flank wall(s) of the proposed new building;
(e) details of soffits, hand rails and balustrades;
(f) details of plant, flues, fire escapes and other excrescences at roof level;
(g) details of the entrances on Golden Lane, Fann Street and Brackley Street;
(h) details of the doors to the service area, substation and refuse store;

(i) details of the windows, including the reveals;
(j) details of the treatment of glazing of the ground floor windows to ensure privacy;
(k) details of balconies;
(l) details of juliet balconies;
(m) details of biodiversity enhancements (for birds).
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

19 Before starting any brick work, a sample panel of approximately 1m high by 1m wide of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The sample panel shall include a reveal. The quality of finish and materials incorporated in any approved sample panel(s) shall be maintained throughout the development.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

20 Before any works thereby affected are begun a scheme for the avoidance of expansion joints in the elevation shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

21 Unless otherwise approved in writing by the Local Planning Authority, before any works thereby affected are begun, details of the provision to be made in the building's design to enable the discreet installation of street lighting on the development, including details of the location of light fittings, cable runs and other necessary apparatus, shall be

submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.
REASON: To ensure provision for street lighting is discreetly integrated into the design of the building in accordance with the following policy of the City of London Local Plan: DM10.1.

22 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any landscaping works are commenced. The landscaping scheme shall include details of lighting, materials, plant species, retaining perimeter walls, boundary treatment and gates. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity in accordance with the following policies of the Local Plan: DM10.1, DM19.2.

23 Details of the position and size of the green roof(s), the type of planting and the contribution of the green roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.

24 All residential premises in the development shall be designed and constructed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,T* and 45dB LAmax
Living rooms- 30dB LAeq, T*
*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.
A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.
REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Local Plan: DM21.3 and D21.5.

25 Unless otherwise approved in writing by the Local Planning Authority, no fewer than 10% of the total number of residential units within the development shall be designed and constructed in accordance with the Building Regulations 2010, Part M4(3): Category 3 - Wheelchair user dwellings and the remainder of the residential units shall be designed and constructed in accordance with the Building Regulations 2010, Part M4(2): Category 2 - Accessible and Adaptable dwellings.
REASON: In the interest of inclusive design and to ensure that adaptable housing is provided in accordance with the following policy of the Local Plan: CS21/4.

26 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

27 No boilers that have a dry NOx emission level exceeding 40 mg/kWh (measured at 0% excess O2) shall at any time be installed in the building.
REASON: To comply with policy DM15.6 of the Local Plan and policies 7.14B a and c of the London Plan.

28 Any generator on the site shall be used solely on intermittent and exceptional occasions when required in response to a life threatening emergency or an exceptional event requiring business continuity and for the testing necessary to meet that purpose and shall not be used at any other time. At all times the generator shall be operated to minimise noise impacts and emissions of air pollutants and a log of its use shall be maintained and be available for inspection by the Local Planning Authority.
REASON: To minimise adverse air quality in accordance with policies DM15.6 and DM 21.3 of the Local Plan and policies 7.14 B a and c of the London Plan.

29 Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants.

REASON: In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and in accordance with the following policy of the Local Plan: DM15.6 and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10, in accordance with the City of London Air Quality Strategy 2015 and the Local Plan DM15.6.

30 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.

31 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

32 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 153 pedal cycles. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.

33 No development shall be carried out in advance of the building lines as shown on the deposited plans.
REASON: To ensure compliance with the proposed building lines and site boundaries in accordance with the following policies of the Local Plan: DM16.1, DM16.2.

34 The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.
REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Local Plan: DM10.8, DM16.2.

35 Prior to the occupation of any part of the building, the land between the existing building lines and the face of the proposed new building shall be brought up to street level, paved and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall not be fenced or otherwise enclosed or obstructed.

REASON: To ensure compliance with building lines and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.1, DM10.8, DM16.2.

36 No doors, gates or windows at ground floor level shall open over the public highway.
REASON: In the interests of public safety

37 Unless otherwise approved by the LPA no plant or telecommunications equipment shall be installed on the exterior of the building, including any plant or telecommunications equipment permitted by the Town & Country Planning (General Permitted Development) Order 2015 or in any provisions in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

38 Nothwithstanding the drawings hereby approved, there must be no building, roof structures or plant above the top storey, including any building, structures or plant permitted by the Town & Country Planning (General Permitted Development) Order 2015 or in any provisions in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1 DM12.1.

39 Provision shall be made for disabled people to obtain access to the building via the principal entrance without the need to negotiate steps and shall be maintained for the life of the building.
REASON: To ensure that disabled people are able to use the building in accordance with the following policy of the Local Plan: DM10.8.

40 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Location plan and dwg nos 121/03, 122/03, 123/04, 124/04, 125/03, 126/04, 127/04, 128/04, 129/03, 130/04, 131/04, 132/03, 133/03, 210/05, 211/05, 212/03, 231/03, 214/03, 310/03, 311/03, 312/02, 313/01, 314/02, 315/02, 400/03, 401/02, 402/03 and 403/02.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

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

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

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

2 Many species are protected under legislation such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. A contravention of those statutory provisions may constitute a criminal offence. The grant of this consent/planning permission does not override any statutory requirement to notify Natural England and/or obtain a licence prior to carrying out activities which may harm or disturb protected species such as bats.

3 Where tree pits are to be dug for the new tree(s), there should be an archaeological 'watching brief' to monitor groundworks and record any archaeological evidence revealed before replanting and the tree pit(s) should be lined to indicate the excavated area.

4 If a new tree is to be planted in a different location to an existing tree, the tree should be felled to ground level only and the stump poisoned with an approved substance or solution in order not to cause damage to any archaeological remains.

5 The Mayoral Community Infrastructure Levy is set at a rate of £50 per sq.m on "chargeable development" and applies to all development over 100sq.m (GIA) or which creates a new dwelling.

The City of London Community Infrastructure Levy is set at a rate of £75 per sq.m for offices, £150 per sq.m for Riverside Residential, £95 per sq.m for Rest of City Residential and £75 on all other uses on "chargeable development".

The Mayoral and City CIL charges will be recorded in the Register of Local Land Charges as a legal charge upon "chargeable development" when development commences. The Mayoral CIL payment will be passed to Transport for London to support Crossrail. The City CIL will be used to meet the infrastructure needs of the City.

Relevant persons, persons liable to pay and owners of the land will be sent a "Liability Notice" that will provide full details of the charges and to whom they have been charged or apportioned. Please submit to the City's Planning Obligations Officer an "Assumption of Liability" Notice (available from the Planning Portal website: www.planningportal.gov.uk/cil).

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Section106 Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.

6 This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.

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

8 Improvement or other works to the public highway shown on the submitted drawings require separate approval from the local highway authority and the planning permission hereby granted does not authorise these works.

9 Prospective occupiers are advised that various activities are undertaken in the City throughout the night which include refuse collection, servicing, maintenance, street cleaning and highway works. In addition, on some sites there may be need for occasional night-time construction work.

10 Air Quality

Compliance with the Clean Air Act 1993
Any furnace burning liquid or gaseous matter at a rate of 366.4 kilowatts or more, and any furnace burning pulverised fuel or any solid matter at a rate of more than 45.4 kilograms or more an hour, requires chimney height approval. Use of such a furnace without chimney height approval is an offence. The calculated chimney height can conflict with requirements of planning control and further mitigation measures may need to be taken to allow installation of the plant.

Terraces and Open Space
The location of outside space is an important consideration with regard to the exposure of air pollutants. The applicant is therefore minded to consider the location of existing and planned combustion plant termination points relative to any terrace, general access areas or openable windows etc. In addition to any building control or planning requirements, the third edition of the Chimney Height Memorandum (1981) requires that that certain types of combustion plant terminate at least 3m above any area to which there is general access.

Combustion Plant
Developers are encouraged to install non-combustion renewable technology to work towards energy security and carbon reduction targets in preference to combustion based technology.

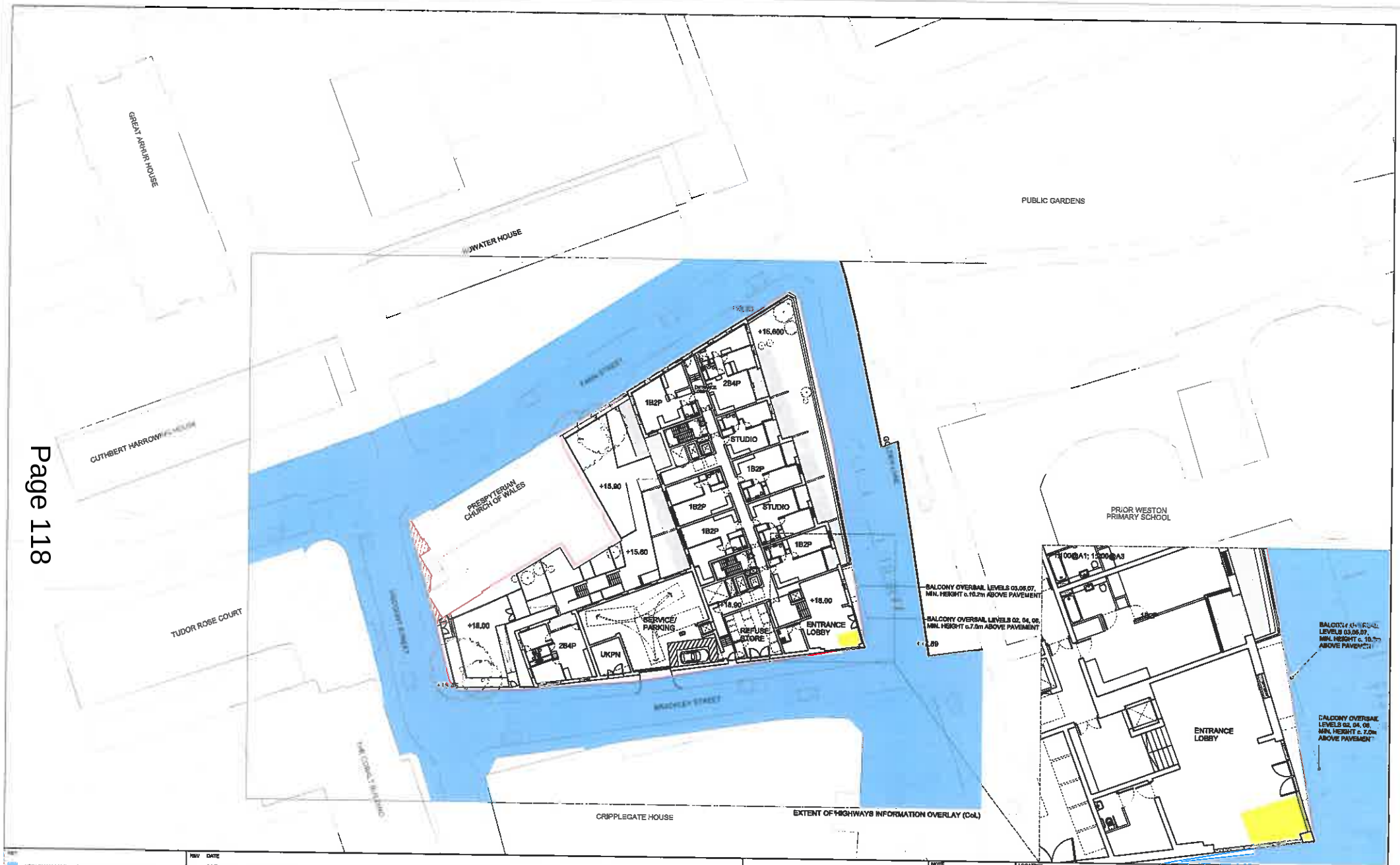
When considering how to achieve, or work towards the achievement of, the renewable energy targets, the Markets and Consumer Protection Department would prefer developers not to consider installing a biomass burner as the City is an Air Quality Management Area for fine particles and nitrogen dioxide. Research indicates that the widespread use of these appliances has the potential to increase particulate levels in London to an unacceptable level. Until the Markets and Consumer Protection Department is satisfied that these appliances can be installed without causing a detriment to the local air quality they are discouraging their use. Biomass CHP may be acceptable providing sufficient abatement is fitted to the plant to reduce emissions to air.

Advice on a range of measures to achieve the best environmental option on the control of pollution from standby generators can be obtained from the Department of Markets and Consumer Protection.

There is a potential for standby generators to give out dark smoke on start up and to cause noise nuisance. Guidance is available from the Department of Markets and Consumer Protection on measures to avoid this.

11 TfL has concerns relating to the continual operation of an adjacent cycle hire docking station Golden Lane, Barbican during construction. TfL reminds the developer that approval would be required prior to any temporary closure of suspension of the docking station. TfL would like to highlight from the outset that it would not approve a temporary closure of more than two calendar weeks due to high demand for the docking station generally. If a closure is agreed TfL would expect all lost revenue to be paid to TfL within 28 Working Days of TfL providing to the developer a statement detailing lost revenue as a result of the closure.

Stopping Up Order



REV	DATE	
-	02/02/2017	FOR INFORMATION
A	08/02/2017	FOR INFORMATION

HIGHWAY MAINTAINABLE AT PUBLIC EXPENSE
PERMISSIVE PATHS
PUBLIC HIGHWAY FOR STOPPING UP
PLANNING APPLICATION BOUNDARY
CITY OF LONDON BOUNDARY

NOTE:
DRAWING SHOWS OVERLAY INFORMATION BASED UPON CITY OF LONDON INTERACTIVE MAP. HIGHWAYS INFORMATION IS NOT COMPREHENSIVE AND IS SHOWN APPROXIMATE ONLY.

SKETCH

NOTE
1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an unannotated CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of correct background information.
ANSAM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

LOCATION

ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title: BERNARD MORGAN HOUSE

drawing title / location: PROPOSED GROUND FLOOR PLAN HIGHWAYS / OVERSAIL

drawn by	checked	scale	status
JT	NH	1:250@A1; 1:500@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
14148	-	-	SK	270	A

1st CONSULTATION

CONFIDENTIAL
FORMAL PETITION

TO: The Director of **TAYLOR WIMPEY**
C/O Mr James Wickett-Whyte
Director of **WESTBOURNE COMMUNICATIONS**
17 Carlton House Terrace
London
SW1Y 5AH

FROM: **COBALT BUILDING**, 10-15 BRIDGEWATER SQUARE, LONDON EC2Y 8AH

CC: Mrs Annie Hampson
Chief Planning Officer and Development Director
CITY OF LONDON
Guildhall
PO Box 270
London
EC2P 2EJ

SUBJECT: **THE REDEVELOPMENT OF BERNARD MORGAN HOUSE, 43 BRACKLEY STREET, BARBICAN**

DATE: 19 JUNE 2016

We, the undersigned, are Leaseholders of the Cobalt Building.

We formally object to the plans being put forward by you as the Property Developer of Bernard Morgan House ("BMH"). As you may be aware half of our building has flats facing onto Viscount Street but we believe that our entire building will be impacted by the above. We set out our reasons below. The plans exhibited to local residents in May 2016, show an extension of the current footprint of BMH into a higher, wider and deeper building which will have a direct impact on the pleasant residential amenities we currently enjoy in our homes both during the BMH redevelopment phase and afterwards.

Our concerns and objections to the current BMH redevelopment plans are as follows:

1. **The "Public Consultation" has been deficient in due process.** This is because it did not involve Cobalt Building Leaseholders until recently. Further, it is to be noted that the BMH redevelopment proposals came to our attention in March (over two months after the first "Public Consultation" done by yourselves) and only due to our own diligence. As soon as we became aware of the redevelopment proposal, comments were provided to Westbourne Communications by email and on their dedicated website. However :
   1.1. The feedback from Cobalt Building Leaseholders was not reflected in the plan exhibited by Westbourne Communications in May 2016 – a plan that has a markedly more deleterious impact on the Cobalt Building than the one first shown in January (according to the early schematics we have now seen).
   1.2. Our understanding is that you have submitted to City of London Planners on the 10th of June 2016 the application, which was exhibited in May 2016. If so, we are concerned that it may not have taken into account our views as in this petition.

1.3. We are also aware that other neighbourhood estates have been more actively consulted on the basis that you had built them, albeit some years ago.

1.4. We can, therefore, only conclude that Taylor Wimpey do not regard us - Cobalt Building Leaseholders - as a relevant constituency for engagement on this major redevelopment work in our neighbourhood and for the purposes of the "public consultation" although our Cobalt Building and our presence exist in the community since 1997.

2. **Redeveloped BMH will be extended far towards the Cobalt Building and away from Bowater House. This gives rise to major concerns:**

2.1. **Daylight and Sunlight Obstruction** - The proposed redevelopment is of a scale that is not in keeping with the existing daylight and sunlight aspects that we receive. It is considerably higher than the existing BMH building and two storeys higher than the top of the roof of neighbouring Cripplegate building. This will reduce the light (daylight and sunlight) of the Cobalt Building flats facing onto Viscount Street.

2.2. **Change of view** – Furthermore the views from these flats will change considerably from open sky to building façade.

2.3. **Lack of privacy** - The proposed development extends well beyond the current footprint of BMH, with a major expansion of the side of the building that faces Brackley Street – . reaching as high as four storeys and onto a significant part of Brackley Street and coming very close to Viscount Street. We believe the new building extension is too close to the Cobalt Building. BMH flats will encroach and overlook our windows and will also reduce, if not intrude on, our privacy. As a solution, we would suggest that the height on the Viscount Street side should be no more than two floors high and should not extend down Brackley Street towards Viscount Street beyond the current main BMH building footprint.

2.4. **Increased noise levels** - The current proposal for inset balconies on the BMH flats facing Brackley Street – with terraces on the top floors – will result in increased noise levels when these are kept open and /or in use. Moreover, as the walls of the existing surrounding building walls will be so close to the proposed BMH house and both Viscount Street and Brackley Street are very narrow roads, there will be tunnel effects created and persistent echoes.

2.5. **Potential risk of vagrants and anti-social behaviour** - The proposal to transform the existing green space at the side of the BMH site bordering onto Viscount Street into a "public pocket park" fills us with horror. Who will manage this space? Will there be a 24 hour security guard? Will the police respond to calls if there is trouble? We note that there was previously a motorbike parking area on Viscount Street which attracted gangs of thieves and a great deal of anti-social behaviour before it was closed in 2002. We fear the same will happen with the pocket park. We would suggest that the 'green' space in the same form and footprint as current is retained and it is not turned into a 'public' space.

2.6. The Cobalt Building flats which face Viscount Street are likely to suffer the most from the reduced light, lack of privacy, increased noise and disruption caused by the pocket garden.

3. **Negative impact on the neighbourhood and Cobalt Building. The impact on Cobalt Building and local residents would be detrimental in many ways.**

3.1. We understand that the existing BMH will be demolished. Whilst this occurs and as construction gets underway, there will be increased noise, traffic and pollution. The Cobalt Building is already enduring many months of refurbishment work going on in Blake Tower which, despite being clad and only having refurbishment works done, has caused and is causing significant noise and environmental pollution, impacting the peace and well-being

of residents. This is our practical first experience and we do not wish to see a repeat of this from the BMH redevelopment.

3.2. In the longer-term, there will be:

- A significant reduction in light to Cobalt Building flats facing Viscount Streets and Brackley Street especially during the winter months when the sun is low in the sky.
- Increased traffic, pollution, noise which will disrupt the quiet and pleasant environment and residence and adversely impact the health of the local residents.
- The traffic and servicing requirements will transform Viscount Street, Brackley Street and Fann Street from quiet side roads into a busy through roads which they are not simply designed to accommodate and will increase the risk of unfortunate accidents besides congestion.
- Increased demand on the local services
- Potential issues with noise, anti-social behaviour and security of the neighbourhood.

We understand that you have had a number of meetings with the City of London Corporation Planners since your purchase of BMH from the Corporation last year. Therefore we request that you and the City of London Corporation Planners consider and actively address all our concerns above so as to ensure that:

a) BMH will be rebuilt within its current footprint;
b) The height of BMH will not affect the light and views of the Cobalt Building flats and of the surrounding buildings;
c) The quietness, tidiness and security of the neighborhood environment and space will be respected and maintained during BMH redevelopment and in the long-term.

Below are signatures from the Cobalt Building Leaseholders for the BMH – Cobalt Petition.

Cobalt Leaseholders	Flat	Signature
Mai Le Verschoyle	1	
Marie Morley	2	
Peter Heavyside	12A	
Meera Shah	27	
Priya Shah	28	
Jane Norrie	15	
Andy Harrison	23	
MinHui Wong	31	
Rajan Vatish	38	
Mukesh Raja	36	
Nirmani Shah	56	
c/o AGENT - Francesca Sapiano	32	
Sue Weeks	18	
Norma Wee	40	
Norma Wee	35	
Derrick & Kelly Wee	42	
Sonal Gadhvi / Ovijit Paul	48	
25 Draycott Place Limited	Freehold / Landlor	
Stephen Tromans	50	

Below are signatures from the Cobalt Building Leaseholders for the BMH – Cobalt petition.

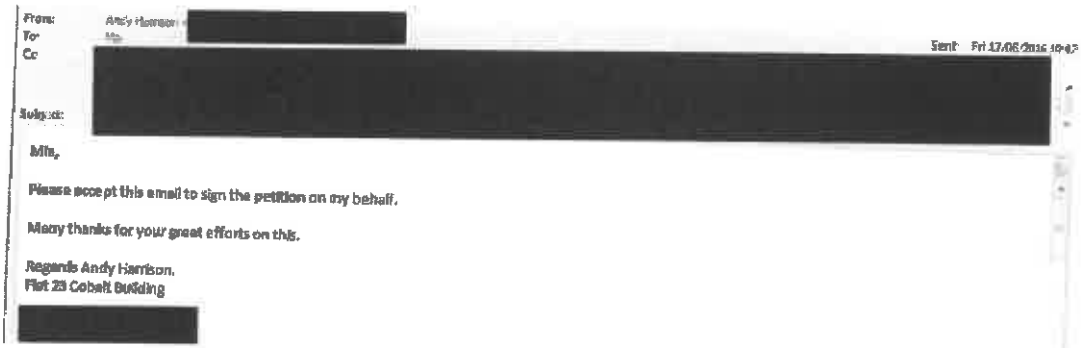
Cobalt Leaseholders	Flat	Signature
25 Draycott Place Ltd	Freeholder	[redacted]
David Lapish	54	
Nick Prior	21	
SYLVIA SMIT	45	
Tommy Johansson	4	
David x julia Vickers	7	
Stephen Lerner	49	
Paul x Lynelle Foll	30	
Suresh Nair	19	
Raola Perotti	22	
Nareri Joshi	8	
Dean Wybrow	4	
ELIZABETH PATTEN	37	
Ravindranath Raghunath	3	
Anil Vashisht	11	
Anil Vashisht	33	
Laura Feldman	17	

Cobalt Leaseholders	Flat	Signature
Suresh Nair	19	PP Signed (attached Email of approval from Leaseholder)
David Lapish	54	Attached scanned of signed version
Nick Prior	21	Attached scanned of signed version
Sylvia Smit	45	Signed
Tommy Johansson / Dean Wybrow	4	Signed
David & Julia Vickers	7	Attached scanned of signed version
Stephen Lerner	49	PP Signed (attached Email of approval from Leaseholder)
Paul & Lynette Foll	30	PP Signed (attached Email of approval from Leaseholder)
Paola Perrotti	22	Signed
Naren Joshi	8	Attached scanned of signed version
Elizabeth Patterson	37	Signed
Simon Towns	47	Attached scanned of signed version
Ravindranath Raghunath	3	PP Signed (attached Email of approval from Leaseholder)
c/o AGENT - Francesca Sapiano	34	Awaiting scanned of signed version
Mr Zampetti c/o Chelsea Property Management	39	Awaiting scanned of signed version

Cobalt Leaseholders	Flat	Signature

Below is the list of flats with approvals from Leaseholders for signing the petition on their behalf

1. **Andy Harrison - Flat 23**



From: Andy Harrison [redacted]
To: Mo
Cc: [redacted]
Sent: Fri 17/06/2016 10:42
Subject:

Mia,

Please accept this email to sign the petition on my behalf.

Many thanks for your great efforts on this.

Regards Andy Harrison.
Flat 23 Cobalt Building
[redacted]

2. **Sue Weeks - Flat 18**

From: [redacted]
To: Mo
Cc:
Subject: [illegible]

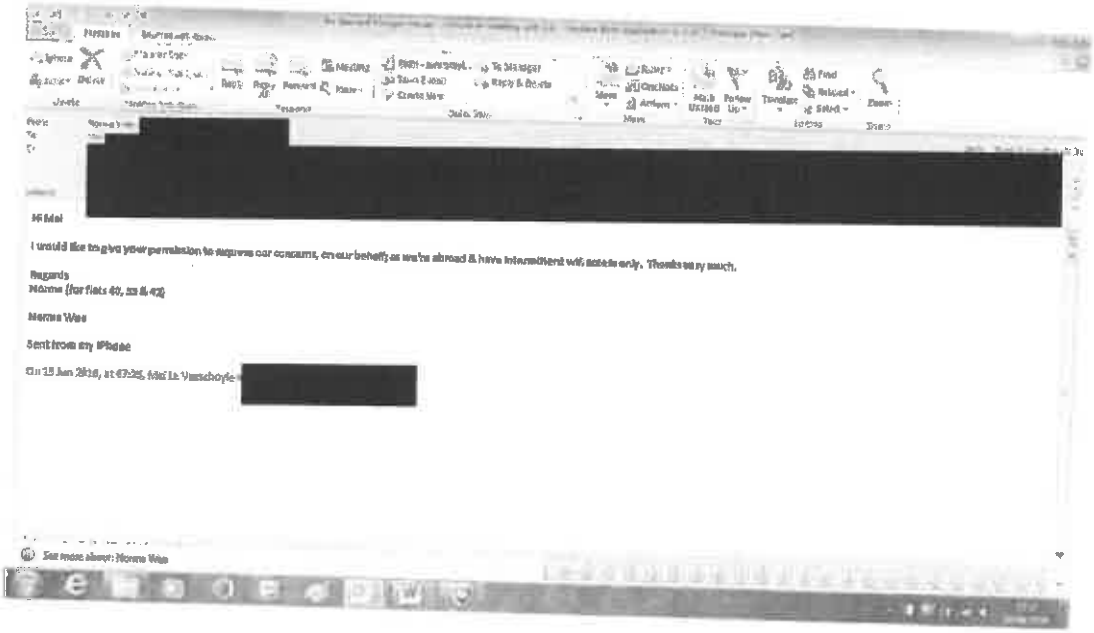
Dear Mai

Please sign the petition on my behalf

With kind regards

Sue Weeks
Flat 18

3. **Norma Wee - Flats 35 / 40 /42**



From: [redacted]
To: Mo
Cc:

Hi Mai

I would like to give your permission to express our concerns, on our behalf, as we're abroad & have intermittent will access only. Thanks very much.

Regards
Norma (for flats 40, 35 & 42)

Norma Wee

Sent from my iPhone

On 15 Jun 2016, at 07:25, Mai Le Vanschoyle [redacted]

See more about: Norma Wee

4. Stephen Tromans QC - Flat 50

From: Stephen Tromans QC [redacted]
To [redacted]
Cc
Subject RE: Bernard Morgan House development - Cobalt Building Formal Petition

Sent Thu 16/06/2016 09:25

Dear Mai

I am happy for you to sign the petition pp me.

Best wishes

Stephen
(Flat 50)

Stephen Tromans QC

[redacted]

[redacted]

5. Suresh Nair - Flat 19

From [redacted]
To [redacted]
Cc [redacted]
Subject [redacted]

Sent Fri 17/06/2016 10

Dear Mai

I am happy for you to sign the petition on my behalf

Warm regards.

Suresh Nair
Flat 19
The Cobalt Building

6. Paul & Lynett Foll - Flat 30

From [redacted]
To Mai
Cc
Subject RE: Bernard Morgan House development - Cobalt Building Formal Petition - Update

Sent Fri 17/06/2016 13:45

Please accept this email as approval to sign the petition on our behalf as we do not reside in our flat. We really appreciate your hard work on this.

Paul & Lyn Foll
Flat 30 Cobalt Building

Sent from my iPad

7. Stephen Lerner – Flat 49

[redacted]

Mai

Please accept this email to sign the petition on my behalf.

Kind Regards

Stephen Lerner
Flat 48
Cobalt Building

8. c/o Agent – Francesca Sapiano - Flat 32

From: Francesca Sapiano [redacted]
To: 'Mai Le Vesconte'
Cc:
Subject: RE: Barnard Morgan House - latest news - Cobalt Petition

Sent: Fri 17/06/2016 09:2

Dear Mai

Hope you're well.

My landlord has emailed me to say that he does not have any scanning facilities so is unable to sign the form.

He has stated the following in his email: "Thanks, but we do not have any scanning facility, best you take this note as our authority to sign on our behalf, or advise them that you have our go ahead to sign for us, or just leave it".

Please let me know your thoughts.

Thank you.

Francesca Sapiano
Property Manager

[redacted]

Hampton International

9. Ravindranath Raghunath – Flat 3

[redacted]

Dear Mai

You can add us to the list of petitioners. We own no 3. My daughter Anjana is there and will sign on my behalf if required. Or you can use this email as confirmation of my agreement.

Best regards
Raghu
No 3 The Cobalt

Sent from my Samsung device

10. Mukesh Raja – Flat 36

[redacted]

Hi Mai

Thank you for your email. Please consider this email authorising you to sign on my behalf the petition against the development.

Thank you for the splendid work you are doing.

Regards

Mukesh Raja
Flat 36

Sent from my iPhone

11. Anil Vashisht - Flat 11 / Flat 33

[redacted]

Dear Mel

Thanks,

[redacted]

12. Laura Feldman – Flat 17

[redacted]

Please sign on my behalf

Laura Feldman

[redacted]

Confidential Communication

13. Marie Morley – Flat 2

[redacted]

Thank you, Mel.

Well done. Very happy for you or Dean to sign for me as I don't have access to a scanner.

Regards

Marie

Sent from my Phone

We, the undersigned, are Leaseholders of the Cobalt Building- with flats facing onto Viscount Street. We formally object to the plan put forward by Taylor Wimpey, the Property Developer of Bernard Morgan House (BMH). The plans exhibited to local residents in May 2016, show an extension of the current footprint of BMH into a higher, wider and deeper building – with a direct impact on the residential amenity we currently enjoy in our homes.

Our concerns and objections to the BMH plan are as follows:

1. **The "Public Consultation" has been deficient in due process** since it did not involve Cobalt owners until recently.
   1.1. The feedback from Cobalt Building residents was not reflected in the plan exhibited by Westbourne Communications in May 2016 – a plan that has a markedly more deleterious impact on the Cobalt Building than the one first shown in January (according to the early schematics we have now seen).
   1.2. Our feedback is also ignored and is not taken into account in the recent application plan that Taylor Wimpey submitted to City Planners on the 10th of June 2016.
2. **BMH site has been extended towards the Cobalt Building, away from Bowater House.**
   1.1. The proposed redevelopment is of a scale that is not in keeping with the area. It is considerably higher than the existing BMH building and two storeys higher than the top of the roof of neighbouring Cripplegate building. **It will reduce the light – and obscure the views** of Bowater House and the Cobalt Building (with flats facing onto Viscount Street).
   1.2. The proposed development extends well beyond the current footprint of BMH, with a major expansion of the side of the building that faces Brackley Street – reaching four storeys on Viscount Street. We believe the new **building extension is too close to the Cobalt.** BMH flats will **overlook our windows** and will also reduce / intrude our privacy. Also it should be no more than two floors high – and should not extend down Brackley Street towards Viscount Street.
   1.1. The current proposal for inset balconies on the BMH flats facing Brackley Street – with terraces on the top floors – will result in **increased noise.**
   1.2. The proposal to transform the existing green space at the side of the BMH site bordering onto Viscount Street into a "public pocket park" fills us with horror. Who will manage this space? Will there be a security guard? Will the police respond to calls if there is trouble? A motorbike car parking area on Viscount Street attracted gang of thieves and a great deal of anti-social behaviour – before being closed in 2002. We fear the same will happen with the pocket park. **Please retain the 'green' space – but do not turn it into a 'public' space.**
   1.3. Flats 1, 2 and 3 of the Cobalt Building are on the ground floor (facing Viscount Street) and likely to suffer the most from the reduced light, increased noise and disruption caused by the pocket garden.

3. **Negative impact on Brackley and Viscount Street.**
   The impact on Cobalt & local residents would be detrimental in many ways.
   3.1. While construction is underway, there will be increased noise, traffic and pollution.
   3.2. In the longer-term, there will be:
   - A significant reduction in light to Cobalt flats facing Viscount and Brackley Street especially during the winter months when the sun is low in the sky.
   - An increased traffic, pollution, noise which will disrupt the quiet environment and residence.
   - The traffic and servicing requirements will transform Brackley Street from a quiet side road into a busy through road which it is not designed to accommodate.
   - A potential issue with noise, anti-social behaviour and secu[redacted]

We request that City Planners to consider and to address our concerns above to ensure that:

a) BMH will be built within its current footprint;

b) The height of BMH will not affect the light and view of the Cobalt Flats and of the surrounding buildings;

c) The quietness, tidiness and security of the neighborhood environment and space will be maintained during BMH construction and also in the long-term.

Below are signatures from the Cobalt Leaseholders with flats facing Viscount Street and Brackley Street.

Cobalt Leaseholders	Flat	Signature
Mai Le Verschoyle	1	
Marie Morley	2	
Anjana Raghunath	3	
Dean Wybrow / Tommy Johannson	4	
David Vickers	7	
Naren Joshi	8	
Ryan Ramsay	9	
Tom Gadsden	10	
Jane Norrie	15	
Edmund Carroll	16	
Ms Feldman	17	
Sue Weeks	18	
Andy Harrison	23	
Richard McKeowns	24	
MA Res. Finanziaria SRL	25	
Richard Shaw	26	
MinHui Wong	31	
AGENT - Francesca Sapiano	32	
Anil Vashisht	33	
AGENT - Francesca Sapiano	34	
Mr Zampetti	39	
Norma Wee	40	
Linda Lek	41	
Derrick & Kelly Wee	42	
Simon Towns	47	
SonalGadhvi/ Ovijit Paul	48	
Stephen Lerner	49	
Stephen Tromans	50	
Edmund Carroll	55	
Nirmani Shah	56	

Peter Heavyside	12A	[redacted]	peter.heavyside@globalorient.com

CONFIDENTIAL
FORMAL PETITION

TO: The Director of **TAYLOR WIMPEY**
C/O Mr James Wickett-Whyte
Director of WESTBOURNE COMMUNICATIONS
17 Carlton House Terrace
London
SW1Y 5AH

FROM: **COBALT BUILDING, 10-15 BRIDGEWATER SQUARE, LONDON EC2Y 8AH**

CC: Mrs Annie Hampson
Chief Planning Officer and Development Director
CITY OF LONDON
Guildhall
PO Box 270
London
EC2P 2EJ

SUBJECT: THE REDEVELOPMENT OF BERNARD MORGAN HOUSE, 43 BRACKLEY STREET, BARBICAN

DATE: JUNE 2016

We, the undersigned, are Leaseholders of the Cobalt Building.

We formally object to the plans being put forward by you as the Property Developer of Bernard Morgan House ("BMH"). As you may be aware half of our building has flats facing onto Viscount Street but we believe that our entire building will be impacted by the above. We set out our reasons below. The plans exhibited to local residents in May 2016, show an extension of the current footprint of BMH into a higher, wider and deeper building which will have a direct impact on the pleasant residential amenities we currently enjoy in our homes both during the BMH redevelopment phase and afterwards.

Our concerns and objections to the current BMH redevelopment plans are as follows:

1. **The "Public Consultation" has been deficient in due process.** This is because it did not involve Cobalt Building Leaseholders until recently. Further, it is to be noted that the BMH redevelopment proposals came to our attention in March (over two months after the first "Public Consultation" done by yourselves) and only due to our own diligence. As soon as we became aware of the redevelopment proposal, comments were provided to Westbourne Communications by email and on their dedicated website. However :
   1.1. The feedback from Cobalt Building Leaseholders was not reflected in the plan exhibited by Westbourne Communications in May 2016 – a plan that has a markedly more deleterious impact on the Cobalt Building than the one first shown in January (according to the early schematics we have now seen).
   1.2. Our understanding is that you have submitted to City of London Planners on the 10th of June 2016 the application, which was exhibited in May 2016. If so, we are concerned that it may not have taken into account our views as in this petition.

1.3. We are also aware that other neighbourhood estates have been more actively consulted on the basis that you had built them, albeit some years ago.

1.4. We can, therefore, only conclude that Taylor Wimpey do not regard us - Cobalt Building Leaseholders - as a relevant constituency for engagement on this major redevelopment work in our neighbourhood and for the purposes of the "public consultation" although our Cobalt Building and our presence exist in the community since 1997.

2. **Redeveloped BMH will be extended far towards the Cobalt Building and away from Bowater House. This gives rise to major concerns:**

2.1. **Daylight and Sunlight Obstruction** - The proposed redevelopment is of a scale that is not in keeping with the existing daylight and sunlight aspects that we receive. It is considerably higher than the existing BMH building and two storeys higher than the top of the roof of neighbouring Cripplegate building. This will reduce the light (daylight and sunlight) of the Cobalt Building flats facing onto Viscount Street.

2.2. **Change of view** – Furthermore the views from these flats will change considerably from open sky to building façade.

2.3. **Lack of privacy** - The proposed development extends well beyond the current footprint of BMH, with a major expansion of the side of the building that faces Brackley Street – reaching as high as four storeys and onto a significant part of Brackley Street and coming very close to Viscount Street. We believe the new building extension is too close to the Cobalt Building. BMH flats will encroach and overlook our windows and will also reduce, if not intrude on, our privacy. As a solution, we would suggest that the height on the Viscount Street side should be no more than two floors high and should not extend down Brackley Street towards Viscount Street beyond the current main BMH building footprint.

2.4. **Increased noise levels** - The current proposal for inset balconies on the BMH flats facing Brackley Street – with terraces on the top floors – will result in increased noise levels when these are kept open and /or in use. Moreover, as the walls of the existing surrounding building walls will be so close to the proposed BMH house and both Viscount Street and Brackley Street are very narrow roads, there will be tunnel effects created and persistent echoes.

2.5. **Potential risk of vagrants and anti-social behaviour** - The proposal to transform the existing green space at the side of the BMH site bordering onto Viscount Street into a "public pocket park" fills us with horror. Who will manage this space? Will there be a 24 hour security guard? Will the police respond to calls if there is trouble? We note that there was previously a motorbike parking area on Viscount Street which attracted gangs of thieves and a great deal of anti-social behaviour before it was closed in 2002. We fear the same will happen with the pocket park. We would suggest that the 'green' space in the same form and footprint as current is retained and it is not turned into a 'public' space.

2.6. The Cobalt Building flats which face Viscount Street are likely to suffer the most from the reduced light, lack of privacy, increased noise and disruption caused by the pocket garden.

3. **Negative impact on the neighbourhood and Cobalt Building. The impact on Cobalt Building and local residents would be detrimental in many ways.**

3.1. We understand that the existing BMH will be demolished. Whilst this occurs and as construction gets underway, there will be increased noise, traffic and pollution. The Cobalt Building is already enduring many months of refurbishment work going on in Blake Tower which, despite being clad and only having refurbishment works done, has caused and is causing significant noise and environmental pollution, impacting the peace and well-being

of residents. This is our practical first experience and we do not wish to see a repeat of this from the BMH redevelopment.

3.2. In the longer-term, there will be:

- A significant reduction in light to Cobalt Building flats facing Viscount Streets and Brackley Street especially during the winter months when the sun is low in the sky.
- Increased traffic, pollution, noise which will disrupt the quiet and pleasant environment and residence and adversely impact the health of the local residents.
- The traffic and servicing requirements will transform Viscount Street, Brackley Street and Fann Street from quiet side roads into a busy through roads which they are not simply designed to accommodate and will increase the risk of unfortunate accidents besides congestion.
- Increased demand on the local services
- Potential issues with noise, anti-social behaviour and security of the neighbourhood.

We understand that you have had a number of meetings with the City of London Corporation Planners since your purchase of BMH from the Corporation last year. Therefore we request that you and the City of London Corporation Planners consider and actively address all our concerns above so as to ensure that:

a) BMH will be rebuilt within its current footprint;
b) The height of BMH will not affect the light and views of the Cobalt Building flats and of the surrounding buildings;
c) The quietness, tidiness and security of the neighborhood environment and space will be respected and maintained during BMH redevelopment and in the long-term.

[redacted]

EDMUND CARROLL

FLAT 16 COBALT BUILDING

FLAT 55 COBALT BUILDING

We, the undersigned, are Leaseholders of the Cobalt Building- with flats facing onto Viscount Street. We formally object to the plan put forward by Taylor Wimpey, the Property Developer of Bernard Morgan House (BMH). The plans exhibited to local residents in May 2016, show an extension of the current footprint of BMH into a higher, wider and deeper building – with a direct impact on the residential amenity we currently enjoy in our homes.

Our concerns and objections to the BMH plan are as follows:

1. **The "Public Consultation" has been deficient in due process** since it did not involve Cobalt owners until recently.
   1.1. The feedback from Cobalt Building residents was not reflected in the plan exhibited by Westbourne Communications in May 2016 – a plan that has a markedly more deleterious impact on the Cobalt Building than the one first shown in January (according to the early schematics we have now seen).
   1.2. Our feedback is also ignored and is not taken into account in the recent application plan that Taylor Wimpey submitted to City Planners on the 10th of June 2016.
2. **BMH site has been extended towards the Cobalt Building, away from Bowater House.**
   1.1. The proposed redevelopment is of a scale that is not in keeping with the area. It is considerably higher than the existing BMH building and two storeys higher than the top of the roof of neighbouring Cripplegate building. It will **reduce the light – and obscure the views** of Bowater House and the Cobalt Building (with flats facing onto Viscount Street).
   1.2. The proposed development extends well beyond the current footprint of BMH, with a major expansion of the side of the building that faces Brackley Street – reaching four storeys on Viscount Street. We believe the new **building extension is too close to the Cobalt.** BMH flats will **overlook our windows** and will also reduce / intrude our privacy. Also it should be no more than two floors high – and should not extend down Brackley Street towards Viscount Street.
   1.1. The current proposal for inset balconies on the BMH flats facing Brackley Street – with terraces on the top floors – will result in **increased noise.**
   1.2. The proposal to transform the existing green space at the side of the BMH site bordering onto Viscount Street into a "public pocket park" fills us with horror. Who will manage this space? Will there be a security guard? Will the police respond to calls if there is trouble? A motorbike car parking area on Viscount Street attracted gang of thieves and a great deal of anti-social behaviour – before being closed in 2002. We fear the same will happen with the pocket park. **Please retain the 'green' space – but do not turn it into a 'public' space.**
   1.3. Flats 1, 2 and 3 of the Cobalt Building are on the ground floor (facing Viscount Street) and likely to suffer the most from the reduced light, increased noise and disruption caused by the pocket garden.

3. **Negative impact on Brackley and Viscount Street.**
   The impact on Cobalt & local residents would be detrimental in many ways.
   3.1. While construction is underway, there will be increased noise, traffic and pollution.
   3.2. In the longer-term, there will be:
   - A significant reduction in light to Cobalt flats facing Viscount and Brackley Street especially during the winter months when the sun is low in the sky.
   - An increased traffic, pollution, noise which will disrupt the quiet environment and residence.
   - The traffic and servicing requirements will transform Brackley Street from a quiet side road into a busy through road which it is not designed to accommodate.
   - A potential issue with noise, anti-social behaviour and security.

We request that City Planners to consider and to address our concerns above to ensure that:

a) BMH will be built within its current footprint;
b) The height of BMH will not affect the light and view of the Cobalt Flats and of the surrounding buildings;
c) The quietness, tidiness and security of the neighborhood environment and space will be maintained during BMH construction and also in the long-term.

Below are signatures from the Cobalt Leaseholders with flats facing Viscount Street and Brackley Street.

Cobalt Leaseholders	Flat	Signature
Mai Le Verschoyle	1	
Marie Morley	2	
Anjana Raghunath	3	
Dean Wybrow / Tommy Johannson	4	
David Vickers	7	
Naren Joshi	8	
Ryan Ramsay	9	
Tom Gadsden	10	
Jane Norrie	15	
Edmund Carroll	16	
Ms Feldman	17	
Sue Weeks	18	
Andy Harrison	23	
Richard McKeowns	24	
MA Res. Finanziaria SRL	25	
Richard Shaw	26	
MinHui Wong	31	
AGENT - Francesca Sapiano	32	
Anil Vashisht	33	
AGENT - Francesca Sapiano	34	
Mr Zampetti	39	
Norma Wee	40	
Linda Lek	41	
Derrick & Kelly Wee	42	
Simon Towns	47	
SonalGadhvi/ Ovijit Paul	48	
Stephen Lerner	49	
Stephen Tromans	50	
Edmund Carroll	55	
Nirmani Shah	56	

Peter Heavyside	12A	Signed (signature attached)	[redacted]

of residents. This is our practical first experience and we do not wish to see a repeat of this from the BMH redevelopment.

3.2. In the longer-term, there will be:

- A significant reduction in light to Cobalt Building flats facing Viscount Streets and Brackley Street especially during the winter months when the sun is low in the sky.
- Increased traffic, pollution, noise which will disrupt the quiet and pleasant environment and residence and adversely impact the health of the local residents.
- The traffic and servicing requirements will transform Viscount Street, Brackley Street and Fann Street from quiet side roads into a busy through roads which they are not simply designed to accommodate and will increase the risk of unfortunate accidents besides congestion.
- Increased demand on the local services
- Potential issues with noise, anti-social behavicur and security of the neighbourhood.

We understand that you have had a number of meetings with the City of London Corporation Planners since your purchase of BMH from the Corporation last year. Therefore we request that you and the City of London Corporation Planners consider and actively address all our concerns above so as to ensure that:

a) BMH will be rebuilt within its current footprint;
b) The height of BMH will not affect the light and views of the Cobalt Building flats and of the surrounding buildings;
c) The quietness, tidiness and security of the neighborhood environment and space will be respected and maintained during BMH redevelopment and in the long-term.

[redacted]

[redacted]

D A LAPISH

18/6/16

FLAT 54

COBALT BUILDING

We request that City Planners to consider and to address our concerns above to ensure that:

a) BMH will be built within its current footprint;

b) The height of BMH will not affect the light and view of the Cobalt Flats and of the surrounding buildings;

c) The quietness, tidiness and security of the neighborhood environment and space will be maintained during BMH construction and also in the long-term.

Below are signatures from the Cobalt Leaseholders with flats facing Viscount Street and Brackley Street.--> I can amend to include any flats that wish or wish not to be included in the petition

Cobalt Leaseholders	Flat	Signature	Email
Mai Le Verschoyle	1		
Marie Morley	2		
Anjana Raghunath	3		
Dean Wybrow / Tommy Johannson	4		
David Vickers	7		
Naren Joshi	8		
Ryan Ramsay	9		
Tom Gadsden	10		
Jane Norrie	15		
Edmund Carroll	16		
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Derrick & Kelly Wee	42		
Simon Towns	47		
SonalGadhvi/ Ovijit Paul	48		
Stephen Lerner	49		
Stephen Tromans	50		
Edmund Carroll	55		
Nirmani Shah	56		

Below are signatures from the Cobalt Building Leaseholders.

Cobalt Leaseholders	Flat	Signature
Mai Le Verschoyle	1	[redacted]
Marie Morley	2	
Peter Heavyside	12A	
Meera Shah	27	
Priya Shah	28	
Jane Norris	15	
Andy Harrison	23	
MinHui Wong	31	
Rajan Vatish	38	
Mukesh Raja	36	
Nirmani Shah	56	
Andy Harrison	23	
c/o AGENT - Francesca Sapiano	34	
Mr Zampetti c/o Chelsea Property Management	39	
Norma Wee	40	
Norma Wee	35	
Derrick & Kelly Wee	42	
Simon Towns	47	
Mr Ovijit Paul Dr Sonal Gadhvi	48	
c/o AGENT - Francesca Sapiano	32	
25 Bramcote Place Ltd (Landlord)	L/L	

Below are signatures from the Cobalt Building Leaseholders.

Cobalt Leaseholders	Flat	Signature
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Rajan Vatish	38	
Mukesh Raja	36	
Nirmani Shah	56	
Sue Weeks ~~Andy Harrison~~	18 ~~23~~	
c/o AGENT - Francesca Sapiano	34	
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Norma Wee	35	
Derrick & Kelly Wee	42	
Simon Towns	47	
Mr Ovijit Paul Or Sonal Gadhvi	48	
c/o AGENT - Francesca Sapiano	32	
Stephen Fromans	50	

Please find below documents enclosed with the Cobalt Residents petition:

I. Cover Letter

II. Cobalt Residents Petition

III. List of Leaseholders with signatures /scanned signatures/ PP Signatures with enclosed attachments as follows:

- **Signed**

1. Flat 1 – Mai Le Verschoyle
2. Flat 27 – Meera Shah
3. Flat 28 – Priya Shah
4. Flat 38 – Rajan Vatish
5. Flat 56 – Nirmani Shah
6. Flat 48 – Ovijit Paul and Sonal Gadhvi
7. Flat 45 – Sylvia Smit
8. Flat 4 - Dean Wybrow and Tommy Johansson
9. Flat 37 – Elizabeth Patterson
10. Flat 22 – Paola Perotti
11. Flat 31 – Minhui Wong

- **Scanned of signed versions:**

12. Freeholder / Landlord – 25 Draycott Place Limited
13. Flat 12A – Peter HeavySide
14. Flat 15 – Jane Norrie
15. Flat 47 – Simon Towns
16. Flat 21 – Nick Prior
17. Flat 7 – David and Julia Vickers
18. Flat 8 - Naren Joshi
19. Flat 54 – David Lapish
20. Flat 23 – Andy Harrison

- **Emails of approvals for PP signatures:**

21. Flat 2 – Marie Morley
22. Flat 18 – Sue Weeks
23. Flat 35 – Norma Wee
24. Flat 40 – Norma Wee
25. Flat 42 – Norma Wee
26. Flat 50 – Stephen Tromans
27. Flat 19 – Suresh Nair
28. Flat 30 – Paul & Lynette Foll
29. Flat49 – Stephen Lerner
30. Flat 32 – C/o Agent Francesca Sapiano
31. Flat 3 - Ravindranath Raghunath
32. Flat 36 – Mukesh Raja
33. Flat 11 – Anil Vashisht
34. Flat 33 – Anil Vashisht
35. Flat 17 – Laura Feldman

Below are signatures from the Cobalt Building Leaseholders

Cobalt Leaseholders	Flat
Mai La Verschoyle	1
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Ralph Dutch	38
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Derrick & Kelly Wee	42
Simon Towns	47
Mr Dwight Hall Dr Donal Graston	48
c/o AGENT - Francesca Sapiano	42
David [illegible]	7

[redacted]

Signature from Nick Prior – Leaseholder of Flat 21

From: Prior, Nick (UK - London) [redacted]
Sent: 16 June 2016 21:56
To: 'mverscoyle@gmail.com'
Cc: Pugh, Elizabeth (UK - London)
Subject: RE: Bernard Morgan House development - Cobalt Building Formal Petition

Hi Mai – absolutely!
Liz – can you please forward my electronic signature to Mai?
Many thanks
Nick

[redacted]

Hi Mai

Here's Nick's signature ☺

Have a good day

Liz

Elizabeth Pugh
Senior Executive Assistant to Nick Prior & Daniel Grosvenor
[redacted]

File name: Nick Prior Electronic Signature.docx
Size: 26 KB
Author: epugh
Last changed: 17 June 2016

Message | Nick Prior Electronic Signature.docx (26 KB)

[redacted]

Below are signatures from the Cobalt Building Leaseholders.

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NAREN JOSHI	8	

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NAREN JOHI	8	

[redacted]

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Mukesh Raja	36	
Nemani Shah	56	
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Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Andrew Harrison
Address: Flat 23 Cobalt Building 10-15 Bridgewater Square London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:I am raising an objection to the development at Bernard Morgan House (App' ref 16/00590/FULL)

As a resident of an apartment in the Cobalt building, which will face the development, I have a major concern that the development is significantly larger and more dominating than the current structure. This seems disproportional to the site and the area.

I have major concerns that a development of this size will severely impact on the Cobalt building and in particular my apartment, which faces the building and is on a relatively low floor.

I am supportive of a more modest development on a scale similar to the existing building and leaving some more open space.

My chief concerns are of the noise impact of so many apartment so closely abutting neighboring buildings and the light a structure of the proposed size will eliminate, both from the apartments facing the development and the surrounding area. In addition I have concerns about the privacy of my apartment with new apartments looking directly into the Cobalt building.

The area is already densely populated and the development should consider that we do not want to increase the density and reduce the quality of the area for existing and new residents. There is an opportunity here to build a high quality smaller block which will be a win win for both the

Adjei, William

From: Linford, Catherine
Sent: 27 July 2016 10:51
To: Adjei, William
Subject: FW: OBJECTION to Bernard Morgan House Development

-----Original Message-----
From: Harry [redacted]
Sent: 24 July 2016 23:24
To: [redacted]
Anni
Cc:
Pank
Subject: OBJECTION to Bernard Morgan House Development

Hello All

We live in Bowater House and we would like to OBJECT to the above development. We would like development only to the extent as current dimensions ie NO higher than current building and NO development than the existing building space. This means no higher building than the current one and no occupation of space more than the current building.

Further we object cutting of mature trees more than 30 years old.

We have been here for 30 years and we do not want our sunlight to be blocked in any way and have any trees to be removed.

We hope that you recognise and note our objections.

Best Regards

Harish Pankhania

24 Bowater House

EC1Y 0RJ

ACKNOWLEDGED

Hatching Dragons

Helping your Baby Fly through Life

Catherine Linford
Assistant Director (Development Management)
Department of the Built Environment
City of London Corporation
Guildhall Buildings,
London
EC2P 2EJ

Monday, August 8, 2016

RE: Taylor Wimpey Development of Bernard Morgan House
REF: PT_CL/16/00590/FULL

Dear Catherine

I received a copy of your letter regarding the above development from John Whitehead. As the owner of hatching Dragons, the nursery located in Jewin Chapel and therefore located only a matter of metres from the proposed development, clearly the proposed plans are of huge concern to us, given what we do and the potential impact it can and will have on our day to day operations.

Both the Chapel and myself have made representations to Taylor Wimpey (please see attached submission to the pre-consultation plans submitted in February 2016) but have not had any response from the developer.

Clearly, we have a responsibility to provide the children and the families that we serve with an optimal learning environment but have seen no environmental impact assessments from Taylor Wimpey to better understand what impact the demolition and development will have on our nursery and the children that frequent the setting. During our meeting with the developer in March, their representative said that no such requirement was necessary for the size and scale of this development, which I can't understand, given the obvious risk that it poses to children by way of construction dust and other issues.

I have been in email contact with Peter Shadbolt, Rob Chipperfield, met with Neal Hounsell and Will Wright to try and establish a solution that would allow us to temporarily relocate during the works but nothing has materialized as of yet. There was some talk about the Golden Lane Community Hall amongst other options but things have stalled.

I am forwarding you our original positioning paper submitted to Taylor Wimpey in the hope that you can more formally register our concerns with them and our hope to secure some support to relocate for the duration of the works and to provide me, if possible, with some information as to how best register our concerns. Both myself and the local families we serve want our voices to be heard

Best
Cennydd John

ADDRESS PHONE EMAIL WEB

ACKNOWLEDGED

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Peter Heavyside

Address: Flat 12a, The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:The proximity of the proposed BMH development to The Cobalt Building will introduce considerable noise pollution to us over the period of the construction. The current proposal for inset balconies on the BMH flats facing Brackley Street - with terraces on the top floors - will result in increased noise levels when these are kept open and /or in use. Moreover, as the walls of the existing surrounding building walls will be so close to the proposed BMH house and both Viscount Street and Brackley Street are very narrow roads, there will be tunnel effects created and persistent echoes.

The proposed redevelopment is of a scale that is not in keeping with the existing daylight and sunlight aspects that we receive. It is considerably higher than the existing BMH building and two storeys higher than the top of the roof of neighbouring Cripplegate building. This will reduce the light (daylight and sunlight) of The Cobalt Building flats facing onto Viscount Street. The proposed development extends well beyond the current footprint of BMH, with a major expansion of the side of the building that faces Brackley Street - reaching as high as four storeys and onto a significant part of Brackley Street and coming very close to Viscount Street. We believe the new building extension is too close to The Cobalt Building. BMH flats will encroach and overlook our windows and will also reduce, if not intrude on, our privacy. As a solution, we would suggest that the height on the Viscount Street side should be no more than two floors high and should not extend down Brackley Street towards Viscount Street beyond the current main BMH building footprint.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Simon Towns

Address: Flat 47, The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I would like to object to the height and density of the proposed development.

The proposed building will mean that my flat will be looked over by the new apartments which means a loss of privacy, light and sight lines across the city.

The proposed building is out of scale with the rest of the development in the area particularly the church.

The public park will lose afternoon sunshine in the summer.

The are is already congested and there simply isn't space for extra parking in the area.

Whilst the building work is being carried out the flat will be subject to all the noise of the building site.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mrs NORMA WEE

Address: Flat 40 Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:Currently Flat 40 gets minimal lighting as it's not South west facing. With the height of this new building, it would shut off the limited lighting to our flat; which is unacceptable.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Dr Sonal Gadhvi
Address: Flat 48, The Cobalt Building, London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:1)Noise- From the proposed public park. There is already one nearby, noisy public park opposite Bernard Morgan House (Fortune Street). There is no additional benefit of a second public park - it will lead to loss of privacy for neighboring flats, especially those on the ground floor/overlooking proposed park.

2) Residential amenity - the proposed building has a significantly higher height and bulk (extending onto Vicount Street/Brackley Street) which will cause over shadowing and significantly change the outlook from the flats on The Cobalt Building facing directly onto the new building.
Please note - after initial consultation (when The Cobalt was not informed of) the height was reduced on the side facing Fann Street and subsequently added to the Brackley Street half of the building - thus impacting on flats the other side).
The extension towards Viscount Street/proposed balconies will lead to loss of privacy).
The height of the building will cause over-showing and lead to loss of light to the neighboring Cobalt Building.
Proposed public garden poses risk to safety and encouragement of crime (which has been a problem in the area in the past). This will lead to loss of privacy for people at The Cobalt and nearby buildings).

3)Traffic/Highways - There is likely to be increased congestion in an already narrow roaded area.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Ovijit Paul
Address: Flat 48, The Cobalt Building Bridgewater Sq London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:The four main points for objection are:

- The height of the building is too high compared to the neighbouring buildings, and significantly impacts the light (overshadowing), privacy (overlooking) and outlook from the Cobalt building.

- The plans are encroaching too far west down Brackley St, further impacting the light, privacy and outlook from the Cobalt building.

- Brackley st is a narrow road. The increased number of vehicles using this road to access the new building would significantly increase the traffic in the area.

- The proposed open area will add additional noise.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Mai Le Verschoyle

Address: Flat 1 The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object the plan submitted for the redevelopment of Bernard Morgan House (BMH) (16/00590/FULL) because:

- The proposed plan is of a massive scale in height and extends beyond the current footprint of BMH.

- There is a major extension coming toward Viscount Street and is too close to the Cobalt Building and to my flat. The proposal of inset balconies with many terraces facing Brackley Street and Viscount Street will increase the noise levels when they are open or in use. They will also overlook my windows and intrude my privacy.

- The outlook from my windows will be changed from open sky to building façade. There will be a significant reduction /loss of sunlight and daylight to my flat and to Cobalt Building flats facing Viscount Street - Brackley Street especially in the winter months when the sun is low.

- The proposal of a "public pocket park" at the side of BMH site bordering onto Viscount Street and situated opposite my windows fills me with anxiety and distress. There will be potential issues with security, increased noise, disruption and anti-social behaviour, which will have a negative impact on the neighbourhood and the Cobalt Building. This brought back bad memories I encountered with the motorbike parking area at Viscount Street before its closure in 2002.

- The traffic and servicing requirements for BMH will transform Viscount Street, Brackley Street and Fann Street from quiet and narrow side roads into a busy through roads which, they are not designed to accommodate. There will be tunnels effects created and persistent echoes as the walls of existing surrounding building walls will be so close to the proposed BMH house.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Mai Le Verschoyle

Address: Flat 1 The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object the plan submitted for the redevelopment of Bernard Morgan House (BMH) (16/00590/FULL) because:

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- The outlook from my windows will be changed from open sky to building façade. There will be a significant reduction /loss of sunlight and daylight to my flat and to Cobalt Building flats facing Viscount Street - Brackley Street especially in the winter months when the sun is low.

- The proposal of a "public pocket park" at the side of BMH site bordering onto Viscount Street and situated opposite my windows fills me with anxiety and distress. There will be potential issues with security, increased noise, disruption and anti-social behaviour, which will have a negative impact on the neighbourhood and the Cobalt Building. This brought back bad memories I encountered with the motorbike parking area at Viscount Street before its closure in 2002.

- The traffic and servicing requirements for BMH will transform Viscount Street, Brackley Street and Fann Street from quiet and narrow side roads into a busy through roads which, they are not designed to accommodate. There will be tunnels effects created and persistent echoes as the walls of existing surrounding building walls will be so close to the proposed BMH house.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mrs Mitra Karvandi-Smith

Address: 544 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object to the scheme for the following reasons:

1 Scale, massing and height. the proposed development is 50% bigger than that conceived by the city when the site was put up for sale. The new development will block winter sun on the park and playground in the afternoons.

2. The proposed plans ignore The City of London Listed Building Management Guidelines for the Golden Lane Estate; "The views from-as well as into-the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings;their height, scale , mass, form, materials and detailing could, for example, have an impact on that special interest...The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

3. The design of the building completely ignores the design and scale of Bowater House and the Jewin Church which will be dwarfed by the new building.

4. The material of the scheme ignores the use of material on Bernard Morgan House. For example, the walls feature knapped flint that is local to the site and the mosaic tiles are a particular feature.

5. Existing services and infrastructure will not be able to cope with so many new residents. For example GP services and schooling for the local population are already under resourced.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Stephen Tromans

Address: Flat 50, The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am concerned that the scale and mass of this proposed building will be out of keeping with the local area, and in particular as to the overshadowing and loss of daylight on neighbouring buildings and outside public spaces. This important impact does not appear to have been properly assessed or consulted on.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Thomas Hodson

Address: 52 The Cobalt Building Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:The proposed building is too high and will affect the light of surrounding residential houses.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Miss Priya Shah

Address: 28 Cobalt Building Bridgewater Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:The proposed development is far too large and intrusive and thus must be retained within the existing BMH footprint. This will contain the above issues in terms of noise, residential amenity and traffic both during and after the build.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Mai Le Verschoyle

Address: Flat 1 The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object the plan submitted for the redevelopment of Bernard Morgan House (BMH) (16/00590/FULL) because:

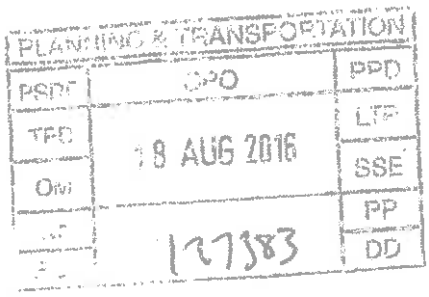
- The proposed plan is of a massive scale in height and extends beyond the current footprint of BMH.

- There is a major extension coming toward Viscount Street and is too close to the Cobalt Building and to my flat. The proposal of inset balconies with many terraces facing Brackley Street and Viscount Street will increase the noise levels when they are open or in use. They will also overlook my windows and intrude my privacy.

- The outlook from my windows will be changed from open sky to building façade. There will be a significant reduction /loss of sunlight and daylight to my flat and to Cobalt Building flats facing Viscount Street - Brackley Street especially in the winter months when the sun is low.

- The proposal of a "public pocket park" at the side of BMH site bordering onto Viscount Street and situated opposite my windows fills me with anxiety and distress. There will be potential issues with security, increased noise, disruption and anti-social behaviour, which will have a negative impact on the neighbourhood and the Cobalt Building. This brought back bad memories I encountered with the motorbike parking area at Viscount Street before its closure in 2002.

- The traffic and servicing requirements for BMH will transform Viscount Street, Brackley Street and Fann Street from quiet and narrow side roads into a busy through roads which, they are not designed to accommodate. There will be tunnels effects created and persistent echoes as the walls of existing surrounding building walls will be so close to the proposed BMH house.



41 Bowater house

Golden Lane Estate

London EC1Y0RJ

9th August 2016

Planning reference number:16/00590/FULL00

Dear Catherine Linford,

I am writing in response to your letter dated 1st August 2016 as regards the development proposed by Taylor Wimpey London Central.I have looked at the planning documents. I am dismayed to see that Taylor Wimpey have disregarded and ignored any comments made by me or my fellow residents in Bowater house.

Firstly, the scale, massing and height of the proposed development are vastly over-sized for the actual site. The new building will block winter sun on the park in the afternoons when school finishes and our children and grandchildren desperately need to boost their Vitamin D levels.

Secondly, the oversized building will also block valuable light and sunlight into all our flats in Bowater House. It is especially valuable to me as I am confined to my flat due to Parkinson's disease and the morning sunlight warms my flat and my balcony. My balcony is my only chance to enjoy an outdoor space and sunshine.

Thirdly, I am surprised to see that the developers have disregarded the City of London Listed Building Management Guidelines for Golden Lane Estate. The proposed building (due to its oversized scale, mass and height) impacts negatively on the views from Bowater house as well as into Bowater House. It seems that the developers and the architects have transplanted and squeezed a building (of inappropriate size and design) from somewhere else. Surely, the city planners must take the guidelines into account as this development is to be built onto the immediate boundary of Golden Lane Estate which is a listed area and is of special architectural interest. I would have hoped that the elevation of the building onto Fann Street would be designed to be in line (in height) with Bowater House thus creating a link between the buildings. Bernard Morgan House was designed to create this link with Golden Lane Estate. The proposed plans indicate the opposite. The elevation will loom over Bowater and the presenting façade clearly looks like a prison wall!

Lastly, I would like to point out that it is increasingly difficult to get appointments at my local GP surgery. The NHS Neaman Practice is over subscribed and is currently considering closing its books. The developers have not taken into account the local infrastructure and its ability to serve a greater demand.

Many thanks,

Yours sincerely,

[redacted]

Doreen Greenfield.

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Objection to the proposed demolition of Bernard Morgan House in Fann street, and the construction of a multi story residential block in its place.

From: Dowsett, Ian
Sent: 10 August 2016 09:17
To: Linford, Catherine
Subject: Objection to the proposed demolition of Bernard Morgan House in Fann street, and the construction of a multi story residential block in its place.

Dear Catherine Linford, FYI I have today submitted the objection below to WWW.planning2.cityoflondon.gov.uk (planning reference – 16/00590/FULL

I would like to strongly object to the proposed demolition of Bernard Morgan House in Fann Street, and the construction of a multi - floored residential block of flats in its place. having worked and lived on Golden lane estate for several years, I feel that the reduction in light brought about by the new structure alone would seriously affect the quality of life for residents of Bowater House and users of Fortune park, and also the adjacent nursery in Golden Lane. I would also like to point out that the Bowater House flats currently have a good absorption rate of the sun's heat, and this is particularly important in the winter months, and I feel strongly that we will lose this additional natural heat with the new construction. I am also concerned about the level of noise and dirt that will be generated by the demolition of the existing building. Finally, in my capacity as a housing officer on Golden lane estate, I have conducted several tours of this iconic grade 2 listed estate with architecture groups from as far a field as Norway and the USA and cannot understand why this proposed "out of scale" building would be permitted, as this will alter the character of the neighbourhood permanently, as well as placing a huge strain on local services.

Mt Address supplied (45 Bowater House, Fann Street, EC1Y 0RJ)

Regards,

Ian Dowsett
Estate Officer
Golden lane Estate Office
St Arthur House
Fann Street
London
EC1Y 0RD

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr gareth quantrill

Address: 91 breton house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I have two comments to make having reviewed the proposed plans.

The first is that the "stacking" of the upper floors towards Brackley St will have the effect of blocking all direct evening sunshine to Breton House. This impact could be reduced if the upper floors recede evenly to mirror the Fann St elevation. Or indeed the height of the building being reduced by 1-2 floors.

The second relates to the increased demands on transport; there seems to be no provision for an increase to the TFL bike stand on Golden Lane. Frequently there are no bikes available at this stand and this situation will only be exacerbated by the increase in residents that this development will create.

It should be a condition of the application that bike provision is increased, say by 50%.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Julie Hudson

Address: 20, Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:In my view the proposed building is too high. It will have adverse impacts on many of the residents living around the site. I would suggest submitting a new proposal in tune with the height profile of the existing building.

TWENTIETH CENTURY SOCIETY

C20

Catherine Linford
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Sent by email: PLNComments@cityoflondon.gov.uk

11th August 2016 Our ref: 15 05 22

Dear Catherine Linford,

16/00590/FULL Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works at Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Thank you for consulting the Twentieth Century Society on the above planning application. The Society wishes to strongly **object** to the application, as we consider it will result in the loss of one important non-designated heritage asset, and harmfully impact the setting of another. The letter below sets out our views in further detail.

Significance

Bernard Morgan House as a Police Section House designed in 1957-9 and built in 1960 to the designs of J. Innes Elliott, the chief architect and surveyor for the Metropolitan Police. It sits in an angled plot next to and aligned with the Golden Lane estate, and clearly draws its architectural cues from its Grade II listed neighbour Bowater House of 1956.

The building comprises of a long slab and a single storey service wing, and is remarkable in its detailing and use of traditional materials such as napped flint, pebble stone and slate on the facades. It has distinctive glazed tile work of high quality, and external terraces and the sunken garden are of York paving. Interiors were carefully considered, with floors finished in African Missandra hard wood in entrance and visitor areas, terrazzo tiling in wash rooms, quarry tiles for kitchens and stores, and marble for landings and stairs. The upper floors have 24 bedrooms each, originally with in-built furniture.

J. Innes Elliott was an architect of considerable standing, responsible for 16 different post-war Met buildings that were published in the architectural press. We consider this to be one of his most sophisticated designs, and of importance for being the first modernist post-war Police Section House. Due to its considerable architectural and historic value, the Society strongly supported a listing application made to Historic England in May 2015, and despite the fact it was ultimately not recommended for national listing, it should be recognised as a non-designated heritage asset of local significance.

Immediately to the east of Bernard Morgan House on the same plot lies the Jewin Welsh Church by Caroe & Partners of 1956-61 which replaced an older chapel of 1879. Together with Bowater House, these buildings form a group of special interest and make an important contribution to the particular post-war character of this part of the City.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ
tess@c20society.org.uk
www.c20society.org.uk, Tel: 020 7250 3857

Policy

Paragraph 131 of the NPPF states that in determining planning applications, local authorities should take account of both 'the desirability of sustaining and enhancing the significance of heritage assets'.

Paragraph 135 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application... a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The City of London Local Plan 2015 Policy DM12.1, which supports the Core Strategic Policy CS12 covering the historic environment, states that in managing change affecting all heritage assets and spaces, the City should wherever possible seek to 'sustain and enhance heritage assets, their settings, and significance'. It goes on to state that 'development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.'

Comment

The Twentieth Century Society considers that the demolition of the Bernard Morgan House would result in the total loss of a non-designated heritage asset, and would constitute harm to the character of an area that is defined by its high calibre listed and non-listed post-war architecture.

We consider that the design of the new development takes little heed of this context due to its increased footprint, height and plan form, which in combination will result in the new building wrapping and dominating the church.

We urge that in line with national and local policy, the City of London deny permission for demolition, and we strongly encourage the applicant to consider alternative and sustainable schemes for Bernard Morgan House that will sensitively refurbish the current building, which is structurally sound and in a good state of repair.

I trust that these comments are of use to you. Please do not hesitate to contact me at this office if you have any further queries.

Yours sincerely,

[redacted]

Tess Pinto
Conservation Adviser
Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

Adjei, William

From: Linford, Catherine
Sent: 11 August 2016 11:28
To: Adjei, William
Subject: FW: Planning application for bernard Morgan House

From: H PAGE [mailto:[redacted]]
Sent: 11 August 2016 11:06
To: Linford, Catherine
Subject: Planning application for bernard Morgan House

To whom it may concern

I am deeply distressed by the proposed building on the site of Bernard Morgan House.

As a resident of Bowater House (No 2 on the ground floor) I enjoy the light and sunshine in my living room and on my balcony whenever I'm at home. Although I am currently still working, as a senior citizen, I expect to spend more time at home in the near future but feel very angry that the light and sun I receive at the moment will be denied to me.

Furthermore, I am appalled that the planners are choosing to ignore the City of London Listed Building Management Guidelines for the Golden Lane Estate, in particular, ***"The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."***

I will be severely affected by this development, which is deeply incompatible in every way (height, scale, mass, etc.) with the existing and adjacent buildings and our community will literally be overshadowed if this development goes ahead.

I would, therefore, ask you to consider the quality of life we, on the Golden Lane Estate currently enjoy, and implore you not to proceed with this building project.

Yours

Heather Page
2 Bowater House

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Miss Elizabeth Jobey

Address: 29 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am objecting to the proposed plan to replace Bernard Morgan House with a giant luxury housing block that will dominate and destroy the balance of our residential neighbourhood. The building is 50 per cent larger than that proposed by the City when they sold the site. It will overlook and remove light from the neighbouring residential blocks. It will dominate the small park, overlook and overcrowd the schools, overburden the traffic systems, and destroy the already overstretched local healthcare provision. It also completely disregards the residential and architectural balance of the area, of which, until this point, the Corporation has been so proud. The public consultation has been sketchy and objections by residents have been ignored. I would like to ask the planning committee to look carefully at the adverse effects of this plan and reject it. It will damage one of the most mixed and well balanced neighbourhoods in central London.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Diana Souhami

Address: Barbican 133 John Trundle Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:This is a cynical development and should not be approved. I live in the Barbican. From my windows I view the destruction of the city as an affordable place to live and its transformation into a money making dystopia of office blocks and property portfolios. The sale of the Barbican YMCA tower which provided a place to stay for young people, affordable meals, tuition courses, social occasions, and its reincarnation as Blake Tower with even studios at a price of £670K and penthouses at £2million is a metaphor for all that is wrong in the City's decision making. Affordable housing is the mantra. Let's see some evidence of it. Taylor Wimpey's project is all about making money. No other consideration

10 Bowater House

Golden Lane Estate

London EC1Y0RJ

OBJECT to development

12/08/16

Planning ref: 16/00590/FULL

Dear Madam,

I am responding to your letter which informs us that Taylor Wimpy have submitted their plans for the above site.

I am very worried that the 3D illustrations and plans reveal the structure to be incredibly bulky, awkward looking and high. I have lived in a ground floor flat in Bowater House for many years and feel that this large building will block light from Bowater House and its residents which will affect our quality of life, health and well being. I am also very concerned that the building will affect the amount of sunlight to Fortune Park and the Prior Weston Primary School.

I am concerned that the design of the building does not fit well with Bowater House and Golden Lane Estate which are Grade II listed. My view and my neighbours' views will change irrevocably and that is a great shame.

Thank you,

Yours Faithfully

[redacted]

M. PRAG

Flat 5 Bowater House,

Golden Lane Estate,

London EC1Y0RJ,

Friday 12th August 2016.

To Catherine Linford

Planning Reference: 16/00590/FULL

Dear Ms Linford

Thank you for your letter dated 1st August 2016.

I would like to convey to you my real concerns over the development proposed by Taylor Wimpy and their architects AHMM.

I believe that the building proposed is far too large in height and size considering it is on such a small site. The height is excessive and I live on the ground floor of Bowater House which means that I and my ground floor neighbours will lose considerable amounts of much valuable sunlight and daylight to my garden and into my home. The very tall building will result in my home being in its shadow for most of the day especially in winter. The beauty of Bernard Morgan House is that it was built to complement the buildings that it is adjacent to i.e. Bowater House. In winter when the sun is low I still would enjoy warming sunlight into my home. This huge, unsightly building will incur drastic loss of light to my home and garden and will severely impact on not only my quality of living but also for the rest of my fellow residents in Bowater House.

I would ask you also to try and protect the trees that are in the site which have stood for the communities benefit for over thirty years.

Many thanks,

Yours sincerely

[redacted]

Brian Albert

Bernard Morgan House

I object to the intended demolition of Bernard Morgan House, 'an important non-designated heritage asset' (Twentieth Century Society), and the plans submitted for its replacement, an inappropriate development which will acquire no historical significance however long it stands, and on paper is already to the detriment of its listed surroundings and local park.

The proposal is unthinking, overbearing, bullying, oversubscribed and ugly; it adds nothing. The procedure of its presentation to the public remains inconsistent and questionable at best.

It takes no account of, offers no aesthetic response to, or complements the listed neighbouring Barbican and Golden Lane Estate, as it must according to City Planning Guidelines. Nor does it take proper account of the needs/opinions of the considerable resident community, which has been treated to a vapid, patronising consultation process (meaningless question surveys). (Note the hollow slogan of PR company Westbourne Communications: 'Change Opinion'. If opinion has been sought it is only so it can be steamrollered.) Some residents directly affected by the development were not even informed of the first public meeting (subsequently revised as a pre-consultation because of the inadequacy of the presentation).

If this proposal is the developers' considered response to consultation, and important points raised, then it [redacted] to the heritage of the area, the resident community and those in City planning who believed they weren't going to get bullied into something aggressive and unacceptable, but then it has long been suspected that the Corporation is embarrassed by any social obligations it has to its residents. The architects, based on what they offer, must have long since abandoned principles of community or design to become mere slaves to electrical conduit and their master's voice, with no evidence of independent thought. Their plans manage the extraordinary feat of being simultaneously slavish, dull, timid *and* offensive.

The developers have proved expert at disingenuousness and prevarication, especially in terms of the project's intended mass and scale, far bigger than intimated by the City of London. They have also consistently failed to provide samples of the Fann Street elevation, which will have major repercussions for residents of Bowater House on the Golden Lane Estate, and the Welsh church. (The Belfast Divis flats [demolished 1993] used to be known as

stack-a-prole; the Bernard Morgan House development might as well be known a[redacted]

I object to the loss of light and the effect it will have on the Golden Lane Estate, the Barbican, Fortune Park, the flats in Viscount Street and the Prior Weston Campus in terms of reduced quality of life. Note that this light (and the relationship between interior and exterior space) is integral to the design of the Golden Lane Estate, which is not often the case.

I object on the grounds that the design is loathed by the community, which is by no means entrenched in its thinking, but has been alienated by a process of lies, evasion and untrustworthiness. If you can find one person that approves of the development in any way, then that person should be produced and paraded to convince the rest of its virtues.

A building of this scale and size, quite apart from other considerations, will strain an already overstretched infrastructure.

I also wish to object to the way the plans have been submitted at a time when many of the parties that would object are away, especially the Prior Weston school campus; more disingenuousness.

This is a travesty of a development in the context of its site. The real objection is that something resembling it will eventually go up and it will be a horrible building without any redeeming features (doubly so in the context of its listed surroundings).

Both the Barbican and Golden Lane Estate have a spatial awareness which complement each other, despite differences in style. Bernard Morgan House is a well-mannered building of historical importance, as noted, and in structure and design was conscious of its position as a community building in terms of vernacular, footprint, context and historical presentation. The proposed excrescence has none of these qualities when it should. Both the Barbican and the Golden Lane Estate developed out of history; the plan to redevelop Bernard Morgan House has no awareness of anything other than its own steroidal bulk (while at the same time being dull, timid, etcetera).

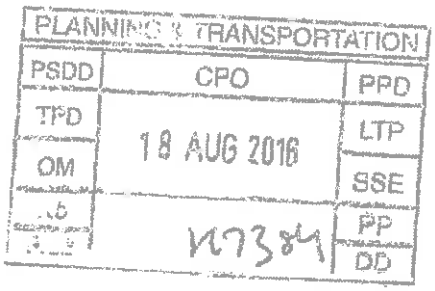
It is, to switch metaphors, the building/design equivalent to a large h[redacted]hat has been dropped from the sky. It stinks. Its addition would be a disgrace to the City, its skyline, its planners, the location and the architects involved.

If something closely resembling this deeply unexciting proposal is waved through with minor points addressed it will serve only to underline the meaninglessness of consultation because none of the real issues raised will have been addressed: e.g. loss of light; who cares;

look at the size of my wallet an[redacted] Forgive my bluntness but the whole thing is a nasty business, however it is dressed up. So please surprise us and reject this monstrous proposal for something we can be proud of instead of having to live with, and resent it as an(other) example of laxity, greed and unthinking and careless development at its worst.

Chris Petit
20 Bowater House
Golden Lane
EC1Y 0RJ

13 August 2016



Audrey and Clive Kirsch

48 Bowater House,

Golden lane Estate,

London EC1Y0RJ,

14th August 2016.

To Catherine Linford

Planning reference: 16/00590/FULL

Dear Madam,

I am writing to you to say that this is a very inopportune time to have a consultation about Bernard Morgan House bearing in mind that most of the people affected by this development are away on holiday. A truly cynical move on the part of the developers and architects to delay submitting all documents for validation until this time. I do hope that the you as the city planners have the integrity to extend the deadline so that all the concerned parties i.e. Bowater house, Cobalt House , Breton House, Fortune Street Park and the Prior Weston School can make their views known.

The height and overinflated size of the building is too big for the site. When Bernard Morgan House was built in 1958/1959 most of Golden Lane Estate was occupied and as I remember the Finsbury council had asked that Bernard Morgan House should match Bowater House in height and alignment. Bernard Morgan House fits in with Golden Lane Estate. The building that Taylor Wimpy want to build does not work with Bowater House. The building will overpower and block a great deal of our day light and sun light. This will reduce day light and sunlight into my home and will be very bad for myself and my disabled son who is confined to the front room and the balcony. He does not get out often and is unable to leave the flat unattended. Bowater House will be overlooked and the long windows that I will have to stare at make the building look like a prison. How can the architects think that this building they have designed and want to build has anything to do with this area? The views from Bowater House will be lost and changed for good. I will not be able to see the Barbican or Cripplegate. How can this be allowed by you when Golden Lane Estate is Grade II listed building and should be protected by you, from developers who think they can build whatever they like, wherever they like and treat us ,the community , however they like , which is very poorly!(all for making a large amount of money for Taylor Wimpy and great investments for overseas investors).

I would like to add that the excessive height of the building will not only block considerable light from Bowater House but also to the Fortune Street park and Prior Weston playground especially in winter time when the sun is low. Our children need to be able to make Vitamin D in winter as well as summer.

Id like to add that the Neaman Practice, the only GP in the City is already under terrible pressure providing service to city workers and the local community and are considering closing their practice list.

Thank you for your consideration.

[redacted]

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Helena Twist
Address: 501 Ben Jonson House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:I am the owner of a property in Breton House.

I endorse objections made by other neighbours about
the scale, footprint and height of the development and the disregard of the residential and architectural balance of the area. The proposed building should be limited to the same height as the building it replaces.

The proposed plans appear to ignore the City of London Listed Building Management Guidelines for the Golden Lane Estate.

The current design will have the effect of blocking direct evening sunlight to Breton House.

A significant increase in residents raises concerns about the impact on GP and other services.

No provision has been made for affordable housing. The City needs affordable residential accommodation for a variety of workers. A balanced and safe community occurs when there is a social mix of residents.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms M Loosemore
Address: 507 Ben Jonson House Barbican

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:At 10 storeys high, even with the frontage being limited to 7 storeys, this proposed building is too high. It would tower over its lower rise neighbours, in particular the Jewin Welsh Church and Golden Lane Estate, and Fortune Park and its school.

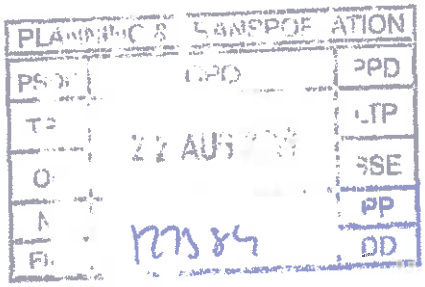
The bland exterior pays no heed to the neighbourhood's architectural and historic designs, listed buildings and world famous modernist context. Bernard Morgan House contains some beautiful echoes of its built environment - from the Barbican, to Golden Lane to the school - and in the materials used in its construction. The proposed design looks like so many other Taylor Wimpey developments.

The proposed redevelopment of Bernard Morgan House equates to the loss of affordable housing for those key workers who work in the City - as defined by the boundaries of the Square Mile.

Comprising over 104 residential units, the proposal will have an impact on local amenities and public services - doctors, and schools to name but two. As a resident of Ben Jonson House I am concerned about the noise that will come from the balconies, and the increase in traffic (and accompanying noise) using the narrow streets around Bernard Morgan House, and trying to park there.

A redevelopment reflecting Bernard Morgan House's scale, design and purpose would be far

preferable to that which is currently proposed.



David Emerson

No 4 Bowater House

Golden Lane Estate

London EC1Y0RJ

15th August 2016

To Catherine Linford

Planning reference: 16/00590/FULL

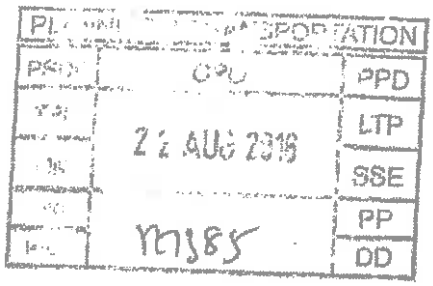
Dear Madam,

Thank you for your letter concerning Bernard Morgan Section House. I went to look at the plans and found that the building that Taylor Wimpy want to build will block my sunshine and light considerably. I live on the ground floor of Bowater House and I will lose a great deal of light (into my home) because the building is far too high and far too big for the size of the site. I have taken great pride in my garden for many years and it thrives because the Bernard Morgan House was of a height which did not prevent my plants from getting necessary sunlight to grow.

Bernard Morgan is just the right height to work well with our block, Bowater House. I understand that Golden Lane Estate is Grade II listed and therefore as the planning officer in charge I would ask you to take into account that The City of London must manage and direct any development to be designed and work with the surrounding adjacent buildings which are all listed. The architects and developers have not designed the building with this in mind.

Please direct the developers to lower the height and reduce the size and mass of the building.

Your Faithfully [redacted]



25 Bowater House

Golden Lane Estate

London EC1Y0RJ

15th August 2016

Catherine Linford

Planning Reference: 16/00590/FULL

Dear Madam,

I am writing to you to express my deepest concerns with regard to the proposed development where Bernard Morgan House (BMH) stands at present.

My first concern is that Taylor Wimpy Central (TWCL) have not taken into consideration the views expressed by residents in Bowater House at the public consultations with regard to size, height and mass. The building is grossly oversized and will loom over the adjacent buildings i.e. The Jewin Church, Bowater House, Fortune Street Park and Prior Weston School and nursery. Thus, contra-indicating The City of London Listed building Management guidelines for Golden Lane Estate. I and many other residents asked on several occasions for TWCL and AHMM architects to provide views to show the development block in relation to Bowater House. The City of London's listed building guidelines clearly states, "The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.... The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area,". Clearly, TWCL and AHMM are reluctant to provide these views as this would show their blatant disregard towards Bowater House, its residents and Golden Lane Estate as an architecturally significant Grade II listed building.

Sadly and crucially, the overwhelming size of the proposed development will also negatively impact on the sunlight and the daylight that bathes Bowater House. Even in winter BMH is sympathetically placed and designed in its site so that Bowater House (including the ground floor flats) benefits from the morning light. My quality of living and well being will be reduced because of the loss of sunlight, daylight and natural warmth which has suffused into my flat for the past thirty years.

ACKNOWLEDGED

Daily , throughout those thirty years, I have looked out from my window and from my balcony over to BMH and its trees. It is a very pleasant view which I fear is to change drastically because of the development. I am seriously concerned and worried that these beautiful, mature trees which have for so long given me, my neighbours and the general public so much pleasure will be destroyed; cut down to make way for luxury dwellingsI. I would ask that these trees including the valuable Hawthorne at the rear of BMH be retained and preserved for everyone.

Finally, I would like to point out that there seems to be a lack of original design process in this application. AHMM appear to have lifted one of their stock designs from another site and placed it onto the BMH site. They have ignored the importance of designing a building which complements and interacts with two outstanding Grade II listed estates. They have ignored the importance of this design sensitive area and in doing so disregarded The City of London Listed Building Management Guidelines for Golden Lane Estate.

Yours Faithfully,

[redacted]

Reverend Anthony Winter

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Clare Fielding
Address: 282 Lauderdale Tower Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:I strongly support the proposed redevelopment of this site. The existing building contributes very little to its surroundings and is clearly of lesser architectural quality than the listed Barbican and Golden Lane estates nearby. The replacement AHMM building will be far more attractive and improve the street scene considerably. The new pocket park on the south western corner of the site will add a welcome bit of breathing space to the dense and untidy area below and behind the Barbican podium. Along with the other recently delivered schemes in and around the Barbican, this will help to improve the area generally.

Adjei, William

From: Linford, Catherine
Sent: 16 August 2016 12:08
To: Adjei, William
Subject: FW: Reference: 16/00590/FULL Bernard Morgan House 43 Golden Lane London EC1Y 0RS

From: Daniel Monk [mailto:[redacted]]
Sent: 16 August 2016 12:06
To: Linford, Catherine
Subject: Reference: 16/00590/FULL Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Further to our telephone conversation today . . please see below my comments. Could you please acknowledge receipt and confirm that they will be accepted in this format?

I do very much hope that the City will listen and take on board some of our concerns. Holding the 21 day request for info doing the middle of August - when people - especially those with children who lose the park and school - are away has upset many people and there is a very real loss of goodwill towards the City about the way in which the proposal seems to have favoured the luxury flat private developers interests over everybody else. Now is a real opportunity for the City to demonstrate that it really does listen.

Dear Catherine

Reference: 16/00590/FULL

Bernard Morgan House 43 Golden Lane London EC1Y 0RS

I am writing to object to the proposed new building on the site of Bernard Morgan House. My objections are as follows:

1. The proposal ignores the City of London Listed Building Management Guidelines for the Golden Lane Estate. These state that:

'. . . part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example have an impact on that special interest'.

It is hard to see how this has been in any way taken into account as the proposed building – in terms of 'height, scale, mass, form, materials and detailing' are totally out of keeping with the Golden Lane Estate neighbouring buildings in ALL of these respects.

In this respect it is curious that the proposed building mirrors in scale the least interesting and non-listed neighbouring building – the extension to the Cripplegate Library. The lack of inspiration in the proposed building – in particular its lack of reference to any of the listed buildings in the neighbourhood – is a real pity.

2. One of the very attractive qualities of the existing Bernard Morgan building on are the mosaic tiles at both ends of the building. These tiles are in keeping with the architectural period of both the Golden Lane Estate and the Jewin Church. It is a terrible pity that the proposed building makes no use of them. They are enjoyed by the public and have become in effect much loved 'public art'. At the very least could they be incorporated into the external structure of the proposed building in the existing spaces? Or could the City commit to installing them in the open spaces proposed – clearly visible to the public? This very small gesture would at least demonstrate a recognition of the particular historical mid-century moment that this corner of the City currently reflects.

3. Light. The scale of the new building will have a detrimental effect on the light in the park in Fortune Street in the afternoons – especially during winter. This park is a much loved community resource for everyone in the area. The scale of the building will negatively impact on light into flats in Bowater House.

I very much hope that the City will take into account the concerns of the people who live in the area and most of all limit the bulkiness and scale of the proposed building.

Yours sincerely

Daniel Monk

46 Bowater House, Golden Lane Estate, London EC1Y 0RJ

16 August 2016

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mrs Jane Norrie

Address: Las Limas, Casa 490, Calle 23, Guadalmina Alta Marbella Spain

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am the owner of flat 15 in the Cobalt Building.

My flat is going to be overlooked and will suffer a loss of sunlight and daylight as a result of this proposal.

The facade of the proposed building should be stepped back to allow more light to the flats on the lower floors of the Cobalt Building.

Adjei, William

From: Linford, Catherine
Sent: 18 August 2016 12:34
To: Adjei, William
Subject: FW: Bernard Morgan House

From: Daniel Gerring [mailto:[redacted]]
Sent: 17 August 2016 23:50
To: Linford, Catherine
Subject: Bernard Morgan House

Dear Ms Linford

As a resident of Ben Jonson House, Barbican, I would like to make the following comments regarding the proposed redevelopment of Bernard Morgan House:

- I broadly share the views expressed by the 20th Century Society and, for the same reasons they suggest, I believe that renovation of the existing building would be far preferable to the proposed redevelopment.

In the alternative, if the City is minded to approve the redevelopment, I would request that:

- A condition to such approval is enhanced amenity planting of trees and shrubs, to be visible from the street. This would be consistent with the ambitions set out in the Barbican & Golden Lane Area Strategy 2015 and provide a potential upside to local residents and businesses who will suffer significant inconvenience during the demolition and construction phases.

- Strict conditions be applied to both demolition and construction (time and days of work, site access etc.), bearing in mind, in particular, the close proximity of both residential and business neighbours and the near adjacent school and nursery.

- Further consideration is given to the height of the building - might it not be slightly less high, in light of the relative height of nearby buildings and the potential over-shadowing effect on the Jewin Welsh Church?

Kind regards

Daniel Gerring

ACKNOWLEDGED

Daniel Gerring

561 Ben Jonson House

Barbican

London

EC2Y 8NH

1 Bowater House
Golden Lane Estate
London EC1Y 0RJ

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

17 August 2016

Dear City of London Planners,

RE: Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS

We are writing to you to recommend that the above planning application is refused.

We live at 1 Bowater House with our three children. We have a 6 year old daughter and 3 year old twin girls. They all go to school across the road at the Golden Lane Campus. Their grandparents live opposite us in Bayer House (GLE) and their Aunty lives in Stanley Cohen House (GLE). We use Fortune Street Park on a daily basis, are members of the Golden Lane Allotment Club and play an active role in the Community. We are friendly with our neighbours and have a strong network of people in this area.

We've lived on the Estate for over 15 years and currently reside on the ground floor of Bowater House. Our flat faces out onto Fann Street and looks directly across at Bernard Morgan House. We have the pleasure of looking at the beautiful original ceramic tiles on the side of the building, as well as watching up to people photographing them every day. We also have weekly groups of architect students photographing our building and our Estate.

Despite having Bernard Morgan House located directly opposite our living room, we do not feel enclosed into our small flat because the dimensions of Bernard Morgan House are in proportion so we can still look out of our window and see all the way down Golden Lane – our view is 3 dimensional. As you walk through Fortune Park you can see how comfortably BMH sits, not imposing or looming down - it was built to perfectly consider its surroundings. We understand this is because the Finsbury Council planners directed the developers to match Bowater House in height and alignment - it is clear that the building was carefully designed to fit into the townscape and this vision by the planners was an extremely responsible one.

That is why we are writing with strong objections to the proposed demolition and redevelopment by Taylor Wimpey. The design they propose is horrendously out of scale. We have read through the City of London's Golden Lane Estate Listed Buildings Management Guidelines with interest and understand that any development adjacent to Golden Lane Estate should carefully take into account height, scale and massing.

"The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

However, it seems to us that Taylor Wimpey have disregarded these guidelines entirely. Surely there is no purpose to having guidelines if they can be disregarded so cynically? The scale of the building is completely disproportionate to the listed buildings around it. The plans that have been submitted have disregarded the original massing that even the City of London suggested in its sales brochure. The proposed height of 10 floors means that sunlight and daylight will be reduced

and completely lost at various times for many flats in Bowater House, as well as other buildings around it and in the only green space we residents have (Fortune Park) and on the school playground. The park is heavily used especially after school hours, it is a community space and one that should be protected. We feel strongly that the new building should not go above the current roof height of BMH.

Due to the carefully considered current height of BMH we benefit from a good degree of direct sunlight for a substantial part of the day. In the Winter the sun moves over the top of Bernard Morgan House so that we do not lose light - whoever designed BMH was extremely considerate to Bowater House as the height is exactly right to allow us precious Winter sun. This again reverts back to the architects adherence to the Finsbury Planning Departments direction, and it fits in with the much later drawn up GLE Listed Building Guidelines too.

For us personally, if the building goes ahead as proposed our flat will become a dingy depressing place to live – a far cry from how the original architects Chamberlain, Powell and Bon intended it.

We accept that London is a forever changing City. We accept that sometimes you will have noise. What we cannot accept is that the building opposite us, that could have easily have been converted, is to be demolished and rebuilt to hugely increase the massing (above and beyond what even the City of London recommended) to the detriment of a whole community of people without consideration given to them, to the local listed architecture, to the local school and to the heavily used and only Green Space in the area - this will have a massive impact on our lives.

Yours faithfully,

Claudia Marciante and Daniel Davis

341 Ben Jonson House, Barbican, London EC2Y 8NQ

Catherine Linford
Corporation of London
Planning Department
Guildhall,
London EC2
Catherine.Linford@cityoflondond.gov.uk

Dear Catherine,

Bernard Morgan House (BMH) application 16/00590/FULL

I am writing to you regarding this planning application. I am writing to object to the design as I think it is overdevelopment of the site.

BMH sits on a prominent site between the two most important pieces of British residential architecture and town planning in the 20th century: moving from the more Corbusier influenced Golden Lane estate to the Brutalism of the Barbican itself - so this site is important.

Yet the massing is overdone instead of siting 'quietly' between the two sites it is over massed it sits on top of the Presbyterian Church and Tudor Rose Court. Whilst to the east it is taller that Breton House. It appears as if the architect sees his building as the most important in the area and is trying to hide the Barbican when looking south or the Church to the west

I can see no justification for this as I think the architecture is somewhat 'vanilla' in appearance but also too bulky

Another point I would add is that the crossing to the Fortune street Park is used a lot by children going to the park but it has a small pavement and I would have thought that the design could benefit the area by splaying at the corner to give more space for waiting pedestrians

I hope these comments can be brought to the attention of the planning committee I should add that we live in the Barbican Estate

Regards

Julian

Julian Vickery

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Suresh Nair

Address: Flat 19, The Cobalt Building 10 - 15 Bridgewater Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:My objections are based on the following:

1. Outlook of the building.
2. Traffic and congestion in surrounding roads (cars/bins/cycles).
3. Blocking of daylight to the Cobalt building.
4. Lots of noise and disruption.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Naren Joshi

Address: Flat 8, The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am the owner of flat 8 in the Cobalt Building.

I strongly object to the proposal building

My flat is going to be overlooked and will suffer a loss of sunlight and daylight as a result of this proposal.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details

Name: Ms Deborah Phillips
Address: 42 Bowater House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am writing to object to the Taylor Wimpy London Central (TWLC) application to demolish Bernard Morgan Police Section House which is in good repair and an architecturally sound and significant post Second World War.II building . I object to the proposed planned building because it is excessively large in scale ,massing and height. I object to TWLC and AHMM architects for clearly ignoring The City of London Listed Building Managent Guidelines for Golden Lane Estate(GLE).The applicant has disregarded these guidelines;submitting plans for a building which overwhelms,overshadows and overlooks Bowater House.The proposed building (A stock design designed to fit off the shelf and squeezed into this small site) negatively impacts with regard to its design ,excessive height.mass,form,materials and details.Such a building will block valuable sunlight and daylight to the dwellings within Bowater House. Such a building, if granted planning permission ,will detrimentally change the views irrevocably from Bowater House and into Bowater House forever . I urge the City of London planners to act on the The City of London s Listed Building Management Guidelines for Golden Lane Estate , take note of the residential communities objections and REFUSE this application.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Naren Joshi

Address: Flat 8, The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am the owner of flat 8 in the Cobalt Building.

I strongly object to the proposal building

My flat is going to be overlooked and will suffer a loss of sunlight and daylight as a result of this proposal.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Richard McKeown

Address: 24 Cobalt Building London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:- Cobalt Building residents were not informed of or invited to participate in the initial consultation, despite being an adjacent building

- Proposal is of a massive scale in height and extends beyond the current footprint

- Proposal is significantly larger and more dominating than the current structure, and is disproportionate to and inconsistent with the site and the local area

- Proposal will place unreasonable strain on the surrounding roads and other infrastructure, both during construction and after completion, with potential wider implications on feeder roads

- Proposal is far too close to the Cobalt Building

- Proposed inset balconies and multiple terraces facing Brackley Street and Viscount Street will increase the noise levels when they are open or in use, and will overlook and intrude Cobalt Building privacy

- Proposal will result in a significant reduction/loss of sunlight and daylight to adjacent properties facing the new building, particularly in the winter months when the sun is low. Significant light and noise pollution issues

- Proposed "public pocket park" will likely lead to loss of local security, increased noise, disruption and anti-social behaviour, with a negative impact on the neighbourhood

- The traffic and servicing requirements for BMH will transform surrounding streets from quiet and narrow side roads into congested through roads - beyond their design and capability

- The size and height of the proposed new building will result in wind tunneling through the surrounding narrow roads and will be a danger to pedestrians and increase noise pollution

- The increased traffic, pollution and noise will disrupt the quiet environment and use of surrounding residences and adversely impact the health of local residents
- Proposal places an unbearable strain on existing local services and infrastructure, such as healthcare services and schooling, which will be unable to cope with so many new residents
Please scale back significantly

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Tommy Johansson

Address: 4 The Cobalt Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:Living next door to the proposed development, I want to register my objections to the scale of the proposed development. The size and scale feels completely out of proportion and will add considerably to traffic and noise in what is now a quiet residential neighbourhood. I am also very concerned about the proposed 'pocket garden', which I feel has the potential to act as a gathering point for anti-social elements and behaviour, should this not be locked at night along the same lines as the nearby Fortune Park.

Our Ref RD/MM/160616

35 King Street
London EC2V 8EH

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DD +44 207 487 1881
MAIN +44 207 935 4499
EMAIL [redacted]
Mobile [redacted]

18th August 2016

Department of Built Environment
City of London Corporation
PO Box 270
Guildhall
London
EC2P 2ET

Dear Mr. Chipperfield

BERNARD MORGAN HOUSE DEVELOPMENT, 43 GOLDEN LANE, LONDON (REF 16/00590/FULL)

We are writing on behalf of the owners of the freehold of the former Cripplegate Library building, now known as 1 Golden Lane, and leased as offices to UBS.

Our Client has reviewed details of the proposed scheme submitted for the redevelopment of the former Police House buildings (Bernard Morgan House) that are subject to the current planning submission and have discussed this with representatives of UBS.

We have also attended one of the earlier public exhibitions held on site by the developer, Wimpey Homes.

As a result of this, we wish to register our Client's concerns with the proposals as follows:

1. Public "Pocket" Park – whilst new open green space is welcome in and urban environment, we would like to see public access to this area controlled out of normal hours to prevent it from being used for anti-social purposes that could present a security issue to our Client's office building /UBS.
2. Servicing – the location of the flats new service yard lies directly opposite the servery facility in the ground floor of our Client's building and lorry use during office hours could be a nuisance, especially if Brackley Street is used for temporary parking or deliveries etc.
3. Overlooking issues – we would be concerned if the occupants of the new flats have the ability to enforce controls on the offices as their windows / balconies will be directly opposite the office windows. Such potential issues would include the offices having to control lighting or screen use especially as this office building is in use beyond old fashioned "working hours" and lights etc need to be on.
4. The height of this new building does result in a degree of dominance and the current unobstructed views form the office windows will be blocked, despite the stepped terrace arrangement allowed for in the design, but we note earlier concessions have been made in the redesign of the building so it is unlikely that further redesign will be required.

Colliers International Property Advisors LLP is the licensed trading name of Colliers International Property Consultants Limited.
Company Registered in England no. OC385143 Registered Office: 50 George Street, London W1U 7GA

The replacement of the current dated building is something we generally welcome though, and its redevelopment would be preferred to it remaining a vacant eyesore.

We assume that the developer will be subject to normal restrictions / conditions in demolition and construction work. Ideally we would like to see the site access for construction traffic being from the main / Golden Lane frontage to reduce noise disruption to the offices as these are a key business operation for UBS.

I trust that these matters above will be taken into proper consideration in judging the planning submission.

Yours sincerely

RICHARD DOUGLAS
Associate Director

c.c I.Phua – HH
L.Goh - HH
B.Brookman – Colliers
H.Dorrell - Colliers

2 Cuthbert Harrowing House
Golden Lane Estate
Fann St
LONDON EC1

[redacted]

City of London Planning Dept,
Catherine Linford,
PO Box 270,
Guildhall,
LONDON EC2P 2EJ

Date; 18th August 2019

Dear Sir,

Ref; 16 / 00590 / FULL
Bernard Morgan House redevelopment

I write to set out my objections to the planning application above, submitted by Taylor Wimpey.

1. The massing of the build, both its height and width along Fann St and Brackley St will dwarf the adjacent Welsh Jewin Church which it encircles, and Bowater House on the Golden Lane Estate on the opposite side of the road.
2. The new façade along Fann St will reduce statutory daylight and sunlight levels to the lower level flats in Bowater House, which already suffer reduced light levels as a result of the building's vertical 'fins' that enclose the balconies, and because the living rooms are set back behind cantilevered bedrooms.
   In addition, the proposed west facing flats appear to be almost entirely over-shadowed by the Church, and the proposed flats along Brackley St are overshadowed by both the Church and Cobalt House.

Massing.

The scheme's massing will dominate Fann St and the Jewin Church.

When the site was advertised, I understand it was recommended that a building of approximately 80,000 sq ft could be achieved. This advice would have been obtained from the City's planning dept, which would have used its guidelines for residential development, and the precedent it established when giving consent to the Tudor Rose building.

The Tudor Rose building aligns horizontally with the Jewin Church along Fann St, stepping up for a narrow tower section immediately beside the Church, allowing the rear sections of the building to tier up to match the Cobalt building at the back. When viewed from an ariel perspective such as google map, it is clear that the building was designed to take advantage of the Cobalt building's height, while also relating carefully to the Jewin Church, Cuthbert Harrowing House on the Golden Lane Estate, and the park and Barbican to the south and west. In theory, the building could have been higher facing the park, and it must have been on the planners' insistence that this did not happen.

The Bernard Morgan proposal is hugely overbearing both vertically and horizontally, crowding out and dominating the Church, and stepping up sharply from Bowater House.

I note that the Twentieth Century Society believes that Bowater House and the Jewin Church are both very good examples of mid twentieth century architecture, with Bowater House which they consider listable, designed to complement the Church giving it space and a well-considered setting.

A new building should maintain the planning principles that have been implemented both for the original construction of the Church and Bowater House, and subsequently the Tudor Rose building.

Daylight

I understand that the electronic daylight and sunlight model has been requested in order to understand the extent to which daylight and sunlight levels fall below statutory levels, as the new development facing Fann St is both higher, wider and closer to Bowater House than the current building, and the new flats facing onto the Jewin Church at lower levels appear to be entirely devoid of access to sufficient daylight and sunlight, particularly in rooms that are shaded by balconies. It is disappointing that access to the daylight and sunlight model has not been given.

It is noted that the Design and Access statement asks that the Planners to interpret statutory regulations 'flexibly' to allow the new development to proceed. As stated above, this would aggravate an already unsatisfactory situation at Bowater House and I suspect, provide an even poorer environment to many of the proposed flats.

The Tudor Rose scheme sets out the City's planning view as to how a new building should relate to the listed environment around it.

These principles seem to have been abandoned with the redevelopment proposal for Bowater House, and there is suspicion in some quarters that the City, which sold the site, may benefit from overage payments if a certain square footage of development is exceeded. There is therefore concern over the possibility of a conflict of interest, whereby justification is sought for a scheme that stretches what is allowable beyond the City's and statutory guidelines for residential property - guidelines that are there to protect the City's environment, listed buildings, and existing and future residents, as well as facilitate new development.

Yours sincerely,

[redacted]

DAVID GREGORY

Adjei, William

From: [redacted]
Sent: 19 August 2016 09:35
To: PLN - Comments
Subject: Bernard Morgan House

Dear Ms Linford

Your ref: 16/00590/FULL

I object to the planned redevelopment of the site of Bernard Morgan House because of the huge bulk of the proposed building, in particular the extension along Brackley Street.

I will lose almost all the sky and sunlight enjoyed from my flat. In the afternoons and evenings, depending on the time of year, my flat is flooded with sunlight. This would all be lost, to be replaced at night with artificial light from banks of windows facing Brackley Street. I have not previously needed curtains, but would have to be put to the expense of buying blackout-quality curtains to block out the sight of these lights from my bed.

Such a building would significantly affect my way of life, transforming a pleasant sunny flat into one where the view needs to be blocked out.

Please acknowledge receipt of my observations.

Yours sincerely
Hazel Brothers
86 Breton House
Barbican
London EC2Y 8PQ

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr David Gregory
Address: 2 Cuthbert Harrowing Hs Golden Lane Estate London

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:Massing. The scheme's massing will dominate Fann St and the Jewin Church.

When the site was advertised, a building of approx 80,000 sq ft was recommended. This would have been obtained from the City's planning dept, based on its guidelines for residential development and the precedent of the Tudor Rose building.

The Tudor Rose building aligns horizontally with the Jewin Church along Fann St, stepping up to align horizontally with Cobalt building. The building could have been higher facing the park, and it was at the planners' insistence that this did not happen.

The new application crowds out the Church, stepping up sharply from Bowater House. The massing & planning principles that have been implemented both for the original the Church and Bowater House, and subsequently the Tudor Rose building should be maintained.

Daylight & Sunlight levels to low level flats will fall below statutory levels, as the new development is both higher, wider and closer to Bowater House than the current building, and the new flats facing the Church at lower levels will be in shadow, particularly in rooms that are shaded by balconies.

The D&A statement asks that statutory regulations are applied flexibly. This would aggravate an already unsatisfactory situation at Bowater House and provide an even poorer environment the proposed low level flats.

Residential guidelines. The Tudor Rose scheme sets out the City's view as to how a new building should relate to the environment around it. These principles have been abandoned with the proposal for Bowater House, raising concern over a conflict of interest if overage is obtainable for the City if a certain value - relating to the size of the development, is obtained. Justification could be sought for a scheme that stretches what is allowable beyond the City's and statutory guidelines for residential property - guidelines that protect the City's environment, listed buildings, existing and future residents, as well as facilitate new development.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr David Vickers

Address: Foxgloves Clock Barn Lane Godalming

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am the landlord of Flat 7 on the first floor of The Cobalt Building which looks out on to Viscount Street and down Brackley Street. The footprint of the proposed building encroaches further down Brackley Street than Bernard Morgan House covering existing open space and overshadowing residential apartments in the Cobalt Building. Despite being slightly stepped back, the daylight and sky view will be greatly reduced in the Cobalt flats by this vastly overbearing building on Brackley Street. This development must be reduced.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Eva Stenram
Address: Flat 7, Bayer House Golden Lane Estate London

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:- I am very concerned about the loss of light to Prior Weston School and Fortune Park. The building will be too high and will overlook and remove light to the school and the park. It also overlooks and removes light from the neighbouring blocks.

- The proposed building ignores The City of London Listed Building Managent Guidelines for Golden Lane Estate(GLE): "The views from-as well as into-the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings;their height, scale , mass, form, materials and detailing could, for example, have an impact on that special interest...The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

- The overall footprint of the building is far too large. It is a lot bigger than the existing building and is not in proportion with the area architecturally. It is architecturally disrespectful to the surrounding post-war modernist architecture and is much larger than that proposed when the site was sold.

- The impact of noise and dust - particularly in regard to Prior Weston School and how this will negatively impact on school children.

- The proposed building will result in a great increase of people to the area - putting a great strain

on NHS practices, schools, roads and other public amenities.

- I am very concerned about the increase in traffic that 104 residential units will cause. The surrounding roads were not built to accommodate such large numbers.

- The proposed building does not include any affordable housing.

- I would wholeheartedly support the refurbishment of the existing Bernard Morgan House, which should be recognised as a heritage asset of local significance.

- So far, objections by residents have been ignored. This development urgently needs to be scaled back.

111 Breton House . Barbican . LONDON . EC2Y 8PQ . [redacted]

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

19th August 2016

Dear Sirs

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

I wish to object to the above planning application on the following grounds and recommend that this application be refused.

1. The proposed development has negative and unacceptable impacts on adjacent listed heritage assets, including the Golden Lane Estate and Cripplegate House, and the application also fails to address the Golden Lane Listed Building Management Guidelines which were adopted by the Planning and Transportation Committee as recently as November 2013.
2. The height, bulk and scale of the proposed development is inappropriate to the site, and is also far greater than was envisaged by the City of London itself in the sales prospectus for the site, published by DTZ on behalf of the City in February 2015.

Impact on adjacent, listed, heritage assets

The northern part of Cripplegate Ward is quite unlike the rest of the City. Here we find tree lined streets and the residential areas of Fann Street, Golden Lane and, to the north-east, the post-war Peabody Estate in Islington, all typified by four- and six-storey blocks of maisonettes, interspersed with occasional residential tower blocks. This is what this applicant has not only chosen to studiously ignore, but to deny.

It is very misleading for the applicant to state that the "*... townscape itself is fragmented ...*" (TVIHA 3.16) and that the site "*...does not belong to any wider townscape areas ...*" (TVIHA 3.58).

The site and its current building specifically relate to the setting of the Grade II listed Golden Lane Estate, and also acts as a link between that heritage asset and the listed Barbican Estate – both by Chamberlain, Powell and Bon. A little background may be helpful.

When the current building at 43 Golden Lane was built, most of that site and all of the Golden Lane Estate (GLE) were in the former London Borough of Finsbury.

The Second World War saw the devastation of Finsbury's housing stock, but austerity limited what the Borough of Finsbury alone could do in respect of reconstruction [1].

In the south of Finsbury this led to the collaboration with the City of London which compulsorily purchased the land on which the City was to build the GLE. The large, first phase of the GLE opened in 1957, to provide homes for City and some Finsbury residents.

When, on Wednesday 30th July 1958 Finsbury Council granted planning permission for the police section house at 43 Golden Lane [2], we now know that the council had already recognised the importance of the site to the setting of the newly built Golden Lane Estate.

Once the new Finsbury Police Section House (later Bernard Morgan House) was completed it was considered to be of sufficient importance to merit an article, in July 1962, in the journal 'Official Architecture and Planning'.

From this article we learn that Finsbury Council had specified that the new section house should reflect both the height and the street alignment of the three parallel, six-story blocks of maisonettes on the Golden Lane Estate, of which the closest block is Bowater House [3].

That this was the case is clear from this photograph, and this also explains why the current building sits back from the line of the pavement. We can say with confidence that this visual harmony with the Golden Lane Estate was planned.

Figure 1

Subsequent changes to both the interior and exterior of the section house meant that the building as it stands today does not meet the exacting standards set by Historic England to justify listing. However, the visual coherence of the Golden Lane street view, as planned in the 1950's, remains apparent to the present day.

In 1997 the whole of the Golden Lane Estate was listed. In June 2007 the Golden Lane Listed Building Management Guidelines were produced. These were reviewed and amended in

2012/2013. As members of the Committee will recall, these guidelines were adopted by the City's Planning and Transportation Committee as recently as 5th November 2013.

This 259-page document bears witness to how seriously the City commits itself to preserving and protecting its heritage assets - in this case the Golden Lane Estate - which is a commitment that I am sure the city still stands by today.

Let me simply quote this, from the key conclusions and recommendations of those Listed Building Planning Guidelines :

> *"The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting."* (4).

As demonstrated above, the former Bernard Morgan House clearly does take into account the setting of the Golden Lane Estate. The proposed new development overpowers the GLE.

"...The views from and into the estate ..." (above) include sightlines between the Golden Lane Estate and the Barbican Estate. These visual links between the City's two listed Chamberlain Powell and Bon estates are crucial to the townscape of this local area and can be seen in Fig 1, which was taken from a balcony in the Barbican's Breton House. This sightline will be lost with the much more massive, proposed development.

The only building, which in the terms of the applicant, could be considered to 'fragment' the townscape (TVIHA 3.16.op. cit.) is the listed Cripplegate House to south of the proposed development.

Sitting on a lost, pre-war street alignment, this brick-built, late-nineteenth century building with later extensions, sits proud on Golden Lane and bears witness to and is a reminder of the lost former street view. On the south side of the Barbican, St. Giles Cripplegate Church could be considered to play a similar role in recalling a past, lost townscape.

The ambition of the developer is to match the height of the adjacent Cripplegate House. Taking the roof of Cripplegate House as a target height for the new development disrespects its listed neighbour. This new building would vulgarly compete with and detract from the setting of the older, more illustrious premises.

<u>The height, bulk and scale of the proposed development</u>

In respect of my objections concerning the general height, bulk and scale of the proposed development I refer, by way of evidence, to the City's own independent assessment of the potential of the site.

In February 2015 commercial property consultants, DTZ, issued a prospectus to promote the sale of a 150 year leasehold interest in 43 Golden Lane as an investment and development opportunity (5).

This prospectus highlighted an independent feasibility study that had been commissioned by the City from Alison Brooks Architects and which identified that the site could support redevelopment of the order of 80,000 square feet (compared with the 44,000 square feet of the former police section house).

However, the City's own sales prospectus pointed out that local views were important *"...to the setting of the listed Golden Lane and Barbican Estates ..."* and that *"... the impact of daylight, sunlight and amenity to adjoining residents, the neighbouring church, adjacent primary school and park are key considerations ..."*.

The applicants are proposing a redevelopment with a gross internal area in excess of 120,000 square feet – half as much again as that suggested by the City's own independent consultants. Even allowing for the stated possibility that careful design might take the scale of this re-development above 80,000 square feet, over 120,000 square feet seems unimaginably ambitious.

It is because of this massive scale that this development will damage the setting of GLE and other heritage assets, and impact negatively on the sunlight and visual amenity of adjoining residents, the neighbouring church, adjacent primary school and park. The scheme constitutes a gross, intrusive overdevelopment of the site and is totally inappropriate.

I refer you to paragraphs 131 and 132 of the National Planning Policy Framework concerning the conservation of the historic environment, and Policy DM 12.1 of the City of London Local Plan 2015 - managing change affecting heritage assets. I object to this application.

Subject to my availability I wish to reserve the right to address the Planning and Transportation Committee in respect of my objections.

Yours faithfully,

John W Whitehead

(1) "Building the Post-war World: Modern Architecture and Reconstruction in Britain". Nicholas Bullock, pp. 201 - 203.

(2) Minutes and Proceedings of Finsbury Council, Islington Local History Centre.

(3) "Finsbury section house for the Metropolitan Police, London; Architect: J. Innes Elliott" Official Architecture & Planning, 1962 July, pp. 369-373.

(4) "Golden Lane Listed Building Management Guidelines", City of London, September 2013, para. 1.2.1.2.

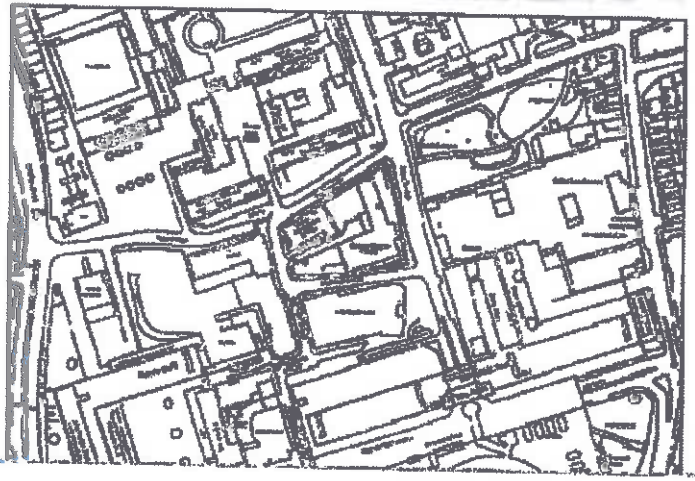
(5) "Bernard Morgan House: a high value development opportunity positioned within the City of London", DTZ, February 2015 (extract attached).

Extract from "Bernard Morgan House: a high value development opportunity positioned within the City of London", DTZ, February 2015.

Development potential

Alison Brooks Architects have been commissioned to undertake a high level feasibility study for the site. The CGI demonstrates potential massing on the site [illegible] of 80,000 sq ft GIA subject to planning and with careful design, additional site coverage and potential massing could be considered.

The information is provided for indicative purposes and we advise developers to undertake their own due diligence.



Planning

The site lies in a predominantly residential area between the residential estates of Golden Lane and Barbican in the City of London.

Planning policies guiding the redevelopment of the site are provided by the London Plan (2011) and the City of London Local Plan (2015).

The site is not allocated for any particular land use, although the area (referred to as the "North of the City") is defined as a "Residential Area" in the Local Plan Key Diagram.

The site does not [illegible] a protected view, although regard should be given to the views within the London View Management Framework. In addition, local views are important especially in relation to the setting of the listed Golden Lane and Barbican Estates.

The impact on daylight, sunlight and amenity to adjoining residents, the neighbouring church, adjacent primary school and park are key considerations.

The City Corporation have been presented with the Alison Brooks proposals. They have commented that any additional development must be considered in the context of high quality design and the general constraints surrounding the site.

Tenure

The property is to be sold with the benefit of a new 150 year lease at a peppercorn rent.

Tenancy

Full vacant possession is achievable on completion of the sale.

VAT

The property is elected for VAT.

DEC

Chair, Jacqueline Shearman
Friends of Fortune Street Park
2 Cuthbert Harrowing House
Golden Lane Estate
EC1Y 0RB
19th August 2016

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

Dear Sirs,

Planning application 16/00590/FULL, 43 Golden Lane

I am the Chair of the Friends of Fortune Street Park, a volunteer support group for Fortune Park, which has been recognised by the London Borough of Islington since 2003. This was following a major refurbishment of the park, which was substantially funded by the City of London. We are a group of volunteer local residents working towards making Fortune Street Park the best it can be for the community, and every summer we organised a community Family Fun Day in the park.

The park is very popular with the public and it is the only public green space in this area. During lunchtimes many City workers relax on the lawn and later in the afternoon pupils from the Golden Lane Campus make heavy use of the park facilities after school. Through out the day the elderly residents rest and meet to socialise.

The Friends Group is especially concerned about:

- The loss of amenity due to reduced sunlight to the park in the afternoon when pupils are leaving the school and making use of the park;
- Increased wear and tear due to additional usage of the park from an increased local population;
- Over shadowing causing an additional negative impact on the park and planting.

Will there be considerable funding made available for Fortune Street Park to mitigate these pressures on what is an already heavily used park, to turn this into an exceptional public open pace for such an urban environment?

At present the park enjoys afternoon sunshine from March until September. This picture shows Fortune Street Park at 16:40 on 4th March, when the sun was just setting behind Bernard Morgan House.

The application to redevelop the site purports to include 'before' and 'after' views from Fortune Park, but it does no such thing. The application repeats the 'before' image, thereby giving us no informed idea of the impact of the new building on the setting of the Fortune Street Park.

However, we understand that the new building will be much taller than the current structure, starting nearly 50% higher on the right of this image and rising to around twice the current height on the left.

As far as we can see this will cut off most of the afternoon sun from the park. We consider this an overbearing and unacceptable loss of amenity for park users and in particular for pupils of the Golden Lane Campus as they leave school and play in the park.

The Friends of Fortune Park object strongly to this planned development on the grounds that the proposed structure is overbearing, out of scale with the area and threatens a serious loss of sunlight and amenity to users of this popular public park that we are committed to champion.

Yours faithfully,

Friends of Fortune Street Park Group

Jacqueline Shearman, Chair,

Simon Holt, Secretary (Vice Chair)

Patrick Hegarty, Treasurer

Linford, Catherine

From: [redacted]
Sent: 19 August 2016 16:30
To: Linford, Catherine
Subject: 16/00590 FULL Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping, and all associated works at Bernard Morgan House 43 Golden Lane E...

Dear Catherine Linford

16/00590 FULL Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping, and all associated works at Bernard Morgan House 43 Golden Lane Estate, London EC1Y 0RS

I am writing to strongly object to the proposed plan. Moreover I want to register that I am appalled and shocked by the cynical timing of the plan's submission in mid-August when the school is closed and many local residents are away on vacation and therefore unaware of what is happening and unable to object. Despite the so called 'consultation' process conducted by the developer local resident have not been considered, in fact they have been treated with contempt throughout the process. I list the specific detail of my concerns below:

Destruction of an area of architectural and historical significance: Bernard Morgan House is a building of considerable architectural merit and a fine, indeed paradigmatic example of modern design from an internationally recognised and celebrated era of British civic architecture and urban planning. Like the adjacent Golden Lane Estate and Welsh Church, the design of Bernard Morgan House preserves the topography of the former bombsite on which it is constructed by maintaining the sunken foundations of older buildings destroyed in Luftwaffe raids over London in 1940. The proposed development would completely wreck all of this.

Destruction of quality of life to local residents and those who frequent the area:
The scale and massing of the proposed building takes no account of the existing architecture. It will rob light from surrounding residential and civic buildings, notably Bowater House where I live, but also the adjacent Cobalt Building and Tudor Rose Court. It will throw areas of well-used Fortune Street Park into permanent shadow and critically have a negative impact on winter sun in out of school hours. It will obliterate sun from classrooms and rooftop recreation areas of Golden Lane Campus, which accommodates three separate institutions for local children: Richard Cloudesley School (for children with special needs), Golden Lane Children's Centre and Prior Weston Primary School, as well as community resources for pregnant women.

Social Cleansing: In the midst of a national housing crisis the destruction of key worker housing and its replacement with a purely commercial speculative development is indefensible. The former YMCA building at the opposite end of Fann Street is currently being developed into residential units with price tags far beyond the reach of ordinary working people. Old Street Roundabout, sites along City Road and Central Street and around the Barbican, including the Moorgate Exchange are currently being developed in a similar way. These 'ghost' developments, which exclude and disturb the local community are marketed to overseas investors. Previous occupancy trends demonstrate that the vast majority of them will simply remain empty.

In the strongest possible terms I urge you to consider alternatives to the commercial redevelopment of this site with the offensively over scaled and alienating development and to appeal against the listings application of Bernard Morgan House rejected by the Secretary of State. At the very least the proposed plan must be modified.

Yours,

Clare Carolin

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Jacqueline Swanson
Address: 13 Basterfield House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The development is over scaled for the immediate surroundings and has a very unsympathetic relationship with its neighbouring buildings, the park and the Golden Lane Estate. It will completely dwarf the neighbourhood. It is very clear that it is not an original design which one would expect in such an architecturally significant neighbourhood.

I am particularly concerned that it will winter sun to the park and playgrounds in the afternoons. The park is well used after school by local children and enjoyed by much of the community. It would also block sunlight to many of the flats of my neighbours on the Golden Lane Estate.

It would appear to me that the proposed plans ignore The City of London Listed Building Management Guidelines for the Golden lane Estate:

"The views from - as well as into - the estate have become more important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest... The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms JACQUELINE SHEARMAN
Address: 2 CUTHBERT HARROWING HOUSE GOLDEN LANE ESTATE LONDON

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am writing to object to the destruction of Bernard Morgan Station House. An excellent well designed building, that was designed specifically to compliment the architecture around it, most renowned is The Golden Lane Estate and is of special interest to 20th century. The proposed design ignores scale and material, the impact on the local park our only green space, robbing light and sunshine due to its scale overshadowing it, as well as overshadow the children's playground in Prior Weston, Richard Cloudesley Special school and the children centre.

The design, scale and stacked massing of the building proposed by Taylor Wimpey will have huge negative impact on the local surroundings and the community.

There is concern that the local infrastructure is at its full capacity the local surgery Neeman Practice is overstretched as is the park and the negative impact of traffic and parking spaces. there will be an increase in noise and local traffic.

The last public consultation I attended had not incorporated any of the comments and objections that were raised by the local community, they have been completely ignored. I can only hope that this official process for objection is heard and we can make a difference to stop this

I have sent a separate email to catherine.linford@cityoflondon.gov.uk with my list of objections.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mrs Harriette ashcroft

Address: 11s Peabody building Chequer street Islington

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am objecting to the Wimpey Taylor new building to replace Bernard morgan .
I went to the consultation originally and feel my comments and ocincerns have been ignored.
I am deeply concerned with the impact of the height and mass of the building impacting on children's play and the loss off light to the park . I am also worried about the height it will overwhelm the local residents homes and the lack of privacy for the school. The demand on local services will also be a drain on an already over subscribed doctors surgery. I am very disappointed in the scale and mass of this building wish to make my objections heard.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Camille Brooks
Address: 83 Great Arthur House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:This develpment will be a disaster for my neighbours in Golden Lane Estate, which was carefully designed to give residents a feeling of space in the middle of the city. The estate is still around 50% social housing, and tenants feel once again that they are seen as nothing but a vague inconvenience in the square mile, to be walled up and deprived of light without a whimper.

We need more affordable housing. Bernard Morgan House is perfectly suited to this already, it is an elegant structure that sits perfectly between Golden Lane and the Barbican, both architecturally and in scale. There is a one-off opportunity here for reusing an existing building to help ease the London housing crisis, and it is about to be lost forever.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Mark Lemanski
Address: 528 Ben Jonson House London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Bernard Morgan House is a beautiful piece of architecture that effortlessly knits the Golden Lane Estate to the former Cripplegate Library in both massing and architectural articulation, and to the Barbican further south. Siting, massing and facade treatment are all carefully balanced and complement the adjoining masterpieces. In stark contrast, the drawings of the proposed plans show a much bulkier mass that distract from and compromise the refined language of the Barbican and Golden Lane estate.

Of even greater concern is the harm that would be inflicted upon Fortune Park through the obstruction of sunlight. This is a park that is heavily used, especially during the late afternoon by school children, in an area of underprovision of green spaces. The increased height and increased footprint of the proposed building mean that precisely at the time of the highest use, direct sunlight to the park would be substantially reduced. This means that the amenity value of the park would be greatly reduced, and health benefits such as the 'happiness factor' of sunlight reduced. The City of London recognizes the value of Fortune Park in its play and open spaces policies, as both a means to alleviate the shortage of open space provision within its boundaries, and as a way to create meaningful partnerships with adjacent communities, which has been corrobated by the City's financial contribution to its enhancement and upkeep. To allow the proposed development to go forward would appear to be in direct contradiction to these commendable past efforts and many of your own planning policies.

I would also note that the public consultation carried out by the applicant was misleading in terms of amenity and sunlight issues, and appears to have failed to take on concerns expressed by local residents.

I trust that you will consider conscientiously the detrimental effect the proposed development would have on the quality of life in the area, and especially its youngest residents.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr David Henderson

Address: 13 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:These proposals appear over scaled in the context of the street and surrounding buildings. They will have a negative impact on the setting and amenity of the listed Golden Lane Estate in particular.

The design seems generic and not of the standard of either the existing building or the surrounding listed buildings.

Wells, Janet (Built Environment)

From: Pln - CC - Development Dc
Subject: FW: PLN FW: Objection COL:00183062

From: Nirmani Shah []
Sent: 21 August 2016 01:08
To: PlanningQueue
Cc: Graves, David; Barker OBE Deputy, John; Starling CC, Angela; Bradshaw CC, David; Chipperfield, Rob; Linford, Catherine
Subject: Objection

Ms. Annie Hampson
Chief Planning Officer and Development Director,
City of London,
P.O.Box 270,
Guildhall,
C2P 2EJ

Dear Ms. Hampson,

Your Reference : Planning Application 16 / 00590 / Full
Proposed Redevelopment of Bernard Morgan House, 43 Golden Lane, London EC1Y 0RS

I am writing to formally register my objections to the proposed redevelopment of Bernard Morgan House as contained in the above referenced Application.
My objections are on several grounds :
- The height, mass and bulk of the proposed redevelopment is out of character with both the existing building and buildings which immediately surround it. This results in a significant intensification of the Plot Ratio for the site. Simply counting the number of storeys is not sufficient as each storey has a significant floor to ceiling height and, as a result, the total height exceeds by at least 2 storeys the neighbouring Cripplegate building, itself the highest building that surrounds the Square on which Bernard Morgan House sits.
- The Developer has paid scant regard to comments made in the Public Consultation, notwithstanding its claim to the contrary in the Planning Application. Not only did the Public Consultation in January 2016 exclude owners and residents of Cobalt Building, but the Developer has merely transferred the mass and bulk of the proposed redevelopment to the elevation along Brackley Street. Furthermore, objections registered by owners and residents of Cobalt Building to this transfer of mass and bulk towards Cobalt Building, when they were invited for the first time to review the proposed redevelopment at the May consultation, have been completely ignored in the Application ;
- This reorientation of the proposed redevelopment, and its scale, has a dramatic and deleterious impact on residents of Cobalt Building on their quiet enjoyment of amenity which they currently possess. Not only is the proposed South West elevation of 4 storeys equivalent to some 6 storeys in Cobalt Building, and almost the same in relation to Cripplegate Building, but the redevelopment now extends close to Cobalt Building, with an attendant impairment of light and visual amenities.
- Furthermore, residents will no longer be able to enjoy the quiet amenity of Brackley St which would be transformed into a busy thoroughfare for vehicular traffic for the proposed 104 flats in terms of set- down,

pick-up of residents and guests along with increased service vehiclhe requirements. This will dramatically increase noise for Cobalt residents who currently enjoy a quiet and peaceful Brackley St.

As I have set out in earlier correspondence, I would ask that the development is not allowed to extend beyond the current footprint along Brackley Street (unlike the currentl proposal which extends well beyond), and that it is lowered at the South West elevation to no more than 2 storeys. These changes would go some way to mitigating the highly detrimental impact on owners / residents of Cobalt Building on the amenities they currently enjoy if the proposed redevelopment is approved in the form presented in the Application.

Additionally, the Application suggests that you and your colleagues in Planning have already approved the height, bulk and massing for the redevelopment as proposed. I trust this is a misleading statement on the part of the Developer, otherwise seeking our comments / objections to the Application would be an exercise in futility !

Yours Sincerely,

N. D. Shah
56, The Cobalt Building,
10-15 Bridgewater Square,
London EC2 8AH

Adjei, William

From: Linford, Catherine
Sent: 22 August 2016 11:30
To: Adjei, William
Subject: FW: objections to Bernard Morgan planning application

Importance: High

From: shearmedia [redacted]
Sent: 21 August 2016 18:26
To: Linford, Catherine
Subject: objections to Bernard Morgan planning application
Importance: High

Please find enclosed below a summary my objections to the Bernard Morgan House redevelopment proposal.

1. The size and mass of the building
2. no thought of the design and listed buildings surrounding the area
3, the loss of light towards the park and the footprint
4 lack of infrastructure pressure is already felt on local surgery.
5. the noise and increase of traffic on fann street and golden lane.
6. the over bearing size of the building swamping the jewel church
7. i will have loss of site of the barbican and loss of light from where i live.
8. completely ignored all the concerns and issues raised by the little consultation there was.
9. 20th century objections need to be heard and valued
10. materials mentioned ignore the original build which was built specifically to compliment surrounding estate and height.
11.local authority have not taken into account the special architectural interest of the BM building

I did enter this o the website but it did not come up so I have emailed it too.

your sincerely
Mrs J shearman

shearmedia
2 cuthbert harrowing house
golden lane estate
London
EC1Y 0RB

mobile: [redacted]

Adjei, William

From: Linford, Catherine
Sent: 22 August 2016 11:15
To: Adjei, William
Subject: FW: Planning Application 16/00590/FULL Bernard Morgan House

From: [redacted]
Sent: 21 August 2016 10:58
To: Linford, Catherine
Subject: Planning Application 16/00590/FULL Bernard Morgan House

Dear Ms Linford

I am writing to you to object to the Bernard Morgan House Planning Application. As a long leaseholder of a flat in Breton House, I have an interest in protecting the surrounding area. I wish to object on the following grounds.

1. It is totally unreasonable of the applicant to have disregarded objections made at the second consultation by people whose lives will be adversely affected, and to have gone ahead and submitted the same plans. This seems to me to be a total disregard for other people's lives.

2. The proposed height and mass of the frontage would dominate the surrounding area, overlooking and overshadowing existing buildings.

3. Studio flats on the west-facing side of Breton House have no other aspect than that west side. Apart from significantly dimming the level of light during the day, the new development would block out completely the evening sunlight which those west-facing flats currently enjoy.

For the above reasons I ask that the Planning and Transportation Committee refuse to grant planning permission for the proposal.

Yours sincerely,

Gill Kimber (Mrs)

Long leaseholder of 67 Breton House, Barbican
Address for correspondence: 18 Pinehill Road, Crowthorne, Berkshire RG45 7JD

Adjei, William

From: [redacted]
Sent: 21 August 2016 21:02
To: PLN - Comments
Subject: Ref: 16/00590/FULL Bernard Morgan House Case Officer: Catherine Winford

For the attention of Catherine Winford
Ref. 16/00590/FULL
Location|: Bernard Morgan House, 43 Golden Lane, London, EC1Y 0RS

Dear Catherine,

I am a resident of the Golden Lane Estate and have lived here for the past 10 years. I am just 40 and studied architecture at the Royal College of Art, London. I am all for progressive architecture.

However, having visited the Bernard Morgan open day a couple months ago, I wasn't just shocked, but horrified by the proposal. Architecturally, the scheme not only obliterates the classic simplicity and volume of the current building (which I was hoping would be retained and renovated) but completely obliterates it, stacking up horrendously overbearing and over-scaled architecture in its place.

This area is unbelievably unique- one of the first cases of progressive social housing in the City of London. Both the Golden Lane Estate and The Barbican are hailed as significant exemplars of communal social living which are not only respected nationally but acclaimed worldwide.

This building (above), significantly, sits at the junction of these two impressive estates. However, rather than bridging and complementing them, the scale completely belittles and besmirches its neighbours.

I will be horrified if this proposal goes through. It is greedy, grossly bursting out of its plot and screams of developer greed. It will, without doubt, reduce the scale of the Golden Lane Estate to dolls' house proportions and if it is allowed to go through planning, this will be irreversible.

Please let me know any way in which I can help to make sure this development does not happen.

Please accept this email as my formal rejection of the scheme and if you could advise me of the next steps that would be great.

Yours in shock,

Howard Sullivan

Howard Sullivan MA RCA
Co-founder & Creative Director, YourStudio, London
[redacted]

YourStudio Ltd
54 Rivington St,
London. EC2A 3QN

weareyourstudio.com
Journal | Twitter | LinkedIn

Adjei, William

From: Linford, Catherine
Sent: 22 August 2016 11:10
To: Adjei, William
Subject: FW: Objections to redevelopment of Bernard Morgan House - 16/00590/FULL

-----Original Message-----
From: James Warriner [mailto[redacted]
Sent: 21 August 2016 10:54
To: Linford, Catherine
Subject: Objections to redevelopment of Bernard Morgan House - 16/00590/FULL

Dear Catherine,

As the owner of a flat in Breton House (95), I wish to object to the proposed redevelopment of Bernard Morgan House.

The height and scale of the development is wholly inappropriate for the following reasons:

1. A dramatic change to the immediate environment around listed buildings 2. Significant reduction in light 3. Negative impact for residents and visitors in terms of views from Breton House and surrounding area.
4. The sheer scale and bulk of the design overwhelming the area dramatically increasing the hemmed in and cramped feeling to the bottom of Golden Lane.

Please can you confirm receipt of this email and confirm if my objection has been registered and if I should forward this objection to anyone else.

Yours Sincerely,

James Warriner.

Sent from my iPad

Adjei, William

From: Linford, Catherine
Sent: 22 August 2016 12:21
To: Adjei, William
Subject: FW: Bernard Morgan House ref 16/00590/FULL

-----Original Message-----
From: Mark Lemanski [mailto:[redacted]]
Sent: 21 August 2016 19:04
To: Linford, Catherine
Subject: Bernard Morgan House ref 16/00590/FULL

Dear Catherine Linford,

I am writing with regards to proposals to replace Bernard Morgan House with a much bigger building.

Bernard Morgan House is a beautiful piece of architecture that effortlessly knits the Golden Lane Estate to the former Cripplegate Library in both massing and architectural articulation, and to the Barbican further south. Siting, massing and facade treatment are all carefully balanced and complement the adjoining masterpieces, as indicated in the attached pdf. In stark contrast, the drawings of the proposed plans show a much bulkier mass that distract from and compromise the refined language of the Barbican and Golden Lane estate.

Of even greater concern is the harm that would be inflicted upon Fortune Park through the obstruction of sunlight. This is a park that is heavily used, especially during the late afternoon by school children, in an area of underprovision of green spaces. The increased height and increased footprint of the proposed building mean that precisely at the time of the highest use, direct sunlight to the park would be substantially reduced, as is evident in the attached document. This means that the amenity value of the park would be greatly reduced, through the reduction of health benefits such as the 'happiness factor' of sunlight. The City of London recognizes the value of Fortune Park in its play and open spaces policies, as both a means to alleviate the shortage of open space provision within its boundaries, and as a way to create meaningful partnerships with adjacent communities, which has been corrobated by the City's financial contribution to its enhancement and upkeep. To allow the proposed development to go forward would appear to be in direct contradiction to these commendable past efforts and many of your own planning policies.

I would also note that the public consultation carried out by the applicant was misleading in terms of amenity and sunlight issues, and appears to have failed to take on concerns expressed by local residents.

I trust that you will consider conscientiously the detrimental effect the proposed development would have on the quality of life in the area, and especially its youngest residents.

With best wishes,

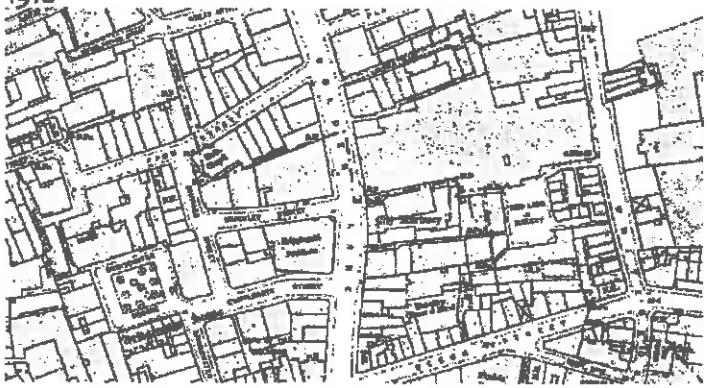
Mark Lemanski
528 Ben Jonson House
London EC2Y 8NH
[redacted]

URBAN GRAIN

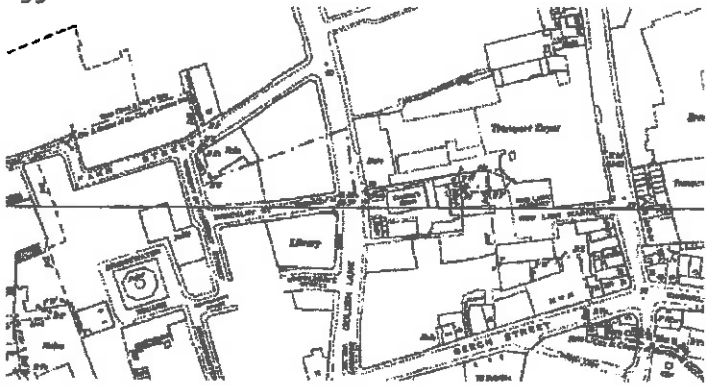
Bernard Morgan House
as part of the Golden Lane
and Barbican ensemble

1890

1910



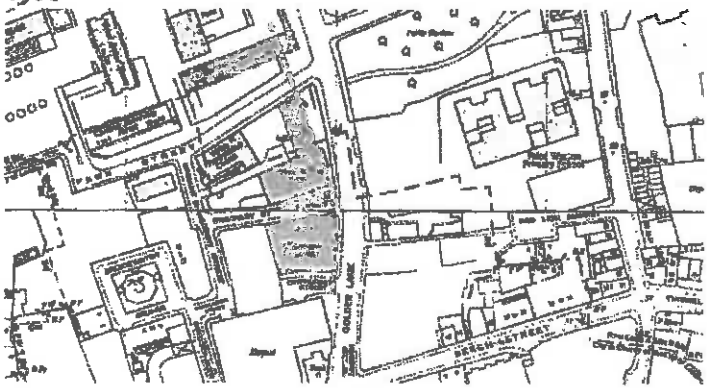
1950



view from Ben Jonson
House House

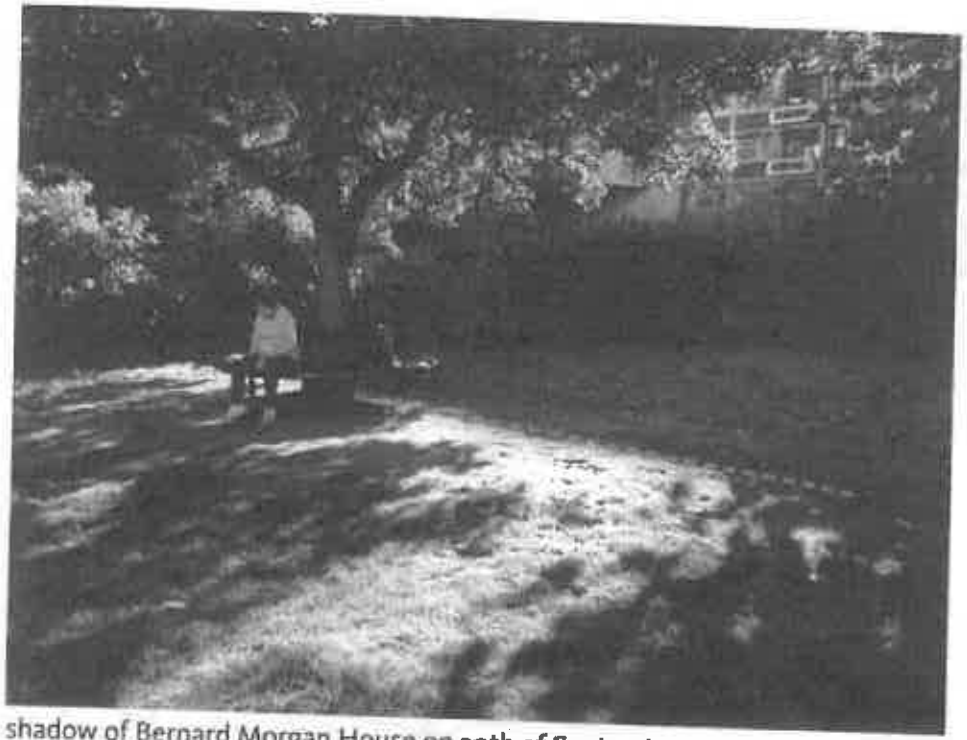
aerial view demonstrates
close relationship in
alignment, massing,
height and facade treat-
ment

1960

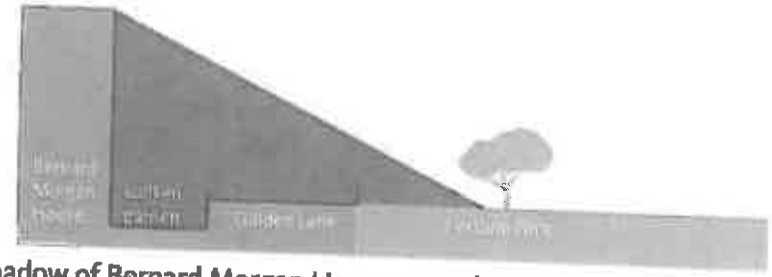


LOSS OF AMENITY

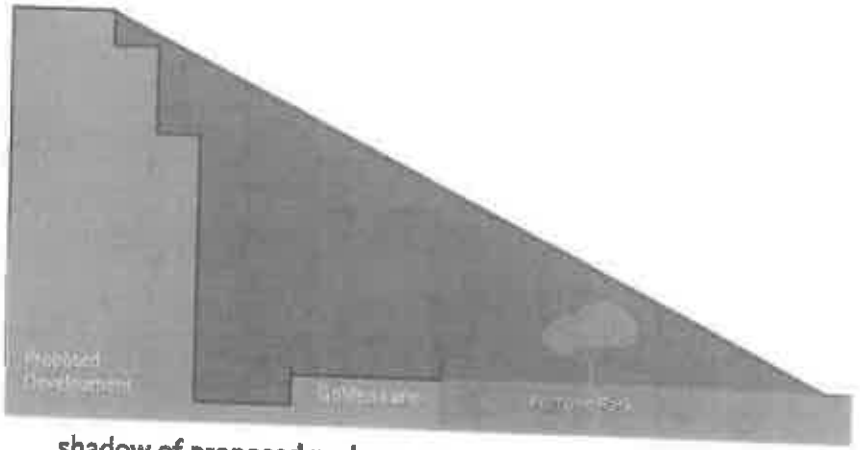
Diminishing quality of Fortune Park through loss of direct lighting



shadow of Bernard Morgan House on 30th of September 2015 at 3:35pm



shadow of Bernard Morgan House on 30th of September 2015 at 3:35pm



shadow of proposed replacement at the same time

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Miss Sophie Nielsen
Address: 106 Great Arthur House Golden Lane Estate London

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I would like to start off this letter of objection to the proposed new Development on The Bernhard Morgan house site (at the corner of Golden Lane and Fann Street) by pointing out:

1.
How rather evil (and clever, I guess) the planners have been to only give a two week window of opportunity to oppose to the scheme - in the middle of the school summer holidays !!! while most people are away (myself included - hence the late reaction) and will have no opportunity to voice their opposition!

This brings me straight to the next point:

2.
Most of the above mentioned people away, have children in Prior Weston school, Golden Lane Childrens centre or Richard Cloudsly school , all of whom will be massively affected by the proposed development.

The sunlight to the outdoor play areas will be blocked by the proposed development !!!
We do not have many sunny days in the first place, it must surely be a crime to deprive the children of those few we do have !!!!

3.
The children's school days are long... They finish at 3:30 at which point most play outside the school in the sun of Fortune park.
This of course will be a thing of the past if the proposed development is implemented, as those few hours of sun and daylight left for the children to enjoy, will never reach the park!!!

4.
I wonder too what the lack of sun will do to the flora of the park?

5.
The unique architecture of Bernhard Morgan House has always been a beautiful link between the iconic Golden Lane Estate and Barbican Estate. The proposed development completely dwarfs these surrounding buildings!

It is absolutely appalling that a development like the proposed is even being considered!!!
I assume it is solely profit driven!!
But I am sure more fitting (environmentally,socially and aestetically) developments could be considered for this site!!!!

With kind regards
Sophie Nielsen
Flat 106 Great Arthur House
Golden Lane Estate

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mrs Helen Hulson
Address: 523 Ben Jonson House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:
1. I am very concerned about the loss of light and sunshine to Fortune Park and to the listed Barbican gardens at the base of Breton House. The substantial increase in height of the proposed building, compared with the present building, means that it will overshadow the areas to the East of it. This will be particularly damaging during the winter months when the sun is low. Fortune Park is an area where primary aged children at the adjacent Golden Lane Campus, leaving school at 3.30pm, are accustomed to play on the grassy section nearest to Golden Lane. There will also be loss of light and sunshine to the western part of the Golden Lane raised playground. Insufficient sunshine is indicated in cases of Vitamin D deficiency.
Under the City of London Core Strategy Open Spaces and Recreation Policy CS19 I understand that existing open spaces should be protected by improving the quality and ensuring developments contribute towards them. It is clear that this development will have an adverse effect on Fortune Park as a direct result of the excessive height of the proposed building.

2. Taylor Wimpey are taking the UBS building to the immediate South of the proposed development, as the reference/precedent for the substantial increase in height. This is not appropriate because the site is in fact on one of the streets and in a position that directly borders on Fortune Park. It is in this context that its height should be considered. It will be too dominant and overbearing in relation to the built form of the street in this location.

3. I understand that it is intended in the proposed development to increase the current square footage of approximately 44,000 to approximately 80,000 and to use the space to provide 104

dwellings. Under the Core Strategy Housing Policy CS21 the plan is to exceed the minimum annual requirement of 110 additional residential units in the City up to 2026. It cannot be necessary or appropriate for nearly all of the annual requirement to be provided on this single site.

4. The design of the proposed building is greatly inferior to the one it replaces. Bernard Morgan House, as it stands, was carefully designed in its quality and proportions to complement the Golden Lane Estate. It displays an interesting use of materials and many original features both inside and out. By contrast, the proposed building appears to be a barely altered, mediocre design from developments completed by Taylor Wimpey in Ladbroke Grove and Wandsworth, which are both quite different in character from this location. There is no attempt to refer either to the current building, or to the listed buildings on the Golden Lane and Barbican Estates.

These points are the principal basis on which I object to the proposals set out in this Planning Application.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Sarah Marks
Address: 41 Peabody Tower Golden Lane London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am writing to object to the proposed development of Bernard Morgan House (BMH).

The biggest objection is I have is the loss of light to the surrounding area, in particular Prior Weston Primary School and Fortune Park. The new development will almost certainly overlook the school causing loss of privacy.

The proposed new building will be much bigger than BMH and as such be a very imposing structure.

The local area does not have the infrastructure to support the big influx of people the new building will almost certainly generate.

The proposed new building does not incorporate affordable housing and so will not offer the much needed accommodation that local people require.

I agree that BMH needs redevelopment but not with the current plans.

Adjei, William

From: Linford, Catherine
Sent: 23 August 2016 16:08
To: Adjei, William
Subject: FW: BMH

Sent: Tuesday, August 23, 2016 at 9:32 AM
From: "Fred Scott" [redacted]>
Subject: BMH

The current relationship of Bernard Morgan House to the neighbouring Golden Lane Estate is a monument to the achievements of British Modern architecture, planning law and town-scaping in the mid 20th. Century. The careful attention the more recent building pays to its then unlisted neighbour to the north is a striking outcome of the co-operation between the planners and the architects of the Police section house. The airiness and light at the corner of Fann St and Golden Lane is the legacy of this earlier wisdom, a continuing daily benefaction due to the earlier foresight of others. The proposed development of the sight would obliterate these virtues, this is apparent from comparing the Golden Lane elevations of the two adjoining sites, the existing and the proposed. Now that the architectural quality of Golden Lane Estate has been nationally recognised by its listing in 1988, one would think there would be more pressing reasons why the re-development of any adjoining site should be at least as considered as the original development of Bernard Morgan House.

The choice of style for the new building is also puzzling, in as much as it as a discernible style. The massing clearly mirrors the Cripplegate Library to the south, not in its original condition,but with the lumpen Post Modern additions on the sides and to the rear. The Library has the mighty Barbican as its neighbour to the south, so the size is not an issue, but this is not the case on the north side. I have sympathy with the architects in trying to fit the developers' requirements onto the Bernard Morgan site, but I think the choice of a sort of Post Modernism, islanded windows set in a brick carcass and consequently fragmented facade, emphasises the importing of the scale of the over bearing neighbour on to the site. Not to choose a Modernist approach, for which the practice is well known, compounds the intrusion. To eschew any attempt at contextualism with its attractive neighbour to the north seems also to be a mistake.
To priorities development over aesthetics makes the City prone to charges of Philistinism, which as a aspiring world city claiming a deeply engrained culture, one would think it cannot easily afford.

Adjei, William

From: Linford, Catherine
Sent: 23 August 2016 11:54
To: Adjei, William
Subject: FW: Bernard Morgan House Planning Objection

From: Liz Davis [mailto:[redacted]]
Sent: 23 August 2016 11:12
To: Linford, Catherine
Subject: Bernard Morgan House Planning Objection

I am not sure my comment went through on the website
Liz Davis 4 Bayer Hse Golden Lane Est EC1Y 0RN

The mass of the proposed development will overpower a perfectly composed street. It is too large ,too dest and has none of the delicacy of Golden Lane Est or the building it will replace Bernard Morgan House.It will take the light away from the park and Bowater House We all pass this corner daily to go to the shops ,into the park ,commuting et.The wildlife garden which I study is set within the site(floral specimens of which go into the archives of the Natural History Museum) Bird nest roost and feed there, insects flourish.It is a valuable and rare wildlife habitat within the city.We need this space , children and adults alike We are squashed in the city but survive due to brilliant architecture.

Adjei, William

From: [redacted]
Sent: 23 August 2016 11:37
To: Linford, Catherine
Cc: PLN - Comments
Subject: Planning application 16/00590/FULL. Objection.

Dear Catherine Linford

Planning application 16/00590/FULL

My family have lived and run a business in Whitecross Street in Islington since 1864. I am now lucky enough to live in a modern house that overlooks Fortune Park which has views towards Bernard Morgan House and the Golden Lane Estate.

When we redeveloped our site in 2007, Islington's planners instructed us to reduce the planned bulk and height of our relatively modest four storey home. They advised that the bulk and mass of the building was overbearing and inappropriate on Fortune Park.

I have studied the BMH planning application in vain looking for a clear idea of the impact of the proposed new development on the setting of Fortune Park but can find nothing helpful. The developers seem rather shy of sharing exactly what their new building will look like from different viewpoints.
However, from what I can tell, this new development appears unexpectedly massive. It will overshadow the park in the evenings and dominate the Golden Lane Estate.
I therefore object to this application of the grounds of the bulk and massing of the proposed new building; its overbearing impact on the surrounding area, including Fortune Park, and also its negative effect on the setting of the listed Golden Lane Estate.

Please acknowledge receipt of this email.

Yours sincerely

****

Simon Holt
A. Holt & Sons Ltd.
115 Whitecross Street
London
EC1Y 8JQ

T: +[redacted]

Adjei, William

Subject: FW: Planning application 16/00590/FULL Objection

From: M Holt [mailto:[redacted]
Sent: 23 August 2016 12:07
To: Linford, Catherine
Cc: PLN - Comments
Subject: Planning application 16/00590/FULL Objection

Dear Catherine Linford

Planning application 16/00590/FULL

I have lived in my home in Islington all of my life. It overlooks Fortune Park which has views towards Bernard Morgan House and the Golden Lane Estate.

This new development appears unexpectedly massive. It will overshadow the park in the early evenings and dominate the Golden Lane Estate.

Loss of light and amenity are my concern.

I object to this application of the grounds of the bulk and massing of the proposed new building; its overbearing impact on the surrounding area, including Fortune Park, and also its negative effect on the setting of the listed Golden Lane Estate.

Please acknowledge receipt of this email.

Yours sincerely

Matilda Holt
13 Shrewsbury Court
London
EC1Y 8JE

M: [redacted]

ACKNOWLEDGED

Adjei, William

From: Linford, Catherine
Sent: 23 August 2016 11:56
To: Adjei, William
Subject: FW: Planning Application 16/00590/FULL

-----Original Message-----
From: Samantha Logan [mailto:[redacted]
Sent: 23 August 2016 11:34
To: Linford, Catherine
Subject: Planning Application 16/00590/FULL

Dear Catherine,

Re: Planning Application 16/00590/FULL

I write to you as a resident of 63 Breton House, Barbican, to strongly object to this planning application.

My reasons for this are that if permission is granted, the mass of the proposed new building, particularly around the junction of Golden Lane and Blackley St will significantly reduce, if not eliminate altogether, the evening sunlight currently enjoyed by flats on the western side of Breton House. It will also reduce daylight generally and lead to being overlooked, especially from overhanging balconies on the Golden Lane frontage.

In addition I also object to the massing, height, scale and bulk of the proposed development, the horrendous aesthetic impact of the development on the setting of the surrounding listed buildings, the overall loss of sunlight on surrounding listed buildings, the design and appearance of the proposed development and the loss of visual amenity and the impact on visitors to Fortune Park which sits directly opposite the proposed site.

Best wishes,

Samantha Logan

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Sarah Griffiths
Address: 235 Ben Jonson House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:Scale, Massing Height
The new development will block winter sun in the park, as well as affect the flats within Golden Lane - Bowater House.

It is higher than Cripplegate Library - and would affect any future development of this site.

Its possible the existing Infrastructure will not be able to cope with the significant number of new residents.

It is shame we are losing Bernard Morgan house which in itself is an iconic building.

It has no respect for the either the Grade II Listed buildings of the Barbican or Golden Lane.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr William and Christine Clifford
Address: 26 Bowater House Golden Lane Estate London

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:We are objecting on two grounds. 1. The loss of light- this will seriously affect residents in Bowater, the School, users of the park, residents in parts of the Barbican estate and residents in Cobalt House and lastly those in Cripplegate Library building.
2. The disregard of the Corporations own planning policy and the Golden Lane Estate listing guidelines. BMH was built to the same height of Bowater House for a reason. It's design complements the GLE and acts as a successful bridge with the sister estate Barbican. It would seem to be willful vandalism of the two archicteural gems in the City's residential portfolio. A disregard also of the affordable housing requirement that has not be agreed by committee. Why have any policy if the City itself opts to pick and choose when it should be applied.

I fear this development has been agreed before any consultation just as the West Smithfield debacle. I hope the City decides against this appalling design and rethinks BMH . Surely it could be converted to residential uses without demolition .

PLANNING & TRANSPORTATION
PSDD | CPO | PPD
TPD | 24 AUG 2016 | LTP
OM | | SSE
NO FILE | 127 395 | PP DD

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☐ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

I think that the architects for the developers have made an effort to make the building (proposed) as pleasant as they can, trying to avoid cutting out light and sun from the opposing buildings.
The matter of whether there should be more affordable flats within the building is a matter for the City of London or Islington personally, I think there is an urgent need for such properties with hospitals, police forces, firemen and teachers all needing homes in the area.

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: Mrs Linda Stubbs
Address: 534 Bernard Morgan House,
Barbican
London EC2Y 8NH.
Tel: [redacted]
Email address:
Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☒ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

24 AUG 2016

Must Be Good For The Local Economy

☐ I am a local resident ☒ I am a local business owner ☐ I work at a local business

Name: S Benscher

Address: 6-10 Goswell Road
London EC1M 7AA

Tel: [redacted]

Email address: [redacted]

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

24 AUG 2016

Please add any other comments below:

☐ I am a local resident ☐ I am a local business owner ☑ I work at a local business

Name: Amarsett Pavesar A. Pavesion

Address: 36 Goswell Road
London
EC1M 7AA

Tel: [redacted]

Email address: [redacted]

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

24 AUG 2016

WORRIED & CONCERNED ABOUT SECURITY.

NEW RESIDENTS ALWAYS WELCOME.

☐ I am a local resident ☑ I am a local business owner ☐ I work at a local business

Name: GUY HAYWARD

Address: 120 ALDERSGATE STREET
EC1A 4JQ

Tel:

Email address: [redacted]

Signature:

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

24 AUG 2016

Please add any other comments below:

IT WOULD BE GOOD TO BRING MORE PEOPLE AND BUSINESS IN THE AREA

☐ I am a local resident ☑ I am a local business owner ☐ I work at a local business

Name: R STALDI

Address: VENEZIA BACALO
3-5 GOSWELL ROAD
LONDON
EC1M 7AH

Tel:

Email address:

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

PLANNING & TRANSPORTATION
PSDD | CPO | PPD
TPD | 24 AUG 2016 | LTP
OM | | SSE
No FILE | 17340 | PP DD

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☐ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

Bring new people into the area and help local businesses grow.

☐ I am a local resident ☐ I am a local business owner ☒ I work at a local business

Name: Colin Tower

Address: 2 Goswell Road

Tel:

Email address: [redacted]

Signature:

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

24 AUG 2016

Local business would welcom More trade

☐ I am a local resident ☑ I am a local business owner ☐ I work at a local business

Name: Mr PADDA (WINE SHOP)

Address: 32 Cromwell Road
London
EC1M 7AA

Tel: —

Email address: —

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

14 AUG 2016

Please add any other comments below:

I THINK IT IS A SECURITY RISK NOW.
I WOULD LIKE TO SEE IT TURNED INTO FLATS FOR NEW FAMILIES

☐ I am a local resident ☑ I am a local business owner ☐ I work at a local business

Name: RAJESH PATEL

Address: 127 ALDERSGATE ST
EC1A 4JQ - BARBICAN

Tel:

Email address: [redacted]

Signature:

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

24 AUG 2016

Please add any other comments below:

I would like to see the building redeveloped as flats.

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: ROBERT PECK

Address: FLAT 10, 6-9, BRIDGEWATER SQ
EC2Y 8AG

Tel:

Email address:

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

24 AUG 2016

MORE PEOPLE IN THE AREA

☐ I am a local resident ☐ I am a local business owner ☑ I work at a local business

Name: IDA L'ERARIO

Address: 3-5 GOSWELL RD [redacted]
EC1M 7AA

Tel:

Email address: [redacted]

Signature: [redacted]

Hassall, Pam

From: Jan and Peter Benn[redacted]
Sent: 24 August 2016 12:[redacted]
To: PLN - Comments
Subject: Bernard Morgan House Planning Application - your Ref 16/00590/FULL

For the attention of Catherine Linford

I am writing in my capacity as Secretary of the Tudor Rose Court Residents' Association to generally support the above planning application, subject to a number of issues as set out below. You will be aware that Tudor Rose Court is adjacent to the development site on Fann Street/Viscount Street, and comprises 35 retirement flats.

At a meeting of the Tudor Rose Court Residents' Association on 23 May 2016 the proposed development of Bernard Morgan House was discussed and it was agreed that in general the proposals for Bernard Morgan House were good for the area. The provision of a small garden area which could be used by residents of Tudor Rose Court, together with other neighbours, was welcomed. It was, however, noted that there will be a great deal of disruption during the demolition and building works which will have an adverse impact on the elderly residents of Tudor Rose Court. Clear conditions are therefore requested in the planning consent to minimise this disruption and to provide appropriate compensation, from the developers, for the residents of Tudor Rose Court.

Yours sincerely
Jan Bennett
Secretary - Tudor Rose Court Residents' Association
Flat 21 Tudor Rose Court
35 Fann Street

Adjei, William

From:	Linford, Catherine
Sent:	24 August 2016 15:15
To:	Adjei, William
Subject:	FW: OBJECTION TO THE PROPOSED REDEVELOPMENT OF BERNARD MORGAN HOUSE, 43 GOLDEN LANE, LONDON EC1Y 0RS: PLANNING APPLICATION: 16/00590

From: Patterson, Liz [mailto:[redacted]]
Sent: 24 August 2016 14:27
To: PlanningQueue
Cc: Graves, David; Barker OBE Deputy, John; Starling CC, Angela; Bradshaw CC, David; Chipperfield, Rob; Linford, Catherine; ELIZABETH PATTERSON
Subject: OBJECTION TO THE PROPOSED REDEVELOPMENT OF BERNARD MORGAN HOUSE, 43 GOLDEN LANE, LONDON EC1Y 0RS: PLANNING APPLICATION: 16/00590

FOR THE ATTENTION OF MS. ANNIE HAMPSON, CHIEF PLANNING OFFICER AND DEVELOPMENT OFFICER, CITY OF LONDON

Dear Ms. Hampson,

I am a leaseholder in Flat 37, Cobalt Building, 10-15 Bridgewater Square, London EC2Y 8AH.

By this e-mail, I formally register my objection to the above redevelopment, for the reasons set out below:-

1 The sheer size, volume and height of the proposed redevelopment is out of character with the existing surrounding buildings.

2 The height of the proposed redevelopment will exceed by two storeys the height of the neighbouring Cripplegate Building, at present the highest building in the surrounding Square on which the existing Bernard Morgan House building is situated.

3 It is proposed to extend the redevelopment further along Brackley Street, which will have a very prejudicial and harmful effect on residents of Cobalt Building flats overlooking Brackley Street. Such residents will see their enjoyment of light and amenity very seriously diminished.

4 For all of us residents in the Cobalt Building, the building of 104 flats will inevitably result in increased noise, including traffic noise, and pressure on parking.

5 Furthermore, as a disabled person with the need to park very close to my home, I fear the additional numbers of people residing in the 104 flats, as well as visitors to such residents, will increase the pressure on the two disabled bays in Bridgewater Square and in Fann Street, as well as the limited Pay and Display bays in Brackley Street.

I am strongly of the view that residents of what is currently a very quiet oasis in this corner of the City will be seriously prejudiced by this proposed re-development. Please can all of my concerns expressed above be taken into account. At the very least, I would urge that the proposed re-development not extend beyond the current size of Bernard Morgan House.

I look forward to hearing from you in response to my Objection.

Yours sincerely,

Liz Patterson, Solicitor
AIG
Financial Lines Major Loss Adjuster Europe
Financial Lines Claims/AIG Property Casualty

The AIG Building, 58 Fenchurch Street, London EC3M 4AG

Tel: [redacted]

www.AIG.com

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Planning Application 16/00590/FULL - Bernard Morgan House

As trustees of Jewin Welsh Church at 70 Fann Street we are grateful for the opportunity to comment on the planning application for Bernard Morgan House. We have also welcomed the efforts Taylor Wimpey have made to engage with us through their exhibitions and subsequent meetings.

We were founded as a church in 1774, making us the oldest London Welsh congregation. Our church has been present on the current site on Fann Street since 1879. The church was rebuilt in 1960 following its destruction in the Blitz in 1940. The current building is widely appreciated for its architectural merit, the quality of its internal design and workmanship, its excellent acoustic qualities and its fine pipe organ by John Compton of London. Jewin Chapel plays a major role in the life of the wider London Welsh community, regularly hosting events attracting hundreds of people. In the view of this, and of our long history as a congregation, the church building is greatly valued and we are firmly committed to remaining on site in the current building.

We welcome in principle the redevelopment of Bernard Morgan House and hope the provision of further homes and commercial space will bring added vitality to the area. As a church we would hope to see the social benefits of such a scheme being maximised, including the provision of social housing and local employment schemes.

Having reviewed the current application, we have five principal areas of concern and wish to make the following points.

- **Disruption from demolition and construction** – Given the proximity of the church to the site, we have serious concerns about the effects of demolition and construction. Our church complex contains a caretaker's flat on its south flank (which would therefore be immediately adjoining the site on three sides). The flat is tenanted and we are extremely concerned as to the effect of the noise and dust upon its residents and would ask that mitigation measures be explored and implemented

- **Natural Light** – The church currently benefits from extensive natural light from its South facing widows, and we would wish to see this considered and respected as regards the design of the wing along Brackley Street. Our main service is at c11 m on a Sunday and we would ask that the levels of light at this time be given particular consideration. We appreciate that a daylight and sunlight assessment has been done, but would urge an independent study be undertaken, and the effect on the basement and flat be carefully considered.

- **The Hall** – The church contains a large half basement, which is regularly used for a range of functions. It is currently leased to a commercial Nursery, Hatching Dragons. The lease which is for 5 years provides the church with a critical source of income. We are extremely concerned that the impact of the demolition and construction will be such as to render the hall unusable for a nursery, or indeed any other function. We are further concerned that the impact of overshadowing and overlooking from the Southern flank of the development will further compromise the functionality of the hall – having that use is an important element of church life.

- **The Caretaker's Flat**- Whilst the bulk of our site is the Church, we would urge that all due regard is given to caretaker's flat as a dwelling in considering this application. Not solely in terms of concerns over noise ,dust and light- but that due consideration to the effect the proposed building would have on the outlook, privacy and general amenity of the flat.

- **Parking** As a church with a gathered congregation, with many elderly worshippers, parking provision on roads immediately adjacent to the Chapel (Fann St, Viscount St, Brackley and Golden Lane) is vitally important to us, and we have concerns as to the impact on street parking as a result of construction, and from the long term uplift in residential numbers. We are therefore glad to note that the current application does contain on-site parking, and hope that it will be endorsed.

We hope that these comments are useful and would welcome the opportunity for further engagement and dialogue with you as this case progresses.

Iago Griffith

70 Fann Street

EC1A 0SA

BERNARD MORGAN HOUSE DEMOLITION and REDEVELOPMENT PLANS

We believe that the Bernard Morgan demolition and redevelopment will have a detrimental impact on Prior Weston Primary School and Children's Centre and, in particular, on the upper level, outdoor playground and learning areas at Prior Weston School, directly across from the proposed development. Toddlers and the under fives will also be affected at the ground floor level playground.

The playgrounds and outdoor learning space on the upper level of the building is a key resource for improving the learning, progress and achievement of children at the school. It is also a key resource for the physical, social and emotional well being of children at the school. We have current plans to make even further use of this area, with an upgraded playground and more frequent and better use of outdoor play, exercise and learning areas. We also plan to improve the Children's Centre playground facilities. These plans are outlined in the current Prior Weston School Improvement Plan (SIP).

It should also be noted that the effective use of the physical environment, in terms of integrated indoor/outdoor play and integration into the wider community (such as the mixed use of Fortune Street Park), is clearly identified as an indicator of 'Best Practice' by Ofsted (2015).

The school is seeking re-assurance that the Bernard Morgan proposals will not result in any significant loss of light to this area during the main hours of use (8am-6pm). The school objects to plans resulting in loss of light which have the potential to diminish this key resource for our children.

Prior Weston Governing Body also seeks re-assurance that the Bernard Morgan development does not create a situation where the children are inappropriately overlooked and that the safety and security of the children are not in any way compromised.

Noise and disruption during the development of the site is likely to be very intrusive and detrimental to children's learning and we wonder what measures are to be put in place to minimise that and compensate the primary school and children's centre.

The Prior Weston Governing Body resolved at its meeting on 12th July 2016 to OBJECT to the demolition and redevelopment plans for Bernard Morgan House and to ask the City of London to REJECT the planning application.

We are willing to meet with appropriate officers and individuals in the light of decisions taken by the City of London. Please use Ruth Gee as the first point of contact.

Ruth Gee
Chair of the Governing Body,
Prior Weston Primary School and Children's Centre.

And

Andrew Boyes,
Headteacher, Prior Weston.

110 Breton House
Barbican
London
EC2Y 8PQ

25 August 2016

Catherine Linford
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Application reference 16/00590/FULL

Bernard Morgan House, 43 Golden Lane, London EC1Y 0RS

Dear Ms Linford,

I object to the above application on the ground that the scale and design of the proposed development is wholly out of keeping with that of the surrounding buildings, especially Bowater House and the Welsh church. Whereas the present building was carefully planned so as to harmonize with its neighbours, the proposal ignores the distinctive character of the area altogether. Approval of the proposal would fly in the face of the Listed Building Management Guidelines for the Golden Lane estate, which require the local authority to "take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area" (2.2). This requirement applies to developments on any of the estate's boundaries, but, in view of the historical and architectural connections between the Golden Lane and Barbican estates, I submit that it must apply with particular force to developments in the corridor between them.

Moreover the sentence quoted above is preceded by an example: "An illustration of the importance of the current setting is the view along Goswell Road and Crescent House with the backdrop of the tower blocks of the Barbican Estate – all by Chamberlin, Powell and Bon." An equally valid example of the same point would have been the views from the open areas around Great Arthur House towards the Barbican towers, which the proposed building would obstruct.

I note the applicants' argument that the reduction in daylight and sunlight which the proposed building would inflict on the residents of Bowater House is justifiable because it would be largely attributable to the design of Bowater House itself. In support of this argument they quote the City's Local Plan as stating: "Where appropriate, the City Corporation will take into account unusual existing circumstances, such as ... the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive".

However, I would emphasise the words "where appropriate". In this case the offending building, Bowater House, is one of some architectural distinction. The Guidelines point out that, like the other low-rise blocks, it was "planned specifically to achieve an impression of spaciousness and

light" (2.2.4). The architects managed to achieve this effect in spite of the features that are now said to reduce the building's own daylight. Clearly they must have made certain assumptions as to the size and proximity of the buildings that would eventually become these blocks' neighbours. If they had suspected that one of those neighbours would be anything like the building now proposed, they would have adopted different solutions. In effect the applicants' argument is that Chamberlin, Powell and Bon got it wrong, and that the consequences of that error must now be borne by the residents and not by developers. Accepting this argument would, I suggest, be a strange way for the Corporation to honour the architects' legacy.

Yours sincerely,

[redacted]

Jacques Parry

Adjei, William

From: Linford, Catherine
Sent: 31 August 2016 10:10
To: Adjei, William
Subject: FW: Request to add and amend my objection letter 16/00590/FULL 42 Bowater House

-----Original Message-----
From: Debs [redacted]
Sent: 26 August 2016 20:55
To: Linford, Catherine
Subject: Request to add and amend my objection letter 16/00590/FULL 42 Bowater House

Dear Catherine Linford ,
I am writing to request and add on on further comment to my objection letter. This is as follows:
As a resident of Bowater House , I object to the potential impact to daylight and sunlight amenity on my flat at 42 Bowater House.
The enjoyment of my property will be greatly affected by the scheme .
I understand that City of London have a statutory obligation to recognise my objection.
Many thanks for your consideration .
Yours sincerely,
Deborah Phillips

Sent from my iPad

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Dominic Bampton
Address: 6 Brandon Mews Barbican London

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

Comment:I strongly object to the demolition of Bernard Morgan House and redevelopment the site. There will be a great deal of disruption for nearby residents and the relative peace of Golden Lane and fortune park will be ruined for months if not years. Having seen the CGI pictures of the proposed new building it is clear that it will be completely disproportionate to its surroundings. I suggest a renovation of the existing building and its use as affordable housing for local people. The demolition and redevelopment should not go ahead.
Yours sincerely, Dominic Bampton

Consultation response and objection to the planning application for Bernard Morgan House, 43 Golden Lane, London EC1Y 0RS, Ref. 16/00590/FULL

Tim Godsmark
Chair Golden Lane Estate Residents'Association
23 Hatfield House
Golden Lane Estate
London
EC1Y 0ST

26 August 2016

Dear Sirs,
I write on behalf of the Golden Lanes Residents' Association (GLERA) who are a statutory consultee for the above application.

While we accept that some form of development on the site, preferably reusing the existing building, is desirable this is not the right building for the context. We therefore object to this application and recommend that it be refused.

Our reasons for objecting are:

Planning Policies and Government Planning Policy

1. Community facilities or public infrastructure amenity
   The community facilities in the area are already overstretched and because of the cost of land in Central London that is unlikely to change. The main areas of concern are:

   Medical Services.
   The area is served by one doctors' surgery, The Neaman Practice in Half Moon Court and one NHS dentist on the parade of shops on the Golden Lane Estate fronting Goswell Road. Both have to serve the populations of the Barbican, the Golden Lane Estate and the Peabody blocks around Whitecross Street as well as the local office population. St Bartholomew's Hospital was downgraded a number of years ago and it is questionable that it has sufficient capacity and range of facilities to serve an ever expanding population.

   Education.
   The City usually relies on private provision for nursery education which is unaffordable for many people. It is unlikey that there will be sufficient provision at the publically funded Golden Lane Early Years Centre as this is already over subscribed and it gives priority to residents of LB Islington.

   The local primary schools are heavily subscribed and, although a new primary school is to be built on the old Richard Cloudsley school site it is unclear how soon this will come on stream.

   The City of London has no none fee paying secondary schools provision in its boundaries and although it has arrangements with the sponsored City Academies these mean sometimes lengthy travel by public transport for the children from the City who use them and our understanding is that uptake from City children is limited.

   Public Open Space.
   The only local public open Space is Fortune Street Park opposite the site. This is already over-used as a visit on a summer's lunch-time demonstrates and this has led to damage to the planting in the park. The proposals include minimal amenity space and this will

lead to an increased use of the park which it will be unable to sustain. Equally overshadowing of the park with lead to a degradation of the ecology.

Transport
Although the area is well served by buses and the underground the extra users of public transport will stretch the services already near capacity. The nearest bus route, the 153, is infrequent and only runs single deck buses and this will be under particular strain.

2. Overlooking
The Fann Street elevation of the proposals has living room and bedroom windows overlooking Bowater House. We have been told that the City of London does not have a policy for minimum distances between windows onto habitable rooms however the policy with most London Boroughs is a minimum distance of 18 metres. The distance between the blocks and windows onto habitable rooms appears to be slightly less than this and is unacceptable.

We recommend that if the application be approved that the flats facing Bowater House and the Cobalt Building have either frosted glass or 2 metre privacy screens to the windows.

3. Loss of daylight, sunlight and over-shadowing
The proposals will mean a material loss of sunlight and ambient light to the surrounding buildings and Fortune Street Park and the play areas of the Golden Lane Campus. The most affected building will be Bowater House, a residential block on the Golden Lane Estate. The Sun Light, Daylight and Over-shadowing Report states that *"Secondly, one of the key surrounding properties, Bowater House, has a large number of windows that are self-obstructed by a combination of projecting balconies, recessed windows and brick-built privacy screens which materially limit the access of light to those windows facing the site."* Having lived in an identical Golden Lane maisonette block for 14 years I can categorically state that there is not loss of daylight due to the articulation of the façade and solar gain can be a problem in the summer.

The Report says, in précis, that the reduction in light is greater than the BRE guidelines but this is acceptable because of the building's inner city location. This argument is unacceptable given that the building (and some of its occupants) have enjoyed the same level of natural light since the late 1950s and the occupants of inner city flats have as much need of natural light as anyone else.

The over-shadowing diagrams for Fortune Park show a greater level of shadow at certain times of day and year. This will have an impact on the ecological make up of the Park and reduce its usability to the local community.

Over-shadowing of the Golden Lane Campus will limit children's access to the play area at certain times of the day and year. It will also impact on public health because of reduced children's exercise and vitamin D levels. The Report shows that this overshadowing will be at its worse at school departure time at 3:30pm in winter.

4. Noise and Disturbance
While we understand that construction noise and disturbance is not a valid grounds for objecting to a planning application we would note that no Construction Management Plan has been submitted. The disturbance caused by the development will be most felt the, often frail, elderly occupants of Tudor Rose Court and this should be taken into account.

For the ongoing use of the building we note that the service entrance is to be in Brackley Street. The streets to the rear of the site are narrow and the 'canyon' effect caused by such a tall building fronting other tall buildings with cause sound to carry and nuisance to surrounding flats. This again will have particular impact on Tudor Rose Court but also on the occupants of Bowater House due to increased use of Fann Street. We would recommend that if the application is approved that hours of use of the service entrance are conditioned.

The site is in close proximity the a school and delivery truck using Golden Lane during the works will be a hazard for children going to and from school. We would suggest that deliveries be limited by condition outside these hours should the application be approved.

5. Design, Character and Appearance
The site sits between several listed buildings and a new school designed by a respected contemporary architect. The Listed Buildings Management Guidelines for the Golden Lane Estate state that:

'The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest. An illustration of the importance of the current setting is the view along Goswell Road and Crescent House with the backdrop of the tower blocks of the Barbican Estate – all by Chamberlin, Powell and Bon. The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area.'

There is no evidence from the documentation supplied with the application that views from the Estate have been taken into account, especially given the reluctance for the applicant to provide views looking along Golden Lane to and from the Estate.

The design of the elevations of the proposals appear to take their cue from the Peabody flats fronting Fortune Street with brick walls and raised contrasting reveals to the window openings. These are the least architecturally interesting buildings in the locality and as they were a generic response to housing design in the late 1950s/early 60s the proposed elevational treatment is a generic response today that can be found in numerous developments including several by AHMM. Given the sensitivity of the site and the close proximity of listed buildings that demonstrate a development in the architectural thinking of a single architect it would have been more appropriate to have seen the building in the context of the Golden Lane Estate and the Barbican. The existing building on the site certainly took ideas from the Golden Lane Estate while not attempting to directly mimic it and we do not understand why this could not have been done with the proposals rather than a rather lazy imposition of a house style or ideas from elsewhere.

We would comment that a majority of the flats proposed are single aspect and this is not good practice in housing design as it limits natural ventilation. This can be compared to the Golden Lane Estate where all the flats are dual aspect.

6. Sustainability
The design and access statement does not make a case for losing the embodied energy in the existing building apart from a brief line in the Design & Access Statement saying that the existing building is in a poor state of repair. In fact, for a building that has been empty for over a year, it is in a remarkably good state of repair and we can see no reason why it should not be reused.

The Sustainability Statement supplied with the application is about aims but is light on the specifics of how these are to be achieved. If the application is granted approval we would recommend that specific energy reduction targets are conditioned.

7. Density, Massing and Bulk
The existing building has a floor area of 4,047 sq m. The site was sold with a sketch scheme prepared for the City Surveyors Department suggesting that a floor area of 8,000 sq m might be possible. The current proposals are around 12,000 sq m. This is an unacceptably high increase given the context and the sensitivity of the site.

The building is extremely bulky and no thought appears to have been given to the impact on its neighbours or their residential amenity with regards to overshadowing, over looking or sense of enclosure.

8. Impact on the Historic Environment, Listed Buildings or Conservation Areas
As noted in the design section no regard has appeared to have been taken of the surrounding listed buildings.

An application has been made for the existing Bernard Morgan House to be defined as a non designated Heritage Asset.

9. Traffic implications, Parking and Means of Access
Although the proposals are effectively car free it is unlikely, given the socio-economic status of the prospective owners, that it will be possible to maintain this position as the occupants will find ways around it. Central London already regularly misses targets and regulations for air pollution and given the proximity of the proposals to a primary school on what is currently a relatively lightly trafficked street, an increase in local traffic can only have a detrimental effect on public health.

As noted above Brackley Street is completely unsuitable for servicing the building given the carriageway width.

SUMMARY
The Golden Lane Estate Residents' Association strongly objects to these proposals and recommends refusal of this application.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Miss Marie Morley
Address: Flat 2, Cobalt Building 10-15 Bridgewater Square London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:As a Cobalt Building resident, I object to the application to re-develop Bernard Morgan House (BMH). I urge the Corporation of London (CoL) refuse the application.

The Cobalt Building was neglected in the community engagement process. A petition signed by Cobalt residents was sent to Taylor Wimpey and CoL in June. As our concerns had not been addressed in the validated planning application, the petition was re-submitted in August. Taylor Wimpey's planning statement fails to mention the Cobalt Building when referring to adjacent/adjoining buildings. However, the statement does say CoL has approved the "height, bulk and massing for the redevelopment as proposed" - before the start of the consultation period.

The density, massing and bulk of the proposed development will have a negative impact on my residential amenity. The building is c. 4,000sqm more than the original plan. Not only is this an overbearing size, the building's bulk has moved towards Viscount Street with proximity to my flat. The designated "service" entrance on Brackley Street will give rise to increased traffic required to service 104 flats. This traffic will come directly down Brackley Street and exit via Viscount Street. These narrow roads face my flat and will become busy thoroughfares, creating untold noise and pollution. Please do not permit the development to extend beyond the current footprint along Brackley Street, with two storeys at the South West elevation.

A "public pocket park" will sit outside my lounge window. I am extremely concerned about anti-social behaviour. Retain the green space but keep it private.

My flat is not the brightest now, so the light received is very precious. The new development will obstruct the light I currently enjoy and reduce my quality of life. Point 2 Surveyors' Light Report says five windows in my flat "all record minor transgressions of the BRE numerical targets, with reductions ranging from 20.07% to 22.94%.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Miss SELINA ROBERTSON

Address: 323 SHAKESPEARE TOWER Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:As a neighbour in Shakespeare Tower, I am appalled by the plans to pull down BMH and re-build a higher, intrusive building that will impact the local city planning of the area in terms of blocking any winter light to the park, the school children playing and the residents at Bowater House and Fann Street itself. What is the point of pulling down an good enough existing building to build something that no local resident wants or needs? There are so many reasons why I enjoy living on the Barbican estate and one of them is the material relationship to Golden Lane Estate, the community and the special local building design. Why is the City of London considering an planning application that is breaking the Golden Lane Listed Buildings Guidelines? Also, why do we need more private house accommodation, when are you going to provide new social housing for the local area? I really hope that you take into account of the comments from local residents, not just those living on Golden Lane Estate, as this planning application will affect the whole neighbourhood in terms of bad design, impact on the community of all ages, increased local traffic, increasingly worrying pollution levels, and stresses on local social/NHS services. Thank you.

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

Dear Catherine Linford

The Golden Lane Estate Residents Association Planning Sub-Committee strongly object to the demolition of Bernard Morgan House and I would like to recommend to the local planning authority that the planning application should be refused.

The current proposals for Bernard Morgan House do not meet the City of London's planning policy, are an over-development of the site, will have a negative impact on its surroundings, including neighbouring dwellings in terms of over-shadowing, over-looking and by dominating neighbouring buildings. The design is a generic response to a multi storey housing typology and selects its design cues from the least architecturally interesting buildings in the locality.

The issues with the design are summed up by the following points:

- The building is not contextual and, as it replicates design details of AHMM buildings elsewhere, is a generic response to the site.
- The details of the design pick up on the least interesting buildings in the locality rather than the architecturally significant Golden Lane Estate and Barbican.
- The proposals do not follow the listed building guidelines and the building as a whole is inappropriate in the context of two, major, listed building complexes.
- The provisions of the Local Plan have not been followed.
- The mass of the building is too great and the elevation facing Fann Street and the Golden Lane Estate is banal.
- The bedroom windows in the elevation facing Fann Street are close to the windows of habitable rooms in Bowater House on the Golden Lanes Estate.
- The proposals will overshadow Bowater House on the Golden Lane Estate, Fortune Park and the Golden Lane Campus including Prior Weston and Richard Cloudsley schools. This will impact on local childrens' health.
- The developer says that it does not intend to follow the City of London's policy for on-site affordable homes and is not providing any.
- The development is replacing key worker housing with housing that is unaffordable to the majority of the local population as well as key workers.

We were very sad to see the new designs intended to replace Bernard Morgan House. This feels like a wasted opportunity by such renowned architects to build something which could complement the extraordinary and elegant Golden Lane Estate. If they were sensitive to this specific site how can they just rehash buildings they have already built in Wandsworth and Ladbroke Grove? Completely different settings to this unique site.

The site is right next to the iconic grade 2 listed Golden Lane Estate. Bernard Morgan House connects the Golden Lane Estate with the Barbican. The architects (AHMM) have said how much they admire Chamberlin, Powell and Bon, these new designs are an insult to their memory. AHMM have taken as their influences the Welsh Church and the low rise Peabody buildings in Fortune Street and not the still outstanding and innovative designs of the Golden Lane Estate and the Barbican.

When Bernard Morgan House was built in 1960 great care was taken to compliment Bowater House and the Golden Lane Estate.

In 1960 The Architectural Journal ran an article about The Finsbury Section House (in the 1970s the building was renamed Bernard Morgan House)

GROUND FLOOR PLAN (Scale: 1 inch = 32 feet)

The Finsbury Section House of the Metropolitan Police occupies part of an island site at the junction of Golden Lane and Fann Street, immediately to the south of the City of London's Golden Lane housing scheme and on the northern edge of the Barbican area. One of the town-planning requirements was that the Golden Lane frontage and the height of the building should be complementary to a neighbouring six-storey block of maisonettes. Another requirement was that the main entrance should not be in Golden Lane itself. Bearing in mind both the position and the purpose of the Section House, the architects attempted to create a building which would harmonise with the adjoining housing schemes but would also have an added "civic" feeling in keeping with its use.

The site had been heavily bombed during the war and the level was approximately fifteen feet below the road at the

Official Architecture and Planning, July 1962 369

The architects' new building doesn't need to replicate the style of the Golden Lane Estate or the Barbican but imagination is needed to create a replacement of Bernard Morgan House that equals this unique building, with its fine detail and use of decorative tiles and knapped flint. It's a tragedy that this building is being demolished to be replaced by something so mediocre. Surely the architects can come up with something more exciting than remodelling their past designs built in completely different locations?

"Bernard Morgan House, a Section House by the Metropolitan Police Architects' Department, completed 1960. Long slab, well detailed, with infill of the concrete frame in dark brick and knapped flint." (The Buildings of England, London 1: The City of London by Simon Bradley and Nikolaus Pevsner)

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

Having seen what they want to replace Bernard Morgan House with it makes us feel even more upset that this building was not listed. It was built using materials that remained onsite after the old church was bombed, giving it a sense of history that goes back centuries. The architect references the old church with the use of knapped flint wall panels which gives an ecclesiastical allusion.

There is a sense of space around the building, which fits with Bowater in scale and structure without mimicry or pastiche. You can also see how well it compliments the Barbican which was built afterwards; Chamberlin, Powell and Bon must have taken this building into consideration while designing the Barbican.

The new designs do not conform to The Listed Building Guidelines.

The Listed Building Guidelines

"No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.

The design of the estate is particularly significant in its achievement of a viable and sustainable community within a tightly defined space. It provides not only a high density of accommodation but also large areas of open space and diverse social facilities and amenities. All available space is used to maximum effect.

The Golden Lane Estate should be understood in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the urban fabric of the City of London.

The estate was conceived to provide a self-contained, distinct and sustainable community enjoying a high standard of accommodation and amenities. Because of its unpromising setting – at that time, in the early 1950s, a bleak wasteland of bomb sites to the north of St Paul's Cathedral – it was specifically designed to have a strong sense of enclosure. There was, however, no intention or attempt to diminish its essentially urban location and character. The architects clearly articulated this: 'It has tried to be as urban as the City itself.

While the original concept was, in words of the architects, 'inward-looking' because of the inhospitable surroundings at the time, five decades on the estate should be appreciated in its current environment, which differs considerably from that of the early Golden Lane Estate *Listed Building Management Guidelines* ***1950s.***

This concept should not, however, be misinterpreted as implying that developments around the estate are unimportant. The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.

An illustration of the importance of the current setting is the view along Goswell Road and Crescent House with the backdrop of the tower blocks of the Barbican Estate – all by Chamberlin, Powell and Bon. The relevant local authority should,

therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area.

The design of the Golden Lane Estate is particularly significant in its interpretation of a viable and sustainable community within a tightly defined urban space. In addition to the efficient use of space to provide the required density of housing (200 people per acre), it also provided amenities and facilities to support a self-contained community. While this was an aspiration of many post-war redevelopment projects, few succeeded in achieving the diversity and integration of the Golden Lane Estate. From its earliest conception, it included a community centre for residents, leisure facilities including a swimming pool and badminton court, a bowling green (subsequently tennis courts), a nursery and children's playground (which later included a paddling pool, since removed), residents' club rooms, garages, estate workshops, and, slightly later as the site was extended, shops and a public house (which originally included a restaurant), as well as open spaces or 'courts'. These are contained within a tightly planned area, where all available space is used to maximum effect.

This guideline has been completely ignored ***"The relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest."***

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

The architects AHMM say this is *"An architectural design that is in keeping with the distinctive feel of the local area."*

How AHMM make this claim when all they have done is transpose designs they did for buildings in Wandsworth and Ladbroke Grove?

The new plans may be influenced by the design of the Welsh Church and the low rise peabody buildings, both of which we like but none are listed and neither are "distinctive". The Golden Lane Estate, the Barbican and Bernard Morgan House are what makes this area special and interesting architecturally. It is these buildings which are in keeping with the 'distinctive feel of the local area'. And the new building does **not** conform to The Listed Building Guidelines.

According to the architects the City's Conservation officer directed them to use the Welsh Church as their model. We find this very strange as even though the Church may not be listed, the new designs will completely dwarf it. The new building is huge. We like the Welsh Church very much and we think it should be listed but if this new building is allowed to be built the church will be lost in a mass of brown brick.

"The current building was designed by Caroe and Partners in a Swedish-inspired form of modern architecture sometimes called the New Humanism" Wikipedia

Ironic that the new building has no sense of human scale whatsoever and completely dwarfs both the church that inspired it and the iconic Golden Lane Estate. The Corbusier influence, which played a big part in the designs of Golden Lane was also clearly a major influence on the design of Bernard Morgan House.

The Pavillon Suisse or Swiss pavilion was designed by Le Corbusier between 1930-31

CITY OF LONDON LOCAL PLAN January 2015

page 125

Core Strategic Policy CS15: Sustainable Development and Climate Change

3. Avoiding demolition through the reuse of existing buildings or their main structures, and minimising the disruption to businesses and residents, using sustainably sourced materials and conserving water resources.

This building is worth preserving

Page 125 of the Local Plan makes reference to avoiding demolition through the reuse of existing buildings or their main structures and we question the need to demolish Bernard Morgan House. We refer back to page 91 CS10: Design point 1. Ensuring that the bulk, height, scale, massing, quality of materials and de-tailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. And point 3. Ensuring that development has an appropriate street level presence and roof scape and a positive relationship to neighbouring buildings and spaces.

All of this was clearly considered in 1960 when Bernard Morgan House was built: the scale and position in relation to Bowater House; the use of knapped flint and the decorative tiling. As well as the integrated open spaces and gardens.

Why couldn't something exciting be done with the building as it is now? Keep the shell, it would look amazing renovated, there are so many beautiful details. The blandness of the new plans emphasis the careful thought that went into the design of Bernard Morgan House.

Bernard Morgan House, The Welsh Church and The Golden Lane Estate were all built after the war on an area that had been destroyed in bombing raids. Each incorporated the basements of the original buildings into its design, with each building creating a sunken garden with a sense of lightness and space. Bernard Morgan House has particularly elegant green slate staircases rising up from these gardens. Even an original victorian street light remains in the grounds. It is clear that care was taken when building on these sites to respect the history of the area.

The overbearing quality of this proposal makes us appreciate how Bernard Morgan House and the adjacent Welsh Church, with its trees and space between, adhere to the notion of enclave that is a common feature of the Barbican, Golden Lane Estate, and the school, (whose western elevation quotes directly from Bernard Morgan House) and Fortune Park opposite. Buildings coexist. Some become important for their place in the community. Bernard Morgan House performed such a function.

The new designs ignore the City of London Local Plan, page 91

Core Strategic Policy CS10: Design

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

1. Ensuring that the bulk, height, **scale, massing**, quality of **materials and detailed design of buildings are appropriate to the** character of the City and the setting and **amenities of surrounding buildings and spaces**.
2. Encouraging design solutions that make effective use of limited land resources.
3. Ensuring that development has **an appropriate street level presence and** roofscape **and a positive relationship to neighbouring buildings and spaces**.
4. Ensuring that design and management of buildings, streets and spaces to **provide for the access needs of all the City's communities**, including the particular **needs of disabled people**.
5. Ensuring that new development respects and maintains the City's characteristic network of streets and alleyways.
6. Delivering improvement in the environment, **amenities and enjoyment of open spaces, play areas, streets, lanes and alleys** through schemes in accordance with public realm enhancement strategies.
7. Ensuring that signs and advertisements respect the restrained character of the City.

These new designs not only ignore the local plan but they make Jonathan Meades' statement in support of the Listed Buildings application all the more relevant.

" Whilst there can be no doubt that cities benefit from near-anarchic heterogeneity there can equally be no doubt that the combination of an officially sanctioned Croesus inspired near-anarchy has only the most baleful consequences. At some point the City of London's shiny, ostentatious self- destruction must stop. Greed has marred it. Corporate sloth has allowed it to become a carnival of bling. Developers and architects have been subjected to only the frailest checks. The very idea of aesthetic control seems laughably quaint, a hangover from an age which valued propriety. Bernard Morgan House belongs to such an age. It is over fifty years old. Thus it has enjoyed what, by current measures, it is an exceptional longevity. But then it belongs to an era when buildings were reckoned to be something other than ephemeral - and it looks it: there is nothing in its materials which speaks of impermanence. Black bricks, knapped flint, concrete. Whilst the form may derive from Le Corbusier the materials, unusual in this conjunction, derive from the industrial vernacular of the nineteenth century and the immemorial structures of the flint-constellated chalklands of the Thames Basin.

There are also extrinsic reasons why it should be listed.

1) It is superior to whatever will replace it. One need not see what replacement is proposed to make such an assertion. One need only look at the abortions which have replaced other victims of corporate vandalism.

2) A section house is not, say, a refinery or a piece of kit - it is a civilian barracks and so easily convertible to another kind of human accommodation.

3) It forms part of a unique continuous contemporary composition which includes Golden Lane and the Barbican. "

(Jonathan Meades 2015)

The Fann Street Elevation?

The architects have failed to show a Fann Street elevation of the new building. After the exhibition in January we specifically asked for a drawing of this elevation and a drawing which showed the new build in relation to Bowater House, its nearest neighbour. They show a drawing from further up Golden Lane, because of tricks of perspective Bowater House seems to be taller than the new build. Is this deliberately misleading?

The side wall along Fann Street is covered by full height windows with juliet balconies. Why is this necessary? Everyone in Bowater House will lose their privacy after 60 years. These are north facing bedrooms and do not need full height windows. It reminds everyone of a penitentiary. It would help if it wasn't built right up to the Fann Street pavement. If it was set back slightly and parallel to Bowater House, as Bernard Morgan House is at the moment, it would give the whole building a sense of lightness and space which the new building lacks at the moment. Something much more interesting could be made out of that north facing wall.

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

Cripplegate House

Cripplegate House is grade 2 listed and Bernard Morgan House was designed to respect its older next door neighbour. The new building again ignores the scale and design of another of its listed neighbouring building.

The Barbican Gardens are Grade 2* and the new building **will** over shadow the gardens around the Barbican's Breton House.

Sunlight

Taylor Wimpey did a sunlight survey on one day of the year at the end of March. It isn't the average that counts it is the winter sun that we all need, especially our children and the elderly residents who enjoy Fortune Street Park in the afternoons.

The mass of the new building is huge. It will have a devastating affect on the residents in Bowater House, Breton House, The Cobalt Building, Tudor Rose Court, the Welsh Church and children in Prior Weston Primary School and Richard Cloudesley Special Needs School. The new building will loom over its nearest neighbours, blocking out our sunlight.

This is the view of the sun clipping the top of Bernard Morgan House on 24th February 2016 at 11:02am. If the block is any higher is will block the sun into our Bowater House apartments.

Fortune Street Park and Sunlight

But our greatest concern is the impact on our extremely popular local park, Fortune Street Park. This picture was taken at 17:08 on 27th September 2015, from just between the school entrance and the playground.

The new designs are two stories higher and the new building will block the sun by the time children come out of school. The park is full of children after school, especially if the sun is shining. Vitamin D deficiency is a real problem with children in London at the moment. The City of London is very concerned about the health of all its residents. If the building is any taller than the existing building this will have an enormous impact on the health of the children and all residents that use Fortune Park. This park might be in Islington but the City

of London can't ignore the health implications this new building will have if it is allowed to be built any higher than the present building. Many City residents use the park, it has the only public playground in the area. Many of the City's elderly residents use the park. It is a place to sit in the sun as well as somewhere to meet friends and to socialise.

It is also hugely poplar with City workers at lunch times. On a sunny day you can hardly see the grass for groups of workers eating picnics. If the sun is blocked during the winter months this grass will never have a chance to dry out and will turn to mud.

This picture was taken on 4th March at 4.41pm, the sun is just disappearing behind Bernard Morgan House. If the building is any higher that sun would have been blocked by 3.30pm when children come out of school. The school entrance is actually in the park, designed so children could leave school and play before going home. These are children who live in apartments without gardens. This park is like our back garden, where we can get to know each other as our children grow up together. The park is vital for the community's mental health as well as its physical health.

Affordable Homes

There is no affordable housing included even though the City of London's Local Plan says there should be 30% affordable housing built onsite on any new developments unless a viability study shows it's not viable.

Another bidder for the site lost out to Taylor Wimpey even though their plans included affordable rented homes and studio work spaces. Their highest bid was more than Taylor Wimpey eventually paid for the site.

There is a housing crisis in London, does this area need another building like The Heron?

> ***"About a year after the residents of The Heron in the City of London moved into their glistening new skyscraper, they decided to form a residents' association. Yet when they tried to gather support for the idea among their fellow tower dwellers, they encountered a problem: they couldn't find half of the residents.***
>
> ***"They hadn't even picked up the keys 12 months on," says Peter Wynne Rees. "If that isn't an indication of their motive for buying a property, I don't know what is."***
>
> ***Rees, who not only lives in the building but guided its planning application in his previous role as the City's chief planner, offers the vignette as a prime example of what he believes is wrong with the capital's property market: speculative foreign investors are flooding in, pushing out locals with cash purchases and exacerbating the city's housing shortage by leaving their homes empty"*** **(Financial Times, November 14, 2014)**

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

There is a very special sense of community here, right in the centre of London. Our children go to the local nursery and primary school and on to local secondary schools. They have grown up together and still play together in Fortune Park, Golden Lane and The Barbican Gardens.

There are enough luxury flats in the city, newly built, many bought as investments and now sitting empty.

Another semi-empty set of luxury flats would not in any way benefit this community. The suggested replacement to Bernard Morgan House has no consideration for the surrounding buildings, our local community or the history of this part of the City.

The City is not just about business and money. This area is a real home to many people. Not just an investment opportunity. Bernard Morgan House is situated right in the centre of this community, between the Barbican and Golden Lane Estate, overlooking Fortune Park and Prior Weston School. It was carefully designed to be part of this community and is as an example of postwar development at its best. Any replacement needs to recognise the uniqueness of this area and its rich history and must benefit and enhance our community.

Emma Matthews
On behalf on The Golden Lane Estate Residents Association Planning Sub-Committee
20 Bowater House
Golden Lane
EC1Y ORJ
29th August 2016

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr christopher Makin
Address: 21 Speed House Barbican

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:Put simply, this proposal is way too big for the site in question and out of proportion to properties in the area, leading to lack of light for its neighbours which it will overlook and the opportunity to future disruption from noise.

Further this proposal rides roughshod over the the City's Listed Building Managment Guidelines for the Golden Lane Estate that states that: "The views from-as well as into-the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings;their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest...The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

I am very disappointed that 3D models of the proposals have not been made widely available. The overdevelopment of the site can be seen at http://bjhg-blog.blogspot.co.uk/2016/08/bernard-morgan-house-updated-google-view.html

Bernard Morgan House is not listed but, like Roman House to the south of the Barbican it is suitable for refurbishment and should be recognised as a heritage asset of local significance.

This proposal should be rejected.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Martin Coomer
Address: 503 Ben Jonson House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The proposed building is too large and inappropriate for the site, a constricted area between two listed estates. The design of the proposed building, with its stepped-up plan, increased height and footprint, would dominate surrounding buildings and completely overshadow the adjacent church.

The Local Plan, Policy DM10.1 requires 'all developments to avoid harm to the townscape by ensuring that the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, character, historic interest of the locality.....'.

The Local Plan, Policy DM21.3, requires developments 'to be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation'.

The Local Plan, policy DM12.1 requires a development to 'sustain and enhance heritage assets and to respect the character and scale of surrounding heritage
assets'.

The proposed development is contrary to the principles of the GLA's London Plan, specifically that planning policy should deliver "mixed and balanced communities". With no provision for affordable housing in this or indeed any new development in the City of London, only vague promises to build affordable homes elsewhere, the City of London is pursuing its own policy that flies in the face of the wider intention of the Mayor's Office to create mixed and balanced communities.

Policy 3.9 Mixed and balanced communities. Communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environments.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Andrea Kantor
Address: 61 Breton House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:I object to the proposed redevelopment on the grounds of scale, architectural merit, target market and lack of neighbourhood benefit. The proposed building is out of proportion to its listed neighbours, in a bloated, generic design that is being duplicated from somewhere like Canary Wharf rather than tailored to its surroundings. And it is frankly hideous, with cheap-looking balconies and materials. Such bad architecture seems aimed at investment buyers rather than potential neighbours, and the size of the proposed building calls into question whether the area could in fact support so many new residents if the flats were actually inhabited. There also appears to be no affordable housing included let alone a replacement for the lost amenities for the police. It seems like a cynical money-grabbing scheme designed to benefit the developers more than the City (which has already struggled to attract enough high-end buyers for its recently constructed flats).

The construction phase: How much noise for how many years will the site generate in an area of residential flats and offices that is already blighted by constant daytime noise from the Golden Lane Campus? I am aware that this is not considered to be a valid planning objection, but the combination of these factors could make lower Golden Lane uninhabitable during the day, and the scope of new building work should take this into account.

The current proposal must be rejected. It is simply the wrong building being foisted upon a neighbourhood for the wrong reasons.

Planning Application 16/00590/FULL, 43 Golden Lane, EC1Y 0RS.

Dear Catherine Linford

I want to strongly object to the demolition of Bernard Morgan House and I would like to recommend to the local planning authority that the planning application should be refused.

I am shocked by the ignorance shown by the developers and architects about the local area, its residents, the demographic and particularly the City of London Local Plan setting out strategy objectives and policies for planning the City of London.

The City of London Local Plan goes on repetitively and at length about its good intentions regarding redevelopment. None of these is reflected the proposed development. The key issues referred to below are:

1) appropriateness the new build in terms of mass, scale etc in the context of a noted historical and world-famous architectural site

2) daylight and sunlight and intrusiveness of any new build in terms of mass, scale etc

3) the City's biodiversity policies and loss of garden and open space in an existing green corridor

In the City of London Local Plan of January 2015, page 9, 1.3 and 1.4: the overarching strategy is its sustainable community strategy supported by key themes including supporting our communities and protecting, promoting and enhancing our environment. The current proposed plans fail on all these points.

City of London Local Plan of January 2015

Page 16
Table 2.2 projects 430 new units in the whole of the City between 2016 and 2021. The Blake Tower and Bernard Morgan House developments will count for almost half the predicted amount in Fann Street alone! None of these are affordable homes.

Page 21
Makes reference to the Barbican and Golden Lane Estate and how careful planning is essential to retain the character and amenity of individual areas. These plans fail to retain in any way the very particular character of this area.

Page 24
Makes reference to integrating sustainability and equality of opportunity, accessibility and involvement. We suggest that the current proposal does none of these in terms of offering affordable homes and key-worker accommodation.

Page 28
Refers to the number of open spaces that will be increased; biodiversity will also be increased. One such site will be destroyed by the redevelopment as there is an existing wildlife garden on the Bernard Morgan site.

Page 62
Point 5 refers to identifying and meeting residents' needs in the north of the city including protection of residential amenity, community facilities and open space. Point 8 requires developers to address the challenges posed by heritage assets while respecting their architectural and historic significance. The Bernard Morgan site is a key link between the listed Barbican and Golden Lane Estate. The current plans reflect none of this.

Page 90
3.10 Design, refers to human scale reflected in the relationship between buildings and their surroundings. The proposed plan dominates rather than fits in with its surroundings. Below is a view of the proposed building which the architects failed to provide even though in both public exhibitions we asked for a view of the building in relation to Bowater House. It clearly dominates grade two listed Bowater House, the scale is completely wrong.

Page 91
Talks of new buildings having regard to their surroundings ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. The current plans fail to take any of this into account.

Page 92
Makes further reference to the bulk and massing of schemes being appropriate in relation to their surroundings and having due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality.

Page 95
Talks of environmental enhancement including the inclusion of trees and soft landscaping and the promotion of biodiversity linking up existing green spaces and routes to provide green corridors. The Bernard Morgan site is already part of a green corridor from Fortune Street Park to Charterhouse Square and its wild-life garden should be retained.

Page 98
Refers to daylight and sunlight and resisting development which would reduce noticeably daylight and sunlight available to nearby dwellings and open spaces. The proposed development would have a disastrous effect on both Bowater House in the Golden Lane Estate and Fortune Street Park. The park will lose sunlight, particularly autumn and winter afternoon sun. When school finishes at 3.30 Fortune Park is full of children. Because of the height and width of this proposed development there will be no winter sun in the park at that time. The blocking out of sunlight would also have a detrimental effect on parts of the Barbican and The Golden Lane Campus.

Page 109
Refers to how development proposals will be required to include supporting information describing the significance of any heritage assets whose fabric or setting would be affected and the contribution made by their setting to their significance and the potential impact of proposals on that significance. It also refers to how existing trees will be affected by a proposed development and how gardens and landscaping will be affected by a proposed development. All of these would be affected by this proposed development of Bernard Morgan House.

Page 111
Makes specific reference to the Barbican and Golden Lane Estates and how developers should take account of the Listed Building Management Guidelines SPDs.

(The City of London's Listed Building Management Guidelines 2013 (updated)

1.2.1.2 Holistic significance
The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's settings. No new

buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.)

"The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.....The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

It is entirely obvious to anyone who lives there and cares about scale and architecture that Bernard Morgan House when it was designed was entirely mindful in terms of height, mass, scale, function and sight lines of its position in relation to Chamberlain, Powell and Bon's very different works of the Barbican and Golden Lane estate and was designed to fit accordingly.

Page 125
Makes reference to avoiding demolition through the reuse of existing buildings or their main structures and we question the need to demolish Bernard Morgan House. We refer back to page 91 CS10: Design point 1. Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. And point 3. Ensuring that development has an appropriate street level presence and roofscape and a positive relationship to neighbouring buildings and spaces. All of this was clearly considered in 1960 when Bernard Morgan House was built: the scale and position in relation to Bowater House; the use of knapped flint and the decorative tiling as well as the integrated open spaces and gardens. I suggest that the knapped flint facade and the tiling on Fann Street be retained and incorporated into the new designs.

Page 162
Makes reference to major commercial and residential developments providing new and enhanced open space where possible. In the case of Bernard Morgan House open space already exists and will be lost.

Page 175 following,
Deals with the issue of key-worker housing. Bernard Morgan House accommodated key-workers in the City and the proposed redevelopment will contain no key-worker housing.

Page 179
Says that all development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation. In the case of Bowater House this has been ignored.

I think the City should commission an independent Light Survey to verify the findings of Taylor Wimpey's. The Over Shadowing report even suggests that the design of Bowater House is at fault;

"Bowater House, has a large number of windows that are self-obstructed by a combination of projecting balconies, recessed windows and brick-built privacy screens which materially limit the access of light to those windows facing the site. The upper portions of the sky dome are self-obstructed by the external amenity provisions on the façade of the building which has the effect of blocking out light from the top part of the sky. This of course creates a significant burden on the site as any meaningful form of development beyond the profile of the existing building will inevitably have some effect upon this building"

They are criticising the design of the grade two listed Bowater House. This statement is ludicrous in every way. My flat is full of sunlight all through the year with wonderful views of the Barbican and a huge expanse of sky. With imagination it would be possible to design a building which doesn't block our sunshine for most of the day. The design of the new building means we will lose 30% of our sunshine and this is not acceptable.

With imagination it would be possible to design a building which conforms to all the above guidelines from the City of London Local plan. I am not against developing the site, I would like to keep the original building and a narrow tower could be added behind which would only block sunlight for a short period of time, both in our flats and on the park. A unique design for this area which compliments the unique design of the Golden Lane Estate and the Barbican. The Local Plan seems to value the City's heritage and its community but in reality will any of its guidelines be followed?

Yours sincerely

Emma Matthews

20 Bowater House
Golden Lane Estate

EC1Y 0RJ

29th August 2016

FROM:

Dr. Mark Campbell
8 Bowater House
Golden Lane Estate
London, EC1Y 0RJ

TO:

Catherine Linford
Environment and Planning
City of London
Guildhall
PO Box 270
London, EC2P 2EJ

RE: 16/00590/FULL Bernard Morgan House Redevelopment

Dear Catherine,

I am writing to register my strongest possible objection to the planning application 16/00590/FULL, submitted by Taylor Wimpey for the proposed demolition of Bernard Morgan House and redevelopment of the site including new buildings and landscaping. Given these objections - listed in detail below - I further request the City of London refuse this application.

My objections to this proposal comprise: 1. Excess Strain on Existing Public Infrastructure Amenity; 2. Daylight, Sunlight and Overlooking; 3. Design, Character and Appearance; 4. Failure to address the Townscape Context; and 5. Misrepresentation of the Public Consultation Process by the Applicant. These objections are detailed below.

As a statutory consultee, who is a leaseholder of 8 Bowater House, Golden Lane Estate, I request the opportunity to present my objections to this Application at any relevant meeting of the City of London Planning Committee.

In detail my objections to this proposal comprise:

1. - Excess Strain on Existing Public Infrastructure Amenity

I object to the proposed scheme on the basis that the over-scaled extent of proposed residential accommodation will place an undue strain on existing Public Infrastructure Amenity.

Furthermore, given the impending over-supply of similar residential schemes in London and the current economic instability following the UK Referendum to Leave the EU, the applicant has not adequately proven the need to develop such a large-scale residential scheme given the undue pressure it will place on the Existing Public Infrastructure Amenity.

1.1 - NHS Heathcare Provision

The local NHS healthcare provider - the Neaman Practice - is the sole provider of care to the resident populations of Golden Lane Estate, the Barbican and social housing clustered around Fortune Street Park. Many of these residents are vulnerable, including a large proportion of children and the elderly. This GP-run Practice is barely able to cope with its existing workload.

The proposed scheme would place an undue and potentially dangerous strain on local healthcare provision.

Please note, I raised this point of objection with the Applicant team during the public exhibitions and note with dismay that no response or meditation of this serious concern occurs in the applicant's submission. This omission is an example of the Applicant's failure to engage in a meaningful process of public consultation, discussed in '5. Lack of Adequate Public Consultant over the Proposal' below.

1.2 - Open Public Space

Fortune Street Park is the principal public green space for the local community. It is heavily utilised by the resident population, including the adjacent Golden Lane Campus, and under substantial strain from existing over-loading caused by local city workers, who use the park during the working week. This often results in annoyance, noise pollution and the unsanitary overspill of refuse.

As anyone who has had to ask lunchtime adult park occupants to move to allow their child to use play facilities, or has been compelled to clean up refuse in order their child enjoy these facilities, would attest, the increased use of this park brought about by the undue scale of the proposed scheme will further diminish the capacity of Fortune Street Park as a public amenity space. This strain will further be exacerbated by the Applicant's decision to not include provision for an on-site children's play area in the scheme.

1.3 - Local Traffic

The streets around the site are narrow are frequently difficult to safely navigate for pedestrians, cyclists and motorists. The disturbance and increased loading that would result from the proposal, in particular during the construction phase and during servicing (such as rubbish collection), will exacerbate this situation to a vastly greater extent than the Applicant indicates in their submitted materials.

As residents who must have emergency access to the use of our vehicle to transport our daughter to hospital, any traffic obstruction to Fann Street is potentially life threatening. (Our daughter has a rare inherited metabolic disease that, in instance of occurrences necessitates immediate hospitalization.) Many other residents who have cars on Golden Lane Estate have health issues or need access for family reasons. Similarly as local residents are aware, Fann Street access from Golden Lane is frequently utilized by emergency services – including the Ambulance Service and Police Force – to provide emergency access to distressed or ill residents at Tudor Rose Court. Disruption to this access is a severe concern.

1.4 - Education Provision

Local non-fee paying primary schools are heavily over-subscribed and will be placed under further untenable strain by the proposed scheme. In addition, this situation would be further exacerbated at secondary level as the City of London does not have any non-fee paying secondary schools within its boundaries.

2. - Daylight, Sunlight and Overlooking

I object to the application on the basis of the negative affects of the proposed scheme on the Daylight and Sunlight Amenity on neighbouring properties and the Overlooking of neighbouring properties. I strongly object to the applicant's claim that the proposal 'is sympathetic to the daylight and sunlight amenity enjoyed by existing neighbouring properties'. This is a falsity.

Finally, I object to the request by the Applicant that their application be assessed and considered on special terms by the City of London despite its undue impact on the Daylight and Sunlight Amenity on neighbouring properties. To do so would be a dereliction of care by the City of London and a rejection of the statutory rights of the affected residents of these properties.

2.1 - Daylight, Sunlight

As the Applicant's submission concedes, the proposed scheme will negatively affect the Daylight and Sunlight amenity of the surrounding townscape, including, but not limited to: Bowater House and Bayer House, Golden Lane Estate; Breton House and the Cobalt Building, the Barbican; Golden Lane Campus and Fortune Street Park.

Given that many residents in neighbouring buildings and Fortune Street Park will have objected to the scheme on this basis, I will concentrate my objections to Bowater House, Golden Lane Estate.

As a ground floor resident of Bowater House, I specifically object to the furture impact to daylight and sunlight amenity of our flat at 8 Bowater House. This impact is indicated in the Applicant's submission in terms of our loss of light. The enjoyment of our property will be greatly affected by the scheme. I further note that both my partner and I use the ground and first floor habitable rooms facing Fann Street to work throughout the day. Our ability to use these habitable rooms would be comprised by the proposed scheme.

I object the Applicant's comments regarding the proposal's affect of the light/sky amenity on Bowater House. I further object to the applicant's suggestion that the elevational treatment of Bowater House reduces light levels – this is a self-serving and deeply cynical suggestion. I remind the City of London that Bowater House and Golden Lane Estate is an internationally recognised example of post-war housing designed by Chamberlin, Powell and Bon on the modernist architectural principles of the Swiss architect le Corbusier, which emphasised the importance of abundant natural light, open space and communality. The status and importance of this building and the estate is indisputable. Furthermore, the Grade II listing and City of London's own conversation guidelines for the estate specifically recognise the importance of the front elevations, including the abundant and, for the period, technically sophisticated, fenestration of the front elevations. Residents have enjoyed the current high level of light amenity since the building first opened.

I would like to further note the Applicant has not assessed the light levels within our accommodation. I request additional details and evidence of the information and sources used by the Applicant in their determination of the affect of the proposed scheme on our property.

As a statutory consultee, I suggest any concession afforded by the City of London in ignoring the negative affect of the proposed scheme on the existing daylight/sunlight amenity would be a dereliction of the duty of care for residents by the City of London. It would further disrespect the intention and guidance of the City of London's own Golden Lane Estates Listed Building Management Guidelines.

1.2 - Overlooking

I object to the application on the basis that accommodation within the proposed development overlooks surrounding residential properties and amenity areas, including: Bowater House and communal garden, Golden Lane; Breton House and Cobalt House, the Barbican; Fortune Street Park; and the Golden Lane School Campus, which includes Prior Weston Primary School, Golden Lane Children's Centre and Richard Cloudsley School. The distance between the proposed accommodation and existing habitable accommodation appears to fall within the minimum 18m distance required by many London Boroughs. The proposed scheme does not sufficiently mitigate this issue of overlooking and is unacceptable in this regard.

As a ground floor resident of Bowater House I object to the overlooking of my flat and the communal garden, which is occupied and played in by my young children. This overlooking will impact upon and affect their enjoyment of our property and neighbourhood. Furthermore, the overlooking of residents and occupants that the proposal acknowledgeable, including vulnerable children who are educated within the Golden Lane Campus and use Fortune Street Park, is wholly unacceptable as proposed.

I would also like to specifically note that when I discussed this issue of overlooking with the Applicant during the public exhibitions, they were unaware of any vulnerable constituencies who would overlooked by the proposed scheme. The continued failure of the proposed scheme to address this issue of overlooking is unacceptable. This omission is another example of the Applicant's failure to engage in a meaningful process of public consultation, as discussed in '5. Lack of Adequate Public Consultant over the Proposal' below.

To approve the application on this basis would constitute a dereliction of duty of care on the part of the City of London and a negation of the stated aims of the Children's and Families Department of the City of London, which is dedicated to safeguard children and provide best possible services.

3. Design, Character and Appearance

I object to the application on the basis on the gross overdevelopment of the site and inappropriate Design, Character and Appearance of the proposed scheme. In particular the proposed scale, architectural massing and design of the scheme is inconsistent with the contextual setting of the proposed scheme. The application violates London Plan Policy 3.5, which stipulates housing developments should be of 'the highest quality internally, externally and in relation to their context and to the wider environment'. The proposed scheme is disproportionately scaled and will overwhelming the 'wider environment' – rather it will be a deleterious presence in the immediate townscape.

3.1 Massing and Scaling

The bulk, height and massing of the proposed scheme is inappropriate to the context of its immediate location. As the Applicant's 3D visual representations - contained in the light assessment report accompanying the application - attest, the proposed scheme is grossly overdeveloped and will be disproportionate in its affect on the surrounding buildings and general townscape. The unwieldy bulk, height and massing of the scheme is also evident in a series of views I intend to submit as a supplement to this objection in early-September.

Despite public consultee concerns regarding the bulk, height and massing of the scheme made during the Applicant's second public exhibition, none of these concerns or suggestions have affected the final submitted design, which is unaltered since the second public exhibition.

By aligning its height to Cripplegate House, the proposal does not manage the transitional change in height, bulk and massing between Golden Lane Estate, the site, Cripplegate House and the Barbican. Together with set-backs from the site and alignments in building massing and landscaping, these existing transitions are a deliberately designed, sensitive and crucial aspect of the existing townscape. The proposed scheme will overwhelm and have a detrimental affect on Bowater House, a component of the Grade II listed Golden Lane Estate, the Barbican Estate, Fortune Street Park and the Jewin Welsh Church, a property that is in the process of seeking recognition as a listed or non-designated historical asset, in addition to other adjacent buildings and the immediate townscape.

The set-back to Golden Lane does not align to the planning grid of Golden Lane Estate. As street-views and ground level plans indicate the existing relationship along Golden Lane is a carefully managed transition of building lines, masses, heights and vegetation that manages the transition along the streetscape from Golden Lane to the Barbican. The proposed scheme will interrupt and dominate this linear progression.

The proposed design scheme does not have a carefully considered or responsive relationship in terms of bulk, massing and height to the surrounding context and listed buildings.

3.2 - Heritage

The proposed scheme does not respond to the unique heritage setting of the site. The Design, Character and Appearance of the proposal does not address the local townscape and, as such, violates a number of planning guidelines. The NPPF requires that proposed scheme act in 'conserving and enhancing the historic environment', with local authorities required to give 'great weight' to the impact on 'the significance of a designated heritage asset', such as Bowater House, Golden Lane Estate. Furthermore Core Strategic Policy CS12 of the City of London's Local Plan seeks to conserve or enhance the significance of the City's heritage assets and their settings by safeguarding listed buildings and their settings.

These guidelines are not satisfied by the proposed scheme, which will overwhelm and subjugate the surrounding buildings and does not conserve or enhance the historic environment. Rather it will disrupt and destroy the historic environment. I remind the City of London of their obligation to follow the NPPF guidelines and the Core Strategic Policy of their own Local Plan.

In addition, the City of London's own Golden Lane Estates Listed Building Management Guidelines acknowledges the 'holistic significance' of Golden Lane Estate and its 'surrounding urban fabric', including the adjacent proposed development site, which is in especially close proximity to Bowater House. Paragraph 1.2.1.2 of the Golden Lane Estates Listed Building Management Guidelines states:

> 'The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole'.

The proposed scheme does not recognise the historic significance of Bowater House and Golden Lane Estate, rather it will have a disproportionate, overwhelming and overshadowing presence – this is evident in the street elevations and 3D views submitted by the Applicant. The proposed scheme would have a detrimental affect on Bowater House and the integrity of the estate as a whole. The over-scaled massing and disproportionate presence of the proposal means the proposal would visually dominate this listed and internally recognised work of architecture. Views from and of the estate would be compromised and the carefully considered streetscape views along Golden Lane and other surrounding streets would be disturbed – the proposed scheme would have an undue and deleterious presence.

As such, the proposal runs counter to the City of London's requirement suggested in the Golden Lane Estates Listed Building Management Guidelines that surrounding buildings - such as the proposal - take into account 'the significance of the estate's setting' and the estates recognised 'setting within the surrounding urban fabric'.

The proposed scheme violates the importance of 'views from and into the estate', which are an essential 'part of its special architectural interest lies in its relationship to adjacent buildings'. The disruption of these views in the proposed scheme is specifically addressed in '4. Failure to address the Townscape Context 'below.

3.3 - Generic Design

The design of the proposed scheme is demonstrably similar to other residential schemes designed by AHMM Architects for entirely different contextual settings in Wandsworth and Ladbroke Grove, London. The stepped back massing, external elevations, materiality and balconies are inappropriate in this highly specific context. Rather the scheme is entirely generic and inappropriate for its setting. For example, the use of balconies is inappropriate in this instance as it is exceptional to the built fabric. Similarly the proposed use of material does not include such materials and knapped flint (locally derived from a previous building) and ceramic tiling that are distinctive and locally appreciated features of the existing Bernard Morgan House on the application site.

The genericism of the application scheme is inconsistent with the specific internationally recognised designs of Chamberlin, Powell and Bon's Golden Lane Estate and Barbican complex, which are highly sophisticated in their consideration and sponsorship of the built environment, integration into the contextual surroundings of these schemes and use of materiality and detailing. Rather the proposed scheme is an unexceptional and generic example of contemporary commercial residential architecture that – in its genericisim and indistinguishability – will actively detract from the surrounding townscape, including these celebrated examples of postwar British modernist architecture.

3.4 - Failure to Consider the Reuse of the Existing Building

The application does not include a scheme, or critical appraisal, that addresses the potential of reusing the existing Bernard Morgan House building. The application does not acknowledge or elaborate on the potential of the existing building or declare how its reuse is untenable for the redevelopment of the application site.

The proposed demolition of the existing Bernard Morgan House will destroy a building that has specific contextual relationships to the immediate townscape and is worthy of recognition as a non-designated historic asset. As an article published in *Architecture and Planning Journal* (July 1962), the design of Bernard Morgan House was a response to:

> 'One of the town-planning requirements was that the Golden Lane frontage and building height should be complimentary to a neighbouring six-story block of maisonettes. Another requirement was that the main entrance should not be on Golden Lane itself. Bearing in mind the position and the purpose of the Section House, the architects attempted to create a building which would harmonise with the adjoining housing schemes but also would have an added 'civic' feeling in keep with its use'.

The proposed scheme does not harmonise with the existing townscape, nor does it offer a well-designed or civically integrated building with the local community.

As a professional architectural historian - who serves as an editor on the *Journal of Architecture* (Routledge & RIBA) and a Programme Director at the Architectural Association, the oldest architectural school in the world - in my professional opinion I see nothing that is distinctive, exceptional or of lasting historical value in the application scheme. Instead I firmly believe it is a generic, clumsy and undistinguished piece of architecture. One that would be hugely detrimental to its surrounding context.

4. Failure to address the Townscape Context

I object to the proposed scheme on the basis of its failure to recognise the historical importance of the site and the unique townscape context in which it is located. I further object in the strongest possible terms to the applicant's erroneous suggestion that the local townscape is incoherent and fragmented.

The existing townscape is an unusually coherent and engaged townscape. This is especially evident in the visual and massed relationships evident in the transition between Golden Lane Estate, Bernard Morgan House, Cripplegate Institute and the Barbican, which is purposeful, deliberately designed and carefully managed. In this designed relationship, this unique townscape composition illustrates the influence of the underlying and hugely influential theories of townscape advanced by Gordon Cullen, who specifically references Golden Lane Estate in *his Concise Townscape* (1961) - an internationally acknowledged and crucial work in post-war urban planning. The influence of Cullen's widely published and well known ideas clearly inform the work of Chamberlin, Powell and Bon and the architects of Bernard Morgan House.

As the City of London's Golden Lane Estates Listed Building Management Guidelines suggest, the retention and respect for 'views from and into the estate' are critical to the consideration of any proposed neighbouring scheme. The disproportionate massing and scale of the proposed scheme interrupts and overwhelms several views from and into Golden Lane Estate. In particular it will be unduly visible as one enters the estate from the Grade II* listed Crescent House, disrupt views in the forecourt in front of Great Arthur House, and overshadow the communal areas between Bowater House and Bayer House. In addition views of the estate and surrounding townscape will be interrupted along Golden Lane, Fann Street, and Fortune Street in particular. This is a clear violation of the stated intention of the City of London's Golden Lane Estates Listed Building Management Guidelines.

The negative affect of the disproportionate bulk, height and massing of the proposed scheme on the townscape of Golden Lane Estate will be demonstrated in a supplemental document I will append to this objection following my return from vacation in early-September.

The proposed scheme entirely ignores the importance of these views from and into the estate, violating the City of London's Golden Lane Estates Listed Building Management Guidelines. I remind the City of London of its self-stated obligation that 'The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area'. This guidance must be enforced.

The approval of the proposed scheme in its current form would result in the loss of a townscape that is unique, coherent and of international significance. In this regard the City of London would be remiss in failing to follow its own regulations and the statutory obligations surrounding the historical context of the site. This includes recognising the hugely influential notion of post-war townscape in which the Golden Lane Estate, the Barbican and existing Bernard Morgan House were engendered. The proposed scheme would destroy the coherence of this urban assemblage and undermine the architectural presence of the adjacent buildings and urban realm.

This would be an unconscionable loss given the internationally recognised reputation of Golden Lane Estate and the Barbican - two hugely significant post-war works by Chamberlin, Powell and Bon.

5. Lack of Adequate Public Consultation over the Proposal

I object to the application on the basis of the misrepresentation of the Public Consultation process by the Applicant. Contrary to the their submission, the Applicant did not engage in an open and responsive dialogue with the local community and affected parties. Rather the Applicant's erroneous representation of this process appears as a cynical attempt to fulfill a mandatory process of public engagement - in that sense, the Applicant's suggestion of an open dialogue is duplicitous and self-serving.

Please note, my objection to the Applicant's representation of the Public Consultation process is one shared by many other statutory consultees. Our complaints regarding this process will be reiterated and further elaborated on in a separate cosigned letter regarding the Applicant's representation of this process.

5.1 - Public Exhibitions

The public exhibition of the scheme did not include or address the comments of all of the parties who are now statutory consultees to the scheme. In particular the residents of the Cobalt Building were not adequately informed of initial discussions, nor did their - or any other parties - comments inform the proposed scheme between the second public exhibition and the submitted scheme. To suggest that consultees' views were taken into account is a falsity.

During the public exhibitions the materials presented included many instances of dissuasion, such as illustrating the proposal at the instance of least overshadowing, or representing street views of the scheme concealed behind trees with full summer growth. In addition, the Applicant's submission acknowledges that the public feedback questionnaire contained a multitude of errors and dissuasions, including questions regarding whether 'more housing is needed in Golden Lane Estate', or 'further improvements would benefit Golden Lane'. As the basis for public commentary, this process is deeply flawed, duplicitous and deliberately vague, constituting an attempt on the part of the Applicant to misrepresent public attitudes to the scheme.

Public concerns with the public exhibitions were specifically raised with the City of London following these exhibitions and discussions with the Applicant.

This lack of open information regarding the proposal is reinforced by the incompleteness of the Applicant's submission, which continues to omit materials that would enable statutory consultees to comment fully on the scheme.

Furthermore, many of the Applicant's revisions to the schemes - including set-backs to Fann St frontage, alignment to the Golden Lane Estate planning grid, which were implemented between the first and second public exhibition - appear to be pre-planned concessions on the part of the Applicant's design team. As such, it can be suggested that these revisions to an even more vastly over-scaled design presented during the first public exhibition were made in order to provide an erroneous suggestion of concessions in the application document. Following the second public exhibition, it appears that no revisions to the scheme were made prior to application submission of the scheme. In this regard, public feedback to this exhibition was ignored.

The City of London must uphold the intention and credibility of the pre-application consultation process that a developer holds with parties affected by a proposed scheme - a condition indicated in the City of London's own guidance and national guidelines. The City of London should refuse the application on the basis of the Applicant's misrepresentation of this consultation process with the public and affected parties to the proposed scheme. To accept the Applicant's representation of the public consultation process would be a dereliction of care toward the public by the City of London.

5.2 - Validation and Statutory Consultee Comments Period

I wish to object to the timing of the Applicant's submission of requested materials for the application validation by the City of London. Despite the Applicant's suggestion they would be receptive to comments and concerns by the local community, the timing of this validation meant this commentary period fell within the period when many statutory consultees were on holidays or occupied with childcare. Given the minimal extent of materials requested by the City of London the timing of the submission of these materials appears deliberately timed to give the local community the most awkward and least possible opportunity to respond to an application that contained 96 submitted documents.

This is clearly unacceptable and many consultees, including myself, have requested the City of London extend the period for comments given this situation.

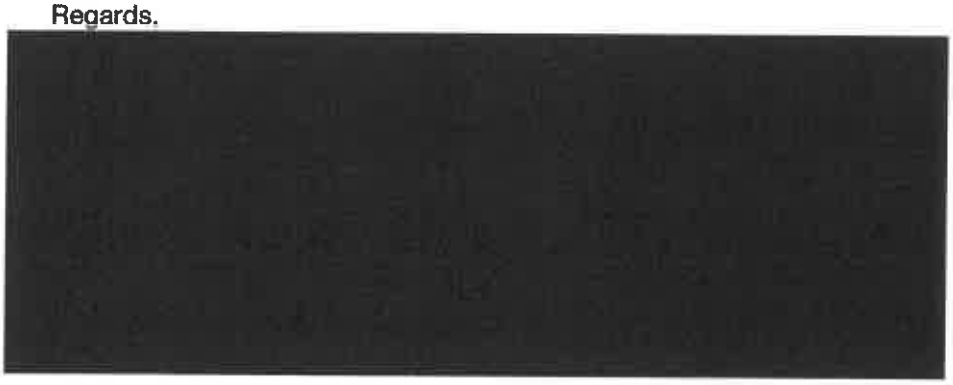
In regards to this matter, I request that the City of London does not prejudice or distinguish between any consultee's comments or objections made before or after 30 August in compiling the material for the application determination.

Given the submission of comments regarding the application falls within the summer vacation period, as a public consultee I also request the right to update and amend this letter of objection following 30 August without any prejudicing of the import of my objection. In particular, further amendments will include photographic and visual material that illustrate the impact of the applicant's proposed scheme on the immediate townscape - illustrating the overbearing massing of the scheme on the surrounding context and failure to recognise the visual impact on the surrounding townscape.

On the basis of the objections listed above I object in the strongest possible terms to the application 16/00590/FULL Bernard Morgan House Redevelopment. I also formally request the City of London refuse this application.

Finally, given these objections I formally request the opportunity as a statutory consultee to publicly present my objections to this application at any relevant meeting of the City of London Planning Committee.

Regards.



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[redacted]

From: Bruce Badger <[redacted]
Sent: 01 September 2016 12:47
To: PLN - Comments
Subject: RE: PLN FW: Bernard Morgan House - House Group Response COL:04358497

From: Bruce Badger [[redacted]
Sent: 30 August 2016 09:13
To: Linford, Catherine; Chipperfield, Rob; PlanningQueue
Cc: Ba Planningchair
Subject: Fwd: Bernard Morgan House - House Group Response

City Planning Officer

Department of Planning and Transportation

City of London

Guildhall

London EC2P 2EJ

For the attention of Robert Chipperfield and Catherine Linford

(BCC'd to the Ben Jonson House Group Committee)

Re: Objection to application 16/00590/FULL

Dear Sir/Madam,

I write on behalf of the Ben Jonson House Group, a Recognised Tenants' Association representing residents of the Ben Jonson House on the Barbican Estate.

Ben Jonson House is very close to and overlooks the current Bernard Morgan House. Residents of Ben Jonson House will be directly affected by the proposed buildings.

The massing of the proposed building is out of proportion with the surroundings (it's huge!), and this appears to fly in the face of the City's own planning guidelines. The Local Plan was put together with the help of residents, and we were led to believe that the plan would act as a guide for future developments in our neighbourhood. The phase "Design solutions must respect the sensitive nature of listed buildings" in the Local Plan seems to have been ignored in this application for an excessively bulky building. The proposed building will have a significant negative effect upon the adjacent listed buildings.

The proposal includes projecting balconies and patio areas which would overlook and give elevated views down into Ben Jonson House flats, reducing the privacy and residential amenity enjoyed by current residents.

The visual amenity of the area will be reduced. The current Bernard Morgan house is specifically lined up with Golden Lane Estate buildings (which was explicitly required in past planning conditions) and sits well in that context with complementary materials used in its construction. The proposed building blurs the lines and makes the southern end of Golden Lane more of a canyon. The proposed building materials seem to have come straight from the Taylor Wimpey parts bin rather than from any creative thinking. The proposal is really boring and unimaginative, putting it even further out of step with it's high quality listed neighbours.

In addition the visual amenity of Fortune Park would be reduced by the looming bulk of the proposed building. The park is in Islington, but is enjoyed by people from the City and from the adjoining school, so the impact of the proposed building on the park would be felt by many. Also the significant loss of the small garden area currently between Bernard Morgan House and Golden Lane should not be ignored. When locals were allowed to maintain this, it was a lovely green area creating a separation between the road and Bernard Morgan House, very popular with birds and making a very welcome contribution to the visual amenity of the area.

The current Bernard Morgan House has an off street service area accessible from Brackley St. which helps to reduce the traffic and services impact on the surrounding area. The proposed building has no such on-site service area, instead pushing all service access onto public pavements and streets. The lack of a service area, and the significant increase in demands for services with such a large building, will increase traffic (and noise) in the area, and will also have an impact on road safety which is already pretty dodgy with large waste trucks servicing the UBS building. Blockages in Brackley St. already cause traffic to back up on Golden Lane which in turn leads to jams, scary cycle weaving, and problems with vehicles servicing the Golden Lane school (in particular accessible vehicles for disabled pupils).

It should be noted that the developer has been unhelpful and has obscured and misrepresented their intentions. Images produced by the developer even tried to hide the proposed building behind foliage! The developers simply ignored pointers given to them which would have helped them to come up with a much higher quality proposal.

Another example of the unhelpfulness of the developer: In January we asked the developer for a simple 3D model (a .kmz file) which would allow everyone to get a sense of how the proposed building would look in context. Residents have produced a .kmz file on the basis of the submitted plans. I attach a copy of the .kmz file (viewable in Google Earth) plus before and after screenshots taken from Google Earth. The images reveal the huge difference in bulk between the existing a proposed buildings. It would have been quite easy for a competent CAD user to produce a .kmz file for us. I think we can see why they didn't want to.

In light of the above we ask officers and members to reject this application and call for a more enlightened proposal in it's place.

Regards

Bruce Badger

Chair, Ben Jonson House Group

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: VICTOR A GILES

Address: 302 SHAKESPEARE TOWER
BARBICAN
EC2Y 8NJ

Tel: [redacted]

Email address: [redacted]

Signature: [redacted]

PLANNING & TRANSPORTATION
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TPD | LTP
OM | SSE
No | PP
FILE | DD
30 AUG 2016
12/398

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mrs Susan Cox
Address: 343 Lauderdale Tower Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I strongly object to this application (16/00590) on the grounds of the proposed development's appearance in the context of the Grade II listed Barbican and Golden Lane Estates and the loss of residential amenity. I would also voice my concern at the cynical timing of the submission of this application given that many people who may be impacted by the proposed devt will find it difficult to respond in a timely manner.
My objections are:
- The planned devt should be refused on the grounds of its excessive height and massing. At 10 storeys high and even with the frontage being reduced to 7 storeys, the overall footprint is too large and is not in proportion architecturally with the existing buildings in the vicinity. It will tower over the Jewin Church and dominate Fann St, the Golden Lane Estate, Cobalt House, Tudor Rose Court, Cripplegate House, Prior Weston School and Fortune Park and will overshadow and restrict light to many properties and areas. My understanding is that a building of 80000 sqft was recommended for the site when it was advertised for sale. This proposal is for a completely unacceptable 120000sqft.
- The proposed design totally ignores the City of London Listed Building Management Guidelines for the Golden Lane Estate.
- Residential amenity for the neighbouring buildings will be significantly compromised. The proposed balconies and roof terrace will reduce privacy and increase noise and light pollution for many neighbouring properties. The planned pocket park is also likely both to increase noise and attract unwelcome use from non-residents. No general car parking provisions have been made,

just 2 disabled places, 1 of which would be onstreet, exacerbating the existing problematic transport/delivery issues on narrow Brackley St even further. The proposed 104 flats will also put pressure on services such as the local doctors' surgery.
This application should be withdrawn or substantially re-designed, preferably using the existing BMH footprint

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

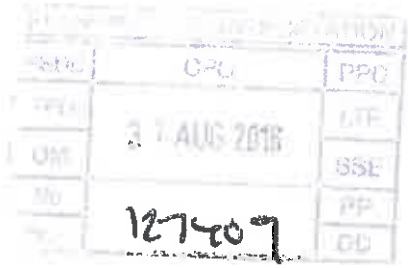
Customer Details
Name: Mrs Rita Makanjee
Address: 31 Hatfield House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:I object to the proposed development on grounds that it will replace a sound and finely composed building of the same era as the adjacent listed Golden Lane Estate, with an over-scaled, out of proportion scheme, with potential loss of light, overshadowing and overlooking onto surrounding buildings.

The scheme is clearly developer led, and if approved will not make 'a lasting and positive contribution to the rich architectural context of Golden Lane' - as purported to in the Design and Access Statement.

100 Breton House – Barbican – London - EC2Y 8PQ

Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ



30 August 2016

Dear Ms Linford

Application number 16/00590/FULL (the Application) on behalf of Taylor Wimpey UK Ltd (TWUK) re Bernard Morgan House, 43 Golden Lane EC1Y (BMH)

This letter both sets out our grounds of objection to the Application and our request that the Application be refused.

1. Retention of the existing BMH building

We object to the demolition of the existing BMH building and request that it be retained in any event. It warrants being treated as a non-designated Heritage Asset and there are feasible methods of incorporating it into a redevelopment, as underbidders for BMH were and are able to demonstrate. We endorse Twentieth Century Society's comments in this respect.

2. Pre-Application Consultation Process

The objections of local residents included the size, height, bulk and massing of the proposed Building; their resultant loss of daylight and sunlight; their being overlooked and overshadowed; and their loss of amenity. These were all communicated to TWUK after each of the two public exhibitions.

The gap of fifteen weeks between the two public exhibitions only served to enable TWUK to move from an incompletely presented scheme it knew beforehand was unacceptable to the Application. That this was submitted less than ten working days after the second public exhibition reveals a cynical disregard for genuine and serious local concern and makes a mockery of "consultation".

It took TWUK's team thirteen months to prepare the Application but it has failed to demonstrate any actual evolution in the design and, consequently, an evolving pre-application consultation process with local residents. As per the quote from the NPPF in paragraph 3.5 of the Statement of Community - Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably - the lack of proper consultation should penalise TWUK.

Telephone: [redacted] (home) – Facsimile: [redacted]
Mobile: [redacted] and [redacted]
Email: [redacted] and [redacted]

3. Footprint, Height, Bulk, Massing and Size of the proposed Building

The 120,000 sq. ft GIA entails a substantially increased footprint, including significant encroachment onto the open space between the existing BMH building and Eglwys Jewin. It also has fifty per cent greater GIA than the then seemingly inappropriate but perhaps now more acceptable, scheme proposed by Allison Brooks Architects for CoL.

The existing BMH building is 7 storeys high above ground floor level across the whole of its frontage to Golden Lane but the proposed Building would be 10 storeys high along its Golden Lane and Brackley Street frontages. The height falls to 8 storeys in two stages northwards along Golden Lane and to 4 storeys in four stages northwards along Brackley Steet but the proposed Building would actually be higher overall than the 11-storey 1 Golden Lane.

The footprint and height of the proposed Building are unacceptable in themselves. As a result, the proposed Building has an excessive and unacceptable bulk, massing and size.

4. Effect of the proposed Building on 100 Breton House (our Flat)

Our Grade II listed Flat is a one-room studio on the fourth floor of Breton House. Our only window looks out onto the mass of 1 Golden Lane, but that mass is relieved by views along Brackley Street and over BMH, including the top of Eglwys Jewin's unique tower . The proposed Building would block our only views, overshadow us and deny us a significant amount of the daylight and all the late evening sunlight we currently enjoy.

We understand CoL is carrying out an independent Daylight, Sunlight and Overshadowing Assessment If this is not the case, although we have previously pointed out various apparent defects in TWUK's DSOA Assessment regarding Breton House, which we trust you are pursuing with TWUK, we will also require details of the assumptions used in its DSOA Assessment regarding our Flat, to enable verification by an independent surveyor.

The 2-bed and larger flats in the proposed Building would have large overhanging balconies and the 1-bed flats and studios correspondingly smaller ones overlooking Golden Lane. These balconies are ugly in appearance and would not only enable flat occupants to overlook our Flat but would be a source of noise nuisance when used. The flats fronting Brackley Street and Fann Street would have internal balconies and there is no reason why the same should not be the case for all flats along Golden Lane frontage, as well as those fronting Eglwys Jewin.

In addition to being overlooked from the flats in the proposed Building, we would also be overlooked from the roof terraces on both the Golden Lane and Brackley Street frontages. The use of the roof terraces would mean we are disturbed by noise, as we have been by a few people merely having a drink and chat on the roof terrace of The Cobalt Building.

Our Flat has no significant ventilation other than through its full-height sliding window, which means that in order to keep cool at night, we would have our sleep interrupted by the merest noise from flats in the proposed Building. Already we get disturbed by workers in 1 Golden Lane, opposite us, talking outside that building during the night.

The larger balconies, at least, would according to the Application, be used for storage, irrespective of any legal restrictions. It is inevitable that, so used, those balconies would

become even more unsightly, adding to the depressingly dull and unimaginative appearance of the proposed Building.

The gardens along Golden Lane, which would be visible from our Flat, would only be accessible through the individual flats. If any flats were unoccupied, which is highly likely, not only would the gardens be litter traps, there seems to be no provision for access for tidying up and removing litter or ensuring the trees, shrubs, plants etc are properly maintained.

The existing BMH building is the work of the former Surveyor to Metropolitan Police Force from 1947 to 1974, J Innes Elliott. Whilst AHMM may be past winners of the Stirling Prize, the proposed Building would have more chance of being nominated for the Carbuncle Cup than for the illustrious award. On the subject of carbuncles, if our open views over a much-loved and elegant friend, which CoL and TWUK have deliberately let deteriorate, are to be replaced, then we require much more than a "wannabe" copy of what can be found all over London.

BMH was described in DTZ's sales brochure as an exciting opportunity to produce a fantastic urban project that responds to the potential of the site. To suggest the proposed Building would do that is, to misquote the Arctic Monkeys, whatever TWUK says it is, that is what it is not. Each of the surrounding residential blocks have a symmetry of design with regular grids, the existing BMH building being a regular horizontal grid asymmetrically divided vertically. Any grid in the proposed Building along its extensive and most viewed frontage would be broken up by the random sticking-on of the obtrusive and ugly balconies.

With its lack of colour and aspiration, its ugly obtrusive balconies, equally obtrusive roof terraces and roof top bus shelters, it is no surprise that all the Planning Statement can offer is - the main body of the proposed Building would be clad in brick with differing arrangements of windows and balconies with common features (such as expressed pre-cast concrete reveals and metal balustrades) utilised to provide coherence across the facades. Even TWUK seem to accept the ugliness of the proposed Building by only revealing a third of it on the covers of its Application documentation.

The proposed Building would add nothing to the enjoyment of our Flat. In fact, if permitted, it would decrease the amenity of our Flat unacceptably.

5. Effect of the proposed Building on the immediate neighbourhood of BMH

Breton House and Ben Jonson House are part of the Grade II listed Barbican Estate. The Barbican Gardens are listed Grade II*. 1 Golden Lane, is also Grade II listed and Bowater House is part of the Grade II listed Golden Lane Estate.

The proposed Building, apart from overlooking and overshadowing, as well as reducing the daylight, sunlight and amenities enjoyed by the surrounding listed buildings, would negate the reasons for listing. CoL is tasked with the duty and obligation of upholding the integrity of those listings and not permitting any adverse challenge to it.

Brackley Street is a very narrow and dominated along virtually its whole southern side by 1 Golden Lane. At present there are unbuilt upon gaps between its pavement and BMH and also along BMH's frontage. The proposed Building would fill all those gaps except around the junction with Viscount Street, dominating Brackley Street on the north and rendering it a claustrophobic virtual tunnel. All servicing, including daily collections of black bag waste, food waste and recycling would jostle for space with vehicles also servicing 1 Golden Lane. The

noise generated would adversely affect not only residents of the existing buildings but also residents of the proposed Building from 7.00 am onwards every weekday and, sometimes, at weekends.

Only one of the two disabled car parking spaces would be within the curtilage of BMH. The other would be on-street. Parked vehicles on Brackley Street already force refuse wagons, for example, to drive on the pavements to get through. Permanent parking there would ensure this illegal activity occurs during virtually every day. The proposed Building's 104 flats would, of themselves generate further vehicle movements - delivery wagons and cabs amongst others. Factor in the peloton of 153 cycles and there would be traffic chaos.

The Cobalt Building and Tudor Rose Court would both be severely and depressingly affected by the proposed Building. Windows of flats in these buildings which look out onto Viscount Street, also very narrow, would, as TWUK acknowledges, suffer an unacceptable diminution in both daylight and sunlight, as well as being substantially overshadowed and overlooked by the proposed Building. In addition, the proposed "pocket park" at the junction of Viscount Street and Blackley Street would act as a magnet for anti-social behaviour.

Eglwys Jewin, which, if not to be listed, also warrants treatment as a non-designated Heritage Asset. Peter Stewart Consultancy's TVIH Appraisal, considers it to be unremarkable for its period without providing evidence of buildings in the similar "Swedish/New Humanist" style - not even with a similar tower - and ignores the fact that it is one of only two post-war churches in the City. The TVIH Appraisal alleges Eglwys Jewin has no historical or visual relationship with either BMH or the Golden Lane Estate, even though it is virtually contemporaneous with them and is built on the site of the former Eglwys Jewin which was destroyed in 1940.

The TVIH Appraisal's summary of Eglwys Jewin's history from the eighteenth century seems to draw, without acknowledgement, on Huw Edward's book, City Mission, despite referring to him in another context. Eglwys Jewin came to its present site after the then Elders surrendered their Jewin Crescent lease in 1874, as a result of a warehouse being built, which cast shadows across the frontage of the Church. The affect of the proposed building on Eglwys Jewin would be far worse than that warehouse.

The enjoyment of Fortune Street Park would be reduced, especially in the early evening by the loss of sunlight. The same would also be true of Golden Lane Campus and both properties would suffer seriously from being overlooked and overshadowed by the proposed Building. The lack of children's play space in the proposed Building will lead to an increased demand for the park's already limited facilities.

There are rumours the only GP surgery in the City may have to close its list in 2017 as a result of demand from the new residential building around St Bartholomew's Hospital. In addition, in June, there were 12 unsold flats in Blake Tower, so the influx of more residents there and in the proposed Building would add additional problems in the neighbourhood.

6. Housing Need

The Application refers to housing need in London without providing any evidence that the proposed Building would help fill this. No demographics for the intended market have been provided nor any evidence that target has a need, as opposed to a desire, for any of the proposed Building's 104 flats. There is a desperate housing need, indeed crisis, in London which the proposed Building would not help fill.

Whilst we are well aware of CoL's current "social" housing policy, the past use of BMH should be recreated in providing accommodation for essential workers, as well as much needed "social" housing. CoL is a member of London Council's and signed up to the Mayor's Homes for Londoners commitment to 50% of new homes in London being genuinely affordable to rent and buy. BMH would be an ideal starting point for that commitment.

7. Planning Process

According to the DTZ sales brochure:

Development potential

Alison Brooks Architects have been commissioned to undertake a high level feasibility study for the site. The CGI demonstrates potential massing on the site in the order of 80,000 sq. ft GIA (subject to planning) and with careful design, additional site coverage and potential massing could be considered. The information is provided for indicative purposes and we advise developers to undertake their own due diligence.

Planning

The site lies in a predominantly residential area between the residential estates of Golden Lane and Barbican in the City of London. Planning policies guiding the redevelopment of the site are provided by the London Plan (2011) and the City of London Local Plan (2015). The site is not allocated for any particular land use, although the area (referred to as the 'North of the City') is defined as a 'Residential Area' on the Local Plan Key Diagram. The site does not lie within a protected view, although regard should be given to the views within the London View Management Framework. In addition, local views are important especially in relation to the setting of the listed Golden Lane and Barbican Estates. The impact on daylight, sunlight and amenity to adjoining residents, the neighbouring church, adjacent primary school and park are key considerations. The City Corporation have been presented with the Alison Brooks proposals. They have commented that any additional development must be considered in the context of high quality design and the general constraints surrounding the site.

Not only does the proposed Building fail CoL's comments on all points, CoL's decision to offer BMH for sale without planning permission but subject to planning overage passed the responsibility for determining what, if anything replaces the existing BMH building on to your Department. CoL may have had to obtain as much money as possible when selling BMH but it failed to both consider the effect of an inappropriate development on its local residents and cost the value of the community benefits when selling BMH unconditionally.

Selling BMH with the benefit of detailed planning permission, as HM Court Service did with St Dunstan's Court, Fetter Lane - a previous TWUK development - would, at least, have ensured a full and proper public consultation, as well as high quality architecture. Now your Department is faced with a conflict of interest that cannot be seen to be capable of a fair resolution except by the deemed or actual refusal of planning permission enabling determination by a third party.

8. Conclusion

The footprint, height, bulk and massing of the proposed Building may be necessary to enable TWUK to make a twenty per cent plus return on its investment and secure CoL a significant

planning overage payment but nothing in the Application justifies acceptance of the proposed Building. Accordingly, we have set out our objections and request that the Application be refused, either by action or omission.

Yours sincerely,

[redacted]

Fred Rodgers

[redacted]

Joanna Rodgers

Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ

30 August 2016

Dear Ms. Linford:

I write regarding Application number 16/00590/FULL (the Application) on behalf of Taylor Wimpey UK Ltd (TWUK) re Bernard Morgan House, 43 Golden Lane EC1Y (BMH).

I request that the application be refused; this letter states my reasons.

My property is 21 Bowater House, which you and your colleagues visited on June 10th.

As you know, Bowater House is part of the Golden Lane Estate, which is Grade II listed, as is the Barbican.

Between us sits BMH, which, while unfortunately not listed, was nonetheless constructed to be sensitive to the surrounding neighbourhood. The proposed new development is anything but sensitive, and it will have a severe impact on the character of the neighbourhood and the surrounding listed buildings.

As you will recall, my flat in Bowater House is designed to benefit from its southern exposure and the light that exposure affords. Like the other flats in Bowater House and in similar buildings in the Golden Lane Estate, the south-facing windows are large and innovatively designed to maximize the light in the living space, rendering it a very pleasant place to spend time during the day. As a home worker, I use the southern-facing top floor room of my flat as my study and home office – for working on the computer, participating in conference calls, reading, and sometimes just relaxing.

Moreover, as I approach and think about retirement, my plans are to use that room more and more as a library and home study, while sometimes continuing to work on projects and consulting contracts – something that the proposed building in place of BMH will affect severely.

As I read the lighting survey filed as part of the Application, it shows that my home office window will fall outside the BRE's guidelines in at least two ways:

1) Vertical Sky Component (VSC). My home office is already sensitive, as the VSC is below 27% in the existing condition (in this case 11.85%), and it is expected to be reduced by more than 20%. The BRE suggest that such a reduction would be noticeable. The report from TWUK's surveyors says that this can be discounted because the room is a bedroom, however that room is my study/office, where I spend most days when I am working at home. (My bedroom, located on the opposite side, is considerably darker.)

2) Average Daylight Factor (ADF). My home office is projected to have an ADF of 1.05%, barely meeting the ADF's standard for a bedroom, but significantly below the level for living rooms (1.5%) or rooms where work is done (such as kitchens, 2%). Barely making the standard for a bedroom is not acceptable for a room where I spend most of my day time hours, especially since a good portion of those hours are spent reading or working on similarly visual tasks.

TWUK's survey admits that this room falls outside of the guidelines, but deems it acceptable because it's a bedroom. I strongly protest this classification, and I request full details of the assumptions used in the analysis of the daylight and sunlight of my property, so that I may have the analysis verified by a third party surveyor, taking into account my actual use of the room.

Beyond the loss of light in my office, the loss of light will be felt in the rest of my flat as well. As you may recall from standing on my balcony, BMH does not extend to the full edge of the pavement as the proposed structure would. That extension would remove the light, view, and connection to the Fortune Street Park – all of which combine to make my flat (and much of the Golden Lane Estate) a pleasant place to be.

Speaking of the balcony, I notice that the daylight and sunlight report speaks of Bowater House as "imposing a burden" on the development of the proposed property – a ridiculously 'convenient' turn of phrase for describing a Grade II listed property which has been there for decades, and which seems not to have posed an undue burden on the existing BMH. The real burden is being imposed by TWUK's development on the existing residents of the neighbourhood.

While BMH may no longer be useful as a police barracks, the building itself is sensitive to its surroundings, not overly imposing, and contains many elements of architectural

interest (decorative tiles, local flint, etc). The proposed building exhibits no such pleasant architectural elements – being instead a generic mass extending to the corners of the envelope of what might be allowed – and introduces balconies from which its residents can easily peer into the flats on Golden Lane, further reducing the amenities of the residents by forcing us to keep curtains and blinds drawn – a practice that is currently unnecessary.

Finally, the neighbourhood is not in need of more luxury flats, especially ones such as the famously under-occupied Heron that are used as investment vehicles and not actual residents. The Golden Lane Estate is known for being a community – I believe that was mentioned when you and your colleagues visited – and the proposed development threatens that community and its quality of life. I request that permission for the proposal be denied – and if it is not denied immediately, then at the very least the local community needs to be engaged in a proper consultation, not the current effort that has endeavoured to meet the minimum letter of the law (and not even managed to do that) while evading proper scrutiny and engagement from the people who will have to live with the consequences long after TWUK have moved on to the next project.

Yours Sincerely,

Joseph W. Ruffles
21 Bowater House
Golden Lane Estate
EC1Y 0RJ

Adjei, William

From: Linford, Catherine
Sent: 06 April 2017 16:32
To: Adjei, William
Subject: FW: 16/00590/FULL - Bernard Morgan House - Objection to Proposal - Recommend Refusal of Planning Permission

From: Saskia Lewis [redacted]
Sent: 30 August 2016 14:38
To: Linford, Catherine
Cc: Emma Matthews; Claudia Marciante; Timothy Godsmark; Frederick Rodgers; John Whitehead; [redacted] Mark Campbell
Subject: Re: 16/00590/FULL - Bernard Morgan House - Objection to Proposal - Recommend Refusal of Planning Permission

FROM:
Saskia Lewis
8 Bowater House
Golden Lane Estate
London, EC1Y 0RJ

TO:
Catherine Linford
Environment and Planning
City of London
Guildhall
PO Box 270
London, EC2P 2EJ

Re: 16/00590/FULL Bernard Morgan House Redevelopment - Recommendation to Reject the Planning Proposal

Dear Catherine,
I wish to object to this application in the strongest possible terms to both the demolition of the existing Bernard Morgan House and to the new proposed buildings and landscaping. I make a request that the proposal is rejected by the City of London on the following grounds –

Light – Overshadowing and Overlooking – Light, Sunlight and Views

Please refer to your own guidelines –

1.2.1.2 Holistic significance
The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.
Golden Lane Estate Listed Building Management Guidelines: Part 2 1 Introduction & executive summary 44

This proposed block of flats will utterly compromise the light and sunlight to my property, 8 Bowater House - (where I live with my partner and two children) and those of my neighbours in Bowater House and all other neighbouring properties surrounding the site of the current Bernard Morgan House. If this proposal were to get permission and be built it would have a profoundly negative affect on the quality of life that we as a family have until now enjoyed within our home, a place where we both work and enjoy time together as a family, in the interior spaces, balcony and communal garden. Given that the proposal would compromise the quality of light and views from my apartment it should be understood that it will also have a negative effect on the value of this property as I am a leaseholder and this property is my most major financial asset.

The interior volumes of apartments in Golden Lane are modest and rely on the exceptional qualities of light penetration and views to make the apartments happily liveable. We enjoy light throughout the day in all south facing rooms in winter as well as summer and use the balcony and communal garden daily throughout the year (these facts are appreciated in the guidelines referring to the listing of the Golden Lane Estate guidelines – please see above). We find the light and views essential to the feeling of wellbeing in our home. The proposed building is so enormous that it will block light to our property for substantial periods of time during the morning in summer and destroy any quality of morning winter light that we now enjoy. It will also entirely block a substantial portion of our views to the Barbican estate that we enjoy from both our living room and bedroom. The quality of light and views of the Barbican towers are the reasons why we chose to live on the Golden Lane Estate and why we so enjoy living there now. This proposal stands to entirely compromise the quality of light and views to and from our apartment.

Bowater House is one of only two buildings that sit on the southern edge of the Golden Lane Estate and face external views rather than the majority whose volumes face the interior qualities of the Estate. In this respect the views and light of this edge of the site must be equally protected as those apartments that find themselves more firmly embedded within the Estate itself. Bowater and its neighbour represents the southern façade of the Golden Lane Estate that introduces the Estate to a wider pubic by revealing the pattern of buildings laid out with reference to sunken gardens - we regularly have people photographing the displays of flowers and shrubs in this garden and this relationship of the architecture. The altered light level will make growing plants more difficult due to the significant reduction in light that will access the garden should this proposal go ahead.

I can find no satisfactory evidence that the impact on our light has been carefully assessed. I dispute the inference that the design of our apartments – Bowater House - inhibit light from entering the property – it does not – we are flooded with light all year round. I request further details of the applicant's determination of light levels in our apartment and request the opportunity to have this independently verified.

The Golden Lane Estate and Barbican Estate are specifically designed in modernist style influenced by the architecture of Le Corbusier to construct blocks of apartments to replace single dwellings to free up land for communal use and to allow maximum light into each property and extensive views to neighbouring blocks. The Golden Lane Estate and Barbican Estates are both Grade II listed and in being listed appreciate that the spaces between buildings and indeed between these two neighbouring Estates are of equal importance to the buildings themselves. Architecture is about appreciating the volumes between interior and exterior in differing scales not least of which addresses the volumes between buildings; in this respect the current Bernard Morgan House was designed to entirely complement Bowater House. Bernard Morgan House faces East West so as to have no directly overlooking views to Bowater House as the northern facade of the current building is reserved for circulation not residential occupation. And the external landscape to this site mirrors the sunken garden of Bowater so the imagery of the landscape of the Golden Lane Estate extends over Fann Street. Similarly the neighbouring Jewin Welsh Church has no overlooking windows and is of a height that compliments those buildings on the Golden Lane Estate.

There is a vibrant community on the Estate who regularly use the external spaces as a natural and intended overspill from the modest interior volumes. In particular the size of the proposed building will mean that our communal garden is overlooked in an oppressive and intrusive manner. Our enjoyment of this garden will be utterly compromised.

Scale and Massing

Please refer to your own guidelines -

5.3 The character and setting of a listed building, or group of buildings, is of course also dependent upon its urban composition in addition to the architectural aspect of the building; themselves. In the case of a carefully conceived ensemble like Golden Lane the quality and details of the spaces between and around the buildings are a key part of its special interest and require equal care and consideration.

Listed Building Management Guidelines - Updated Edition 2013 - (Originally published May 2007)

The scale of the proposed building is of great concern. The current proposal is so enormous that it dwarfs the Jewin Welsh Church and the low-rise buildings on the Golden Lane Estate, it also compromises the integrity and scale to the façade of the listed Cripplegate Institute to its south by being too close to it in scale. It makes a mockery of the surrounding architecture, appearing to constitute an over-scaled blocky mass – please recognise that these existing estates all aimed to stack living units to offer up the majority of the landscape to garden whereas this project inverses this making pokey internal spaces sitting in pokey external spaces that will enjoy no light and an overwhelming amount of accommodation.

The dwelling units are stacked in such a way to appear vertiginous and overbearing, we will have the feeling of living under a cliff face or a ziggurat in Bowater House. The units being proposed are single aspect and pokey, unlike the existing surrounding buildings that are all duel aspect and were designed with ethics and aesthetics in mind. There is literally no architectural merit in this proposal, it is banal, dark and dense in its fabric and massing and seems to replicate at least two other schemes by AHMM in other London locations that bear no similarity to this site in the City.

Claims that is proposal is an architectural response to the character and materials of the local area must be dismissed as utterly absurd and untrue. I recognise that AHMM has won awards in the past but none of that care or understanding of design is present in this scheme – they are clearly quite capable of churning out work that is the manifestation of a vision from Taylor Wimpey, who, as a developer is clearly aiming to make maximum financial return from this central London site with no desire to communicate with the architecture or community that exists here.

There are such opportunities here to create a real dialogue with the superb surrounding post war buildings, an opportunity entirely ignored at the moment with a scheme that smacks of space planning and flooding the market with poorly designed spaces that constitute more of venue to park funds rather than places to live.

Amenities

There are grave concerns as to the impact that a development of this overwhelming scale will have on already stretched resources. There is already one new development on Fann St that will provide a large number of new residential units, with this proposed scheme all local amenities will be overwhelmed. In addition it seems that the Green Corridor that exists very successfully will be lost.

NHS - The Neaman Practice already struggles with the residents of Golden Lane and the Barbican, it is difficult to get and appointment with a doctor as the demand is already so high. There appears to be flagrant disregard for the already stretched amenities in this area, the addition of over development on this scale will only compound the problem.

Fortune Park - With limited external space and no play-space for children within the scheme the occupants will spill over into Fortune Park, a park already overwhelmed with existing local inhabitants.

Green Corridor - The existing Bernard Morgan House sits in a wild garden that has been tended by local residents to maintain the qualities sought in creating continuous green corridors within the City of London. There is much commitment from the local community to mitigate against pollution and support species and education. The residents within the city represent a minority community (as opposed to business) and this community must insist and see that the values that it upholds and the wellbeing of its residents and children is honoured by the council and planners – please see the following for guidance -

The City of London - Biodiversity Action Plan refers to the following as some examples among many -

3.6 Achievements and recommendations

During the period of the previous City of London Biodiversity Action Plan 2010-2015 there have been some significant achievements:

• The establishment of the City-based friends group, 'Friends of City Gardens' who focus on encouraging more biodiversity-friendly planting, such as native bulbs and hedges. Their work also includes monitoring wildlife across the Square Mile and supporting the monitoring and recording of target species.

3.8 Health and Wellbeing

….Biodiversity is also an important contributing factor in mitigating air pollution with specific planting used to improve local air quality and raise awareness within the community. The City of London Corporation is also working with external organisations based in the Square Mile such as Bart's Heath NHS Trust to increase green infrastructure across their sites. Access to green space and nature is also linked to improving the mental health and wellbeing of individuals.

3.9 Education and community engagement

The work of promoting and enhancing SINCs provides a valuable opportunity for individuals to share and learn new skills, knowledge and experience as well as bringing together residents, workers and visitors with a shared passion for biodiversity across the Square Mile. This form of engagement can be vital in local residents taking ownership of local parks and gardens and acting as champions to promote the quality and understanding of biodiversity in the City.

Key Worker Housing - I would like to know where the police who inhabited Bernard Morgan House for several decades are due to be housed now? In this era of increased rents, security threats and the dogged rise of the private market it is essential that Key Workers are supported to live in or near the areas that they work in. There are many key workers within this area; police, teachers, nurses etc. so no shortage of opportunity to continue to use Bernard Morgan House to fulfil this function.

Sustainability

I can find no evidence within this application of a fully sustainable proposal or reasons given for not exploring what it would be to retain the existing building and make additional works in response to that building. I did not see any evidence of sustainability being properly explored either during the ill-fated first consultation that was latterly re-titled a pre-consultation or indeed later at the final exhibition for consultation. The existing building is well built and sound – there is no clear defense as to why it would not be possible to include it in the future proposal. In this age we should be using what exists and building in response to it – we do not need to demolish sound well built, well conceived buildings only to replace them with a poorly designed over-developed proposal that will need mechanical ventilation to maintain the interior spaces.

Procurement and Planning

Procurement - I am interested to better understand the procurement of this site by Taylor Wimpey given that another party offered substantially more monies for the site with a scheme that retained the existing building with extensions. This alternative developer and scheme appeared to be more aware of the local community and appeared to want to commit to the infrastructure of the community and urban fabric on a long-term basis. I would request under freedom of information all correspondence that led Taylor Wimpey to acquiring the site. One would hope that there be no underhand reason why the those in charge would want Taylor Wimpey to take charge of the development.

Lack of Local List - I am surprised that the City of London does not have a Local List – a governmental scheme upheld by neighbouring Islington and Camden councils where a community can describe local non designated heritage assets. It appears as if the City of London has scant interest in safeguarding the qualities of its urban fabric and upholding clear policy described in its own guidelines. The authority needs to listen to local residents to understand the value of

Guardianship of Listed environments - The City of London is guardian to a wealth of post war building with the Barbican and Golden Lane Estate that continues to attract enormous amounts of visitors from around the world – these sites have been granted

listed status that include views into and out of these sites and the sites relationship to one another – this must be respected and the guidelines upheld. It seems that the survey department of the City of London saw fit to sell this site with no guidelines for development leaving the open to gross over-development – I challenge that this was a negligent move and is in part the reason why we now see such a poor proposal to grossly over-develop this site. I feel that the City sought to discredit the existing building on the site by procuring and paying for a survey to negate or play down any factors of architectural interest in Bernard Morgan House in order to smooth the route to a lucrative sale. I am astonished that English Heritage seems to have based their advice on this survey procured by the City of London rather than making their own independent enquiries into the quality of the existing building. This sequence of events is fundamentally flawed and calls into question the relationship of these public bodies and their integrity. A wealth of local residents find the Bernard Morgan House to have ample post war qualities and parts of the English Heritage report are fundamentally flawed – it is within documents from the architectural press at the time of building that accurately describe how Bernard Morgan House was explicitly designed in relation to Bowater House (evident from scale, massing, orientation etc) so any statement to the contrary is untrue and should be thoroughly investigated. I request – under freedom of information – all information relation to the surveys of the qualities of Bernard Morgan House.

Timing - I have serious concerns regarding the relationship of the planning bodies at City of London with members of the public who are considered statuary consultees on this project. Many meetings were promised that have never materialized. The timing of this validation of the proposal has come during the summer holidays – this was discussed significantly in advance of the event and residents were assured that this would not happen. Communication between residents and the planning department have been slow and non-commital with often confusing messages. Many bodies were not appropriately notified and the conservation officer who is new to the job and council has been away on holiday during this consultation period as has the senior planner attached to the proposal. All of this I would consider bad practice as a public body – or practice that is failing to be appropriately transparent and honest about the events in process. I will under freedom of information like to request all material relating to the timing of this planning application that seems attempt to get a proposal through planning during a time when one would expect all neighbours to be absent due to summer vacation – a very cynical move on the part of all bodies.

Finally, works of the scale proposed in this application - 16/00590/FULL Bernard Morgan House Redevelopment - will horribly disrupt the peace and tranquillity of my home and communal garden (as well as that of my neighbours) for a considerable time and will totally compromise our ability to happily inhabit our homes. I urge you to turn down this application. I honestly believe it would ruin our treasured oasis of peace, quality of life and privacy within the confines of this unique central London location - treasured and much visited by those seeking to explore inspirational examples of excellence within examples of post-war twentieth century housing. I formally request the City of London refuse this application.

Yours faithfully

Saskia Lewis
Director of Foundation
Architectural Association

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Adjei, William

From:	Chipperfield, Rob
Sent:	31 August 2016 13:17
To:	DBE - PLN Support
Cc:	Linford, Catherine
Subject:	FW: Objection to planning application: 16/00590/FULL

From: Stephen Morgan [redacted]
Sent: 31 August 2016 13:15
To: Chipperfield, Rob
Subject: Objection to planning application: 16/00590/FULL

Dear Sir,

I object to the planning application 16/00590/FULL at address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

I object to this development for reasons including its:

- Adverse visual impact on the surrounding street scape and buildings.

- Negative impact on the character of the neighbourhood.

- Over-bearing design: the massing and bulk is too large for the site and out of proportion with buildings immediately adjacent to the site.

- Unreasonable large scale: the proposed development is out-of-scale and out of character with the look of the neighbourhood, which includes many listed buildings.

- Insensitivity to the listed environments in the immediate vicinity.

- Listed building impact: the proposed development is insensitive to the grade II listed Barbican and Golden Lane estates

- Impact on loss of views from buildings in the immediate vicinity, which would adversely affect residents and workers within the immediate area.

- Adverse effect on residential amenity of neighbours in the vicinity due to loss of privacy and overshadowing.

- Impact on light/overshadowing Fortune Street Park, one of the few open spaces in the Borough of Islington.

- Unacceptable high density.

- 'Garden grabbing' - loss of garden space on the proposed development site.

- Unacceptable impact of noise and overshadowing on neighbouring schools.

- Lack of consideration to preserve the existing building, whose appearance and materials are in keeping with the neighbouring built environment.

Yours faithfully,
Stephen Morgan143 Shakespeare Tower, Barbican, LONDON. EC2Y 8DR

Adjei, William

From: [redacted]
Sent:
To: Linford, Catherine
Cc: PLN - Comments
Subject: FW: Planning application 16/00590/FULL. Objection.

Dear Catherine Linford

Planning application 16/00590/FULL

I have lived at 13 Shrewsbury Court for 25 years and my husband's family have lived and run a business in Whitecross Street in Islington since 1864. My family and I live in a house that overlooks Fortune Park which has views towards Bernard Morgan House and the Golden Lane Estate.

We built our family house in 2007. There was much discussion with Islington planners as they felt the plans for our house were too bulky and the height not in keeping with the buildings that surround and they decided it was overbearing and inappropriate in relation to Fortune Park. We adjusted our plans to satisfy these concerns. The original plans and our subsequent house, which ended up being no larger that the building it replaced, is tiny in relation to the development proposal for Bernard Morgan House.

The BMH planning application does not give a clear idea of the impact of the proposed new development will have on the setting of Fortune Park. The developers seem unwilling to share exactly what their new building will look like from different viewpoints. From what I can tell, this new development appears unexpectedly massive. It will overshadow the park in the evenings and dominate the Golden Lane Estate.

This small, much loved park is a sanctuary for many and any loss of light would have a detrimental effect on the lives of many of its stakeholders.

I therefore object to this application of the grounds of the bulk and massing of the proposed new building; its overbearing impact on the surrounding area, including Fortune Park, and also its negative impact on the setting of the listed Golden Lane Estate.

Please acknowledge receipt of this email.

Yours sincerely

[redacted]

Anna Curry
13 Shrewsbury Court
London
EC1Y 8JF
[redacted]

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Bridget Andrews

Address: 106 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object most strongly to this application. The proposed development will deprive me of day and evening sunlight to my flat. It is too large and overbearing and lacks all sympathy with the surrounding buildings many of which are listed. I understood that the City valued its heritage and cannot believe that the panning team would approve of this development it it were able to do so impartially and was free of other considerations.

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Planning application 16/00590/FULL. Objection.

From: JP Masclet
Sent: 02 September 2016 10:18
To: Linford, Catherine
Subject: Re: Planning application 16/00590/FULL. Objection.

Dear Catherine,

My address:

Flat 4
103 Whitecross Street
London EC1Y 8JD

Kind regards,

JP

JP MASCLET

Hug that tree. Don't print this e-mail unless you really REALLY need to

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From: JP Masclet
Sent: 01 September 2016 18:39
To: Linford, Catherine
Cc: PLN - Comments
Subject: Planning application 16/00590/FULL. Objection.

Dear Catherine Linford

Planning application 16/00590/FULL

I have lived in Whitecross Street in Islington for sixteen years; the rear of my property overlooks Fortune Street Park with views towards Bernard Morgan House.

I have visited the proposed site and studied the BMH planning application. What I cannot find is any information about the potential impact of the new development on the setting of Fortune Street Park and the outlook I will be faced with from the rear of my property. However, from what I can tell, this new development appears obtrusive and unreasonably massive. It will throw the *entire* park into shade in the evenings and dominate the Golden Lane Estate, changing forever and in a negative way the inner-city charm of this community. Furthermore, the new structure seems to me to be bland and lack distinction from every other new build in London.

I therefore object to this application of the grounds of the bulk and massing of the proposed new building; its overbearing impact on the surrounding area, including Fortune Street Park, and also its negative effect on the setting of the listed Golden Lane Estate.

Please acknowledge receipt of this email.

Yours sincerely,

JP Masclet

JP MASCLET

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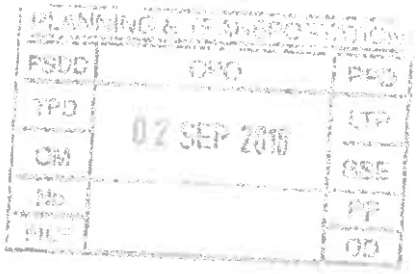
Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

More people in the area - community good for business. etc.

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: Palmera Lim

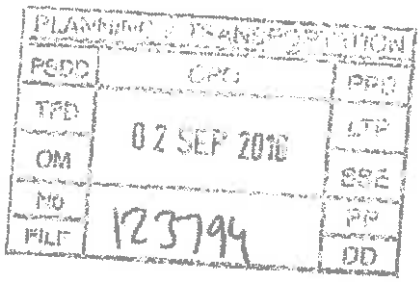
Address: 6/9 Bridgewater Square
EC2Y 8AE

Tel:

Email address: [redacted]

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

WE NEED MORE HOUSING.
LUXURY AND AFFORDABLE FOR
LOCALS.

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: P. CODY

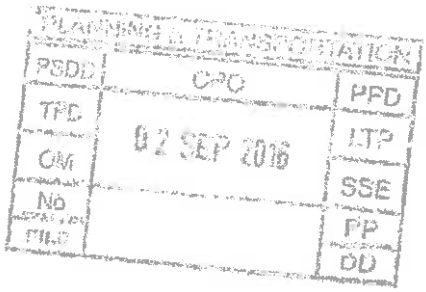
Address: 83 PEABODY TOWER
GOLDEN LANE
LONDON
EC1Y 0RX

Tel: [redacted]

Email address: [redacted]

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

☐ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: ROBERT SITTERS

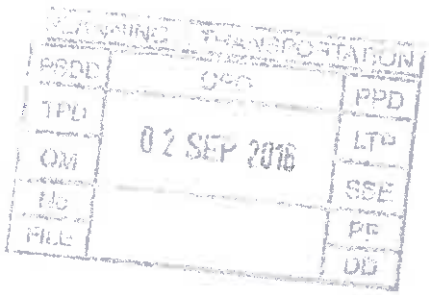
Address: 37 BANNER ST
EC1.

Tel: [redacted]

Email address:

Signature:

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☒ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

☒ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: Michael Rawlins

Address: 16 Friend St
EC1V 7NS

Tel:

Email address: [redacted]

Signature:

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

WILL BE GOOD TO HAVE NEW FLATS AND MORE PEOPLE LIVING IN THIS AREA, SPECIALLY FOR OUR BUISNESS ASPECT.

☑ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: LORENZO CASTRICINI

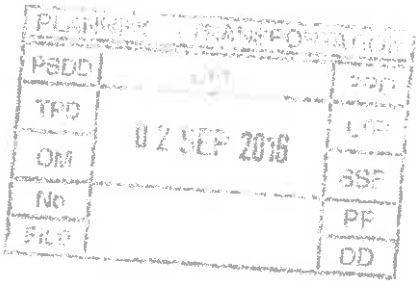
Address: 101 GOSWELL ROAD CONSERVANT HOUSE

Tel: [redacted]

Email address: [redacted]

Signature: [redacted]

Catherine Linford
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



Redevelopment of Bernard Morgan House, Golden Lane (Ref: 16/00590/FULL)

☑ I am writing to state my support for the planning application to redevelop Bernard Morgan House.

Please add any other comments below:

☐ I am a local resident ☐ I am a local business owner ☐ I work at a local business

Name: MR A. BROWN

Address: 78 LEXINGTON APTS
40 CITY RD

Tel:

Email address:

Signature: [redacted]

FAO Catherine Linford
Planning Officer
City of London
Guildhall London
PO Box 270
EC2P 2EJ

Anna Parkinson
23 Hatfield House
Golden Lane Estate
EC1Y 0ST

4 September 2016

Dear Ms Linford,

Bernard Morgan House Planning Application ref 16/00590/FULL

OBJECTION

I write to object to the above referenced planning application with the following references to planning policy issues:

1. The proposed design disregards the City of London Listed Building Management Guidelines for the Golden Lane Estate.

There are a number of grave concerns about the proposed design approach:-

The proposals are not in keeping with listed neighbours on the Golden Lane and Barbican estates, both of which demonstrate a rigorous and subtle rhythm of elevational treatment. The existing buildings are widely recognised for their significant architectural quality and contain a considered and well-proportioned regular composition of windows, balconies and bays within a predominantly horizontal and monolithic frame. This is lost in the design for the proposed building.

The proposed design is opportunistic in order to maximise the development of the site and disregards its context in favour of a banal formulaic response with a generic 'London Vernacular' style. The seemingly randomised arrangement of balconies and fenestration fight for attention, rather than respecting the quiet and dignified listed neighbours. The designers purport 'animation' but, by proposing a tripartite principal elevation with horizontal and vertical steps, their approach to architectural composition loses the rigour of the adjacent listed blocks.

The result is very disappointing. In considering the planning application, the Design and Conservation team should ask the architects to revisit their proposals in order to create a specific and exemplary response to the architectural context of this important mid 20th Century neighbourhood.

2. The height and mass of the proposed building is unacceptable in its context and constitutes over development of the site, significantly providing 50% more developed area than that suggested when the site was marketed by the City of London.

3. Loss of daylight and sunlight. The proposed development by virtue of its height and mass will overshadow an important local amenity space - Fortune Street Park - which is extremely well used as a resource by all members of the local community as well as local workers and children from 0 to 11 years using the Golden Lane Campus.

In particular the proposed new building is immediately adjacent to an educational provision for children with additional needs – Richard Cloudesley School - and will overshadow play and teaching provision for these vulnerable children.

The proposed development overshadows the playground of Prior Weston school where children within our local community learn to grow food and enjoy sunshine and fresh air.

The majority of children who attend these schools and the Early Years Centre at Golden Lane Campus do not have any significant open space attached to their own homes and benefit greatly from the ability to enjoy these outdoor spaces at school and in the adjacent park.

Due to the timing of the planning application at the end of the school year, has the school been properly consulted and given adequate time to comment on the proposal?

The proposed development will also have a detrimental effect on daylight and sunlight for adjacent dwellings on the Corporation's Golden Lane Estate and in the Barbican.

Whilst the Mayor of London's Housing Supplementary Planning Guidance (March 2016) document states that while …'An *appropriate* degree of flexibility needs to be applied when using BRE guidelines….[these] should be applied sensitively to higher density development [and}….take in to account the local circumstances…

Moreover the same document states:

'The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on *broadly comparable residential typologies within the area* ... Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced ***but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm***.'

In the case of this proposed development, which does not look to offer any benefit to the established local community, the sole motive to optimise housing potential is additional profit for the developer and therefore the Corporation should consider that there should be no additional harm for their

existing tenants and for residents in buildings where the Corporation is the freeholder on the Golden Lane Estate and in the Barbican.

4. None of the proposed new homes will be available for social or affordable housing which might be accessible for local families. The development replaces key worker housing with flats for private sale. Dedicated teachers on Golden Lane Campus have long commutes due to the lack of affordable housing within the local area and many potential good teachers are put off from working at these schools for that reason. Key workers who support our local community face similar issues and their needs should be considered and provided for in all new housing developments.

5. Housing amenity: the Mayor of London's Housing Supplementary Planning Guidance (March 2016) document also refers to Standard 29: 'Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.' The majority of proposed dwellings in this development will be single aspect and do not reflect the generous typology of the adjacent homes on the Golden Lane Estate or in the Barbican.

6. Inadequate consideration has been given to pressure on local services and the social infrastructure in general. Health, education, leisure, community and sport facilities are already over subscribed and the proposed development will do nothing to alleviate this pressure.

7. Ecology and sustainability. The proposed development impinges on an area of land which has been identified as an area providing a habitat for biodiversity and it was interesting to see that one of the first features of the site to disappear after it was sold was the information sign about the black redstart. I have seen bats adjacent to the existing Bernard Morgan House and the developer should provide survey information and proposals to ensure their habitats will not be disturbed by this development.

Whilst not opposed to development per se and recognising the need for good affordable housing in Central London, as a local resident I strongly object to the approach taken for the proposed development which looks to over-develop the site with no regard nor benefit for the local community. Of particular concern is the lack of respect for the architectural heritage of the site with a proposal which would harm its significant listed context.

Yours sincerely

Anna Parkinson

Bernard Morgan House. 16/00590/FULL attention of Catherine Linford

Dear Ms Linford, I trust you will have checked that the developers have done what is necessary to satisfy the technical aspects of planning law. I hope that you and the Committee will also accord weight to subjective public comments. My objections are administrative, aesthetic and political.

Administrative.

1. It has been hard to find in the planning application documents what the proposed new building will actually look like from the streets, from Fortune Park or from representative adjacent homes. No doubt technically adequate they do not seem to show proper respect either to honest democratic consultation, or even possibly to our non-technical Councillor representatives.

Aesthetic

2. Bernard Morgan House looks to have been carefully designed with pleasant surrounding space, gardens and many natural materials. It seems structurally sound but neglected. Why, even at this late stage, can it not be refurbished? The new building expresses overwhelming mass, aggressively filling the space to the maximum that the planning committee might permit. This increased mass will oppress and darken the surroundings, whatever the details of the finish.

The architecture of Chamberlin, Powell & Bon has now emerged from populist disdain and is an increasingly appreciated and admired City asset. Placing an obvious foreign lump at the centre of their combined works of Golden Lane estate and the Barbican would be an act of vandalism for future generations to wonder at and regret.

Political.

3. The Primary school playground environment is valuable for our children (who need our sensitivity and protection since they have no voice) and should not be degraded by this oppressive bulk and loss of light.

Those working to benefit all of us previously used these flats. In what sense is this plan of any public benefit at all? Construction jobs would also be provided by refurbishment.

I hope you will decide in favour of the wellbeing of the entire future local community and reject this scheme.

Mr & Mrs Bulman, 54 Breton House, EC2Y 8DQ.

ASSOCIATION **Representing the interests of Barbican Residents**

Helen Kay
403 Willoughby House
Barbican
London EC2Y8BN

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

For the attention of Robert Chipperfield and Catherine Linford

Re: Objection to application 16/00590/FULL

Dear Sir/Madam,

I write on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to object to the application to develop the Bernard Morgan House site. In particular to the massing and extra height, which would damage residential amenity, as protected by planning policy DM21.3 and the character and appearance protected by policy DM12.1 in the Local Plan.

1. Residential amenity threatened by impact of extra height and greater massing.

Bernard Morgan House (BMH) lies in a residential area between two listed building estates, The Barbican and Golden Lane.

The Local Plan, Policy DM10.1 requires 'all developments to avoid harm to the townscape by ensuring that the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, character, historic interest of the locality…..'.

The Local Plan, Policy DM21.3, requires developments 'to be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation'.

The proposed design of the building very much larger in all dimensions than BMH is inappropriate to its surroundings. Neither does it consider the constricted site so close to residential blocks in two listed estates nor their surrounding narrow streets. The proposed substantial increase in height and massing would cut the daylight and sunlight to a substantial number of flats and leave residents overshadowed by a building significantly taller than its neighbours. Other design features such as the protruding balconies will cause much 'overlooking' and the long windows so close to other blocks will cause light pollution to

neighbouring flats.

2. Residential amenity threatened by noise and disturbance

The Local Plan requires developments 'to demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout and design'.

There are a number of design features that will lead to noise disturbance: the loading bay on the narrow Brackley Street so close to people's homes, the protruding balconies on Golden Lane overlooking Breton House and Prior Weston and the roof terraces where people can congregate. Environmental Health at CoL has much evidence of noise disturbance from a terrace on Moor Place that is close to a residential block. The management company there now has to permanently lock the doors as all other measures have been ineffective. Juliet balconies are a better design than ones on which people can congregate and roof terraces close to other residences seem to be impossible to manage. Mitigating noise disturbance has been given little priority in this design.

3. Residential amenity threatened by over-density

The Local Plan requires the 'cumulative impact of individual developments on the amenity of existing residents'.

The increase of massing from the original proposed 80000sq ft to 120000sq ft and its increase in the number of units will also put a heavy strain on local amenities such as the Doctor's Surgery in Half Moon Court that already has a huge development on its doorstep.

4. The design of the development taking no heed to its surrounding context

The Local Plan, policy DM12.1 requires a development to 'sustain and enhance heritage assets and to respect the character and scale of surrounding heritage assets'.

Neither the listed Barbican estate nor the listed Golden Lane Estate has buildings with a complicated stepped-up plan. Barbican and Golden Lane blocks are notable for the clarity of the plans and the levelness of their roofs.

The Local Plan, Core Strategic Policy CS10 promotes 'a high standard of design ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the setting of surrounding buildings and spaces'.

As stated in the Twentieth Century Society report, Bernard Morgan House is a recognized non-designated heritage asset of local significance yet the developer's proposal takes no account of this nor its proximity to the listed estates, it is merely a design that is remarkably similar to those of their other developments in London.

We therefore ask the City to reject this application. I would be grateful if this letter could be posted on the portal as a response from the BA, there have been problems with this facility in the past.

Yours faithfully,

Helen Kay

☐Chair, Barbican Association Planning Committee

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Ms Sue Pearson

Address: 21 Hatfield House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:I object to the proposal for the following reasons

1 Overshadowing the park, our small green area, and the tokenism of providing the small patch of grossly shaded public access garden

2 Reduced air quality with additional traffic from new residents, deliveries, visitors etc

3 Proximity and overlooking of Golden Lane Campus - primary and special needs schools.

4 Luxury flats when housing is needed in the City for lower paid workers who keep the City running,

4 Addition numbers using local facilities, which are already oversubscribed.

5 Unsympathetic building lacking in any architectural merit and bearing no relation to surroundings and the proximity to a number of Listed buildings, in fact a copy of their developments elsewhere and totally inappropriate in the City centre.

I believe the site to be overdeveloped, with the wrong type of housing and with little architectural merit

Hassall, Pam

From: Linford, Catherine
Sent: 20 September 2016 10:15
To: DBE - PLN Support
Subject: FW: 16/00590/FULL Bernard Morgan House Redevelopment - Landscape
Attachments: City in Bloom 2013 Bernard Morgan Supporting Evidence.pdf; Initial proposal.doc; Bernard Morgan City in Bloom Gold Award 2013.pdf; Bernard Morgan Community Garden.docx; Plants in Bernard Morgan House.docx

Hello,

Please can this be uploaded to 16/00590/FULL and printed.

Thanks,
Catherine

From: Saskia Lewis [mailto:lewis_sa@aaschool.ac.uk]
Sent: 19 September 2016 09:00
To: Linford, Catherine; Eley, Ben
Cc: Mark Campbell; Emma Matthews; Frederick Rodgers; claudiamarciante@gmail.com; Hudson, Sarah
Subject: RE: 16/00590/FULL Bernard Morgan House Redevelopment - Landscape

RE: 16/00590/FULL Bernard Morgan House Redevelopment - Landscape

Dear Catherine,

I am writing to notify you of the significant communal heritage value of the gardens at Bernard Morgan House, Golden Lane.
These gardens are significant for the following reasons:

1. Since 2007, the wildlife gardens of Bernard Morgan House were tended by the Barbican Wildlife Group and Friends of City of London Gardens – associations of residents and members of the local community – in conjunction with the City of London Police and residents of Bernard Morgan House.
The planting and maintenance of these gardens was very much a collaborative effort.

2. These works were supported by the City Gardens Team together with funding provided by Legal and General Insurance Company.

3. The gardens contain over 100 different plant species and were originally conceived as a habitat for the Black Redstart – an endangered bird of which there are only 100 breeding pairs in the UK, with the City of London holding 5–10 % of the UK population.

4. The gardens regularly provided plant samples to the Natural History Museum, South Kensington. This provision continued at the request of the museum in its documentation of urban gardens. Samples from Bernard Morgan House are still being evaluated, documented and submitted in the present time.

5. The gardens at Bernard Morgan House were entered in – and won Gold Awards – in the City of London's own 'City in Bloom' garden competition in 2013 and 2014.

6. Since the sale of Bernard Morgan House in 2015 no volunteers have been allowed to tend the gardens. Prior to this sale these garden were regularly tended and maintained.

City in Bloom 2013 - Registration of Bernard Morgan House
Category Biodiversity and Improvement

Supporting Evidence

History and summary

Site was originally a private space for residents of the City of London Police Station House. Up to 2007, the sunken garden contained three small ornamental conifers and four hydrangeas. The paving was scraped and kept free of moss or other vegetation. There was little, if any benefit to wildlife.

Volunteers clear site in 2008

City of London Police gave permission for the garden to be transformed into a community wildlife garden in late 2007.

In spring 2008 volunteers from Legal and General (L&G) and Barbican Wildlife Group (BWG) cleared the site, which comprises around 290m^2, and created the 13 beds of approximately 22m^2 by lifting paving slabs and removing some cobbles. L&G provided funding and volunteers for the preliminary planting of wildlife friendly shrubs, bulbs and herbaceous plants (see attached list). In 2013 lifting a further 3 paving slabs created an additional 3m^2 of beds.

The garden has been maintained by BWG and more recently by Friends of City Gardens volunteers.

Selected wildflower species are encouraged to colonise the cracks in the pavings and moss is allowed to grow in the winter.

From a very impoverished flora in 2007, the number of species recorded has grown to over one hundred. The garden is regularly visited by eight species of bird and is home to great tits that have nested every year since 2008. It also hosts a diverse insect and spider population.

Summer flowers 2012

City in Bloom 2013 - Registration of Bernard Morgan House
Category Biodiversity and Improvement

Biodiversity

How we manage the site to improve biodiversity

Key species

1. Black redstart *Phoenicurus ochruros*

Black redstart (RSPB)

Bernard Morgan House is a unique habitat in the City. It is one of only three dedicated wildlife gardens and the only one to provide a specific habitat for the Black Redstart - a key target species for the City.

The predominantly paved area provides the type of 'weedy', bare habitat where these birds like to forage. We have encouraged specific plant species that provide the preferred food of the Black Redstart, such as:

Perforate St John's Wort *Hypericum perforatum*
Kidney Vetch *Anthyllis vulneraria*
Betony *Stachys officinalis*
Devil's – bit Scabious *Succisa pratensis*
Ribwort Plantain *Plantago lanceolata*
Selfheal *Prunella vulgaris*

A juvenile black redstart was spotted in the garden in 2010.

2. House sparrow *Passer domesticus*
The house sparrow is also a target species of the City. Between 1977 and 2000, house sparrow numbers in the UK declined by 65%. This may be partly to do with lack of suitable food, particularly during the breeding season.
New this year - we have sown a mini meadow of $3m^2$ with wildflower species recommended by the RSPB as being of particular benefit to sparrows. This mix includes traditional cornfield annuals with linseed, triticale, barley, white millet, phacelia and sunflowers.

3. Pollinators
The garden attracts a wide range of bees - honey and solitary, bee flies, hover flies and other insects. We have planted a range of plant species to provide a succession of pollen and nectar throughout the year, such as:

Bumble bee on foxglove

Early Spring bulbs - snow drops, winter aconites
Spring flowers - violets, wild garlic, primrose, wallflowers
Early flowering shrubs - berberis
Early summer flowering shrubs/trees - pyracantha, apple
Summer flowering plants - lavender, nettle-

leaved bellflower, buddliea, phlox, toadflax, runner bean, evening primrose
Late summer and autumn - Michaelmas daisies, echinacea, golden rod.

Because the garden is extremely sheltered the flowering season of many of the plants extends into October and November.

4. Insects and spiders

Insect hotel with wild garlic and grape hyacinths in foreground

Insect surveys have revealed a diverse population of aphids, ground beetles, shield bugs, ants, ladybirds, butterflies (comma, common white, orange tip), moths (mint, white plume) and wolf and garden spiders. The most exotic insect recorded to date was a solitary great green bush cricket *(tettigonia viridissima)* in October 2012.

An insect hotel was constructed in spring 2011.

The dead birch tree was retained and provides a habitat for insects.

5. Birds

The garden is managed to provide food and water for birds throughout the year. The planting is designed to provide a succession of food - from aphids on the roses, enjoyed by blue tits and great tits, to teasels and thistles for gold finches to rose hips, pyracantha berries and seeds from the herb plants. The mature birch tree is used as shelter for small birds queuing up to use the bird feeder and travelling between Fortune Park and Fann Street feeders.

During the winter, moss is allowed to build up into a thick mat on the pavings and cobbles and leaves are left in drifts as a habitat for invertebrates that provide forage for black birds and robins until well into spring.

There is also a:
Bird bath - which is also used by squirrels.
Bird feeder - kept filled with peanuts throughout the year
Nest box - regularly used by great tits and cleaned by volunteers each year.

Surveys have identified, blue tits, great tits, green finches, robins, black birds, chaffinches, gold finches and wood pigeons as regular visitors.

Bird bath and spring flowers 2013

City in Bloom 2013 - Registration of Bernard Morgan House
Category Biodiversity and Improvement

New for 2013

Apple variety Sunset blossom
May 2013

As well as the mini meadow for sparrows, two apple trees have been planted - varieties Egremont Russell and Sunset. Both carried blossom in the spring for pollinators. Although the trees are not expected to be productive this year, any fallen apples will be a food source for blackbirds and late summer insects.

Appendix: Plants in Bernard Morgan House

Species in bold are the original planting in Spring 2008.

Achillea	Yellow, self sown
Annual wall rocket	Diplotaxis muralis, known as stinkweed, flowering April, self sown
Antirrhinum	Self sown
Apple	Egremont Russet planted autumn 2012
Apple	Sunset planted autumn 2012
Autumn hawkbit	Leontodon autumnalis, self sown
Bearded Iris	
Betony	Betonica officinalis
Bistort	Polygonum bistorta, planted 2008
Black grape	Planted 2008
Bluebell	Hyacinthoides non-scripta
Borage	Borago officianlis, transplanted from Fann St Oct 2010
Buddliea	Buddleja davidii, self sown
Chamomile	Chamaemelum nobile, planted Sept 2010
Chive	Allium schoenoprasum, transplanted from Fann St 2008
Cleavers	Galium aparine
Coltsfoot	Tussilago farfara
Columbine	Aquilegia vulgaris, transplanted from Fann St Oct 2010
Comfrey	White, low growing, transplanted from Fann St Oct 2010
Common chickweed	Stellaria media

Common Field-speedwell	Veronica persica
Corn cockle	Agrostemma githago, introduced in Fann St compost
Cotoneaster	Prostrate form, self seeded
Cowslip	P.veris
Creeping buttercup	Ranunculus repens
Crocus	
Cut leaved cranesbill	Geranium dissectum
Dandelion	**Taraxacum officinale**
Darwin's barberry	**Berberis darwinii, planted 2010**
Deptford pink	Dianthus armeria
Devil's bit scabious	Succusa pratensis
Evening primrose	Oenothera biennis
Fennel	Self seeded
Feverfew	Tanacetum parthenium, self seeding
Foxglove	Digitalis purpurea, now self seeding
Galliant soldier	Galinsoga parviflora, self sown and removed continually
Garlic	Allium ursinum now spreading
Garlic mustard	Alliaria petiolata
Golden rod	Solidago
Grape hyacinth	Muscari neglectum
Grape Vine	
Greater knapweed	Centaurea nigra, planted Spring 2010
Green Alkanet	Pentaglottis sempervirens
Groundsel	Senecio vulgaris
Hairy bitter cress	Cardamine hirsuta
Hedgerow cranesbill	G. pyrenaicum
Herb Robert	Geranium robertianum
Hieracium spp	
Honesty	Lunaria annua, transplanted from Fann St Sept 2010
Hop	Planted 2008
Hyacinth	Donated by City Spring 2013
Ice plant	Sedum spectabile
Kidney vetch	Anthyllis vulneraria
Lavender	
Lemon balm	Melissa officinalis, very invasive
Lungwort	Pulmonaria officianalis, transplanted from Fann St Oct 2010
Meadow buttercup	Ranunculus acris
Michaelmas daisy	Aster spp
Monkeyflower	Mimulus guttatus, self sown
Musk mallow	Malva moschata, self seeding in paving
Nettle leaved bellflower	Campanula trachelium Now self-seeding
Oxeye daisy	Leucanthemum vugare, transplanted from Fann St Oct 2009
Perforate St John's Wort	Hypericum perforatum

Phlox	Phlox paniculata
Primrose	Primula vulgaris, struugles in the hot dry summers
Procumbent yellow sorrel	Oxalis corniculata, self sown
Purple top	Verbena bonariensis
Pyracantha	
Red campion	Silene dioica
Red dead nettle	Lamium purpureum
Red valerian	Centranthus ruber, self seeding
Redshank	Polygonum maculosa, self sown
Rib wort plantain	Plantago lanceolata
Rock Rose	**Helianthemum nummularium, planted 2010**
Rose	Rosa rugosa
Rosemary	Rosmarinus officinalis (originally planted prostrate form which didn't survive the first winter)
Round leaved cranes's-bill	Geranium rotundifolium
Round leaved cranesbill	G. rotundifolium
Sage	Salvia officinalis
Salvia nemorosa	Salvaged from City planter
Silver birch	Betula pendula
Snowdrop	Galanthus nivalis planted spring 2013
Spear thistle	Cirsium vulgare
Spurge	Probably Petty spurge, Euphorbia peplus, self sown
Tansy	Tanacetum vulgare
Teasel	Dipsacus fullonum
Thrift	Armeria maritima, transplanted from Beech High Walk Sept 2010
Violet	Viola oderata
Wall flower	Erysimum cheiri, salvaged from Barbican gardens 2011
Wayfaring tree	**Viburnum lantana, planted 2010**
Welsh poppy	Meconopsis cambrica
White dead nettle	Lamium album
Wild marjorum	Origanum vulgare, now self seeding
Wild rose	Possibly sweet briar, Rosa rubginosa, transplanted from Fann St 2008
Winter Aconite	Eranthis hyemalis, donated by Philip and Leah Spencer from Norfolk. More added spring 2013 donated by City
Wisteria	Wisteria sinensis
Yarrow	Achillea millefolium, planted spring 2010
Yellow corydalis	Pseudofumaria lutea
Yellow flag	Iris Species: pseudacorus
Yellow toadflax	Linaria vulgaris, self seeding

CREATION OF A WILDLIFE GARDEN AT BERNARD MORGAN HOUSE

Bernard Morgan House is a residential section house for the City of London Police. It is situated at the corner of Golden Lane and Brackley Street on the northern edge of the City. Its Golden Lane frontage is bounded by a sunken 'garden' of approximately 80 m². This area is currently paved and contains a few struggling shrubs. The garden is opposite the new Golden Lane campus, a 450-place primary school due to open at Easter 2008.

The proposal

- To transform the sunken area into a wildlife friendly garden that is attractive not only to birds, butterflies and bees but also to the many City residents, workers and school children that pass it every day.

- To provide an opportunity for members of the residential community to work with volunteer City workers and volunteers from the City of London Police on a project of benefit to the whole community and to the environment.

- To provide an educational resource through interpretation boards.

Why?

- The Bernard Morgan garden would become part of a green corridor that extends from the Fann Street wildlife garden (substantially managed and maintained by volunteer Barbican residents in partnership with City Gardens) to Fortune Park.

- The proposed Local Development Framework encourages improvements to biodiversity in the City through the development of green corridors and additional wildlife areas, wherever possible.

- The reduction of hard landscaping in favour of 'green' areas may help to mitigate the potential problems of increased run off as a result of future climate change.

- Opportunity for residents, City workers and Police to co-operate on a high visibility project that will benefit the wider community.

How?

- The Police and City Gardens support the proposal in principle.

- Once funding is pledged in principle a detailed plan would be prepared by the Barbican Wildlife group conjunction with experts from City Gardens. The plan would then need to be approved by all parties - Police, City Gardens, Sponsor.

- Ideally the work should be carried out in autumn 2007.

- It is envisaged that clearing the site, digging a small pond and planting would take place in a series of work sessions over (say) a couple of weeks - to suit volunteer commitments and numbers and depending on the weather.

- Barbican residents and Police volunteers could provide on going maintenance with perhaps quarterly volunteer session for corporate volunteers to carry out bigger tasks (autumn clearing, cleaning bird boxes, spring sowing/planting etc.)

Open Spaces Department
Sue Ireland BSc, MSc, MIPGS
Director of Open Spaces

CITY OF LONDON

Date 13 August 2013

To Whom it May Concern

Re: City in Bloom, Bernard Morgan House

I'm delighted to inform you that Bernard Morgan House has been awarded Gold as part of the 2013 City in Bloom Awards for Biodiversity and Improvement. We are thrilled to enclose your City in Bloom certificate.

The City Gardens team would like to pass on our sincere thanks from both the City of London and our department for the hard work and care put into your space this summer and for your support during our London and Britain in Bloom campaigns. We will hear the results for these campaigns in the autumn and we will announce them in our next newsletter due out in October 2013.

This year we saw some wonderful spaces and displays. For our 2014 City in Bloom campaign we are keen to see window boxes and gardens that promote sustainability and biodiversity across the City. The judges will especially be looking out for this next year. I have enclosed a document with advice on creating sustainable and insect loving displays for next year's City campaign. I will keep you updated on news of our 2014 in Bloom campaign. In the meantime have a bloomin' lovely summer!

Yours sincerely,
Rosie Hardicker

Project Support Officer
City Gardens Department

City of London Open Spaces Department
PO Box 270 Guildhall, London EC2P 2EJ
Switchboard 020 7332 3505
www.cityoflondon.gov.uk

City in Bloom 2013

GOLD

presented to

Friends of City Gardens for the City in Bloom Biodiversity and Improvement Award at Bernard Morgan House Garden

by the Director of Open Spaces

[redacted]

DOMINE DIRIGE NOS
CITY OF LONDON

LONDON IN BLOOM
A CAPITAL CAMPAIGN

Bernard Morgan Community Garden

History and summary

The garden was created in 2008 by volunteers from Legal and General (L&G) and Barbican residents. The site comprises around 290m^2 with 13 beds of approximately 25m^2. The garden is maintained by Friends of City Gardens volunteers.

Selected wildflower species are encouraged to colonise the cracks in the pavings and moss is allowed to grow in the winter to provide forage for birds.

From a very impoverished flora in 2007, the number of species recorded has grown to over one hundred. The garden has provided plant material for the Natural History Museum survey of City plant species being carried out by local artist Liz Davies and Dr Mark Spence of the NHM. The garden is regularly visited by eight species of bird and is home to great tits that have nested every year since 2008. It also hosts a diverse insect and spider population.

Summer flowers

The garden has been nominated for City in Bloom for the last three years and has been award Certificates of Excellence every year.

Biodiversity

How we manage the site to improve biodiversity

Key species

1. Black redstart *Phoenicurus ochruros*

Black redstart (RSPB)

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The predominantly paved area provides the type of 'weedy', bare habitat where these birds like to forage. We have encouraged specific plant species that provide the preferred food of the Black Redstart, such as:

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Ribwort Plantain *Plantago lanceolata*
Selfheal *Prunella vulgaris*

2. House sparrow *Passer domesticus*

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We have sown a mini meadow of $3m^2$ with wildflower species recommended by the RSPB as being of particular benefit to sparrows. This mix includes traditional cornfield annuals with linseed, triticale, barley, white millet, phacelia and sunflowers. In spring 2014 for the first time house sparrows have been observed foraging amongst the plants growing in the paving.

3. Pollinators

Apple variety Sunset blossom May 2013

The garden attracts a wide range of bees (honey and solitary), bee flies, hover flies and other insects. We have planted a range of plant species to provide a succession of pollen and nectar throughout the year, such as:

Early Spring bulbs - snow drops, winter aconites

Spring flowers - violets, wild garlic, primrose, wallflowers

Early flowering shrubs - berberis

Early summer flowering shrubs/trees - pyracantha,roses

Summer flowering plants - lavender, nettle-leaved bellflower, buddlea, phlox, toadflax, runner bean, evening primrose

Late summer and autumn - Michaelmas daisies, echinacea, golden rod.

Two apple trees were planted in 2013 - varieties Egremont Russell and Sunset. Both carried blossom in the spring for pollinators. Any fallen apples will be a food source for blackbirds and late summer insects.

Because the garden is extremely sheltered the flowering season of many of the plants extends into October and November.

4. Insects and spiders

Insect hotel with wild garlic and grape hyacinths in foreground

Insect surveys have revealed a diverse population of aphids, ground beetles, shield bugs, ants, ladybirds, butterflies (comma, common white, orange tip), moths (mint, white plume) and wolf and garden spiders. The most exotic insect recorded to date was a solitary great green bush cricket *(tettigonia viridissima)* in October 2012.

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Nest box - regularly used by great tits and cleaned by volunteers each year.

Surveys have identified, blue tits, great tits, green finches, robins, black birds, chaffinches, gold finches and wood pigeons and from 2014 - house sparrows - as regular visitors.

Bird bath and spring flowers

Appendix: Plants in Bernard Morgan House

Species in bold are the original planting in Spring 2008.

Achillea	Yellow, self sown
Annual wall rocket	Diplotaxis muralis, known as stinkweed, flowering April, self sown
Antirrhinum	Self sown
Apple	Egremont Russet planted autumn 2012
Apple	Sunset planted autumn 2012
Autumn hawkbit	Leontodon autumnalis, self sown
Bearded Iris	
Betony	Betonica officinalis
Bistort	Polygonum bistorta, planted 2008
Black grape	Planted 2008
Bluebell	Hyacinthoides non-scripta
Borage	Borago officianlis, transplanted from Fann St Oct 2010
Buddliea	Buddleja davidli, self sown
Chamomile	Chamaemelum nobile, planted Sept 2010
Chive	Allium schoenoprasum, transplanted from Fann St 2008
Cleavers	Galium aparine
Coltsfoot	Tussilago farfara
Columbine	Aquilegia vulgaris, transplanted from Fann St Oct 2010
Comfrey	White, low growing, transplanted from Fann St Oct 2010
Common chickweed	Stellaria media
Common Field-speedwell	Veronica persica
Corn cockle	Agrostemma githago, introduced in Fann St compost
Cotoneaster	Prostrate form, self seeded
Cowslip	P.veris
Creeping buttercup	Ranunculus repens
Crocus	
Cut leaved cranesbill	Geranium dissectum
Dandelion	Taraxacum officinale
Darwin's barberry	**Berberis darwinii, planted 2010**
Deptford pink	Dianthus armeria
Devil's bit scabious	Succusa pratensis
Evening primrose	Oenothera biennis
Fennel	Self seeded
Feverfew	Tanacetum parthenium, self seeding
Foxglove	Digitalis purpurea, now self seeding
Gallant soldier	Galinsoga parviflora, self sown and removed continually
Garlic	Allium ursinum now spreading
Garlic mustard	Alliaria petiolata
Golden rod	Solidago
Grape hyacinth	Muscari neglectum
Grape Vine	
Greater knapweed	Centaurea nigra, planted Spring 2010
Green Alkanet	Pentaglottis sempervirens
Groundsel	Senecio vulgaris
Hairy bitter cress	Cardamine hirsuta
Hedgerow cranesbill	G. pyrenaicum
Herb Robert	Geranium robertianum
Hieracium spp	
Honesty	Lunaria annua, transplanted from Fann St Sept 2010
Hop	Planted 2008
Hyacinth	Donated by City Spring 2013
Ice plant	Sedum spectabile
Kidney vetch	Anthyllis vulneraria
Lavender	
Lemon balm	Melissa officinalis, very invasive

Bernard Morgan Community Garden

Lungwort	Pulmonaria officianalis, transplanted from Fann St Oct 2010
Meadow buttercup	Ranunculus acris
Michaelmas daisy	Aster spp
Monkeyflower	Mimulus guttatus, self sown
Musk mallow	Malva moschata, self seeding in paving
Nettle leaved bellflower	Campanula trachelium Now self-seeding
Oxeye daisy	Leucanthemum vugare, transplanted from Fann St Oct 2009
Perforate St John's Wort	Hypericum perforatum
Phlox	Phlox paniculata
Primrose	Primula vulgaris, struugles in the hot dry summers
Procumbent yellow sorrel	Oxalis corniculata, self sown
Purple top	Verbena bonariensis
Pyracantha	
Red campion	Silene dioica
Red dead nettle	Lamium purpureum
Red valerian	Centranthus ruber, self seeding
Redshank	Polygonum maculosa, self sown
Ribwort plantain	Plantago lanceolata
Rock Rose	**Hellanthemum nummularium, planted 2010**
Rose	Rosa rugosa
Rosemary	Rosmarinus officinalis (originally planted prostrate form which didn't survive the first winter)
Round leaved cranes's-bill	Geranium rotundifolium
Round leaved cranesbill	G. rotundifolium
Sage	Salvia officinalis
Salvia nemorosa	Salvaged from City planter
Silver birch	Betula pendula
Snowdrop	Galanthus nivalis planted spring 2013
Spear thistle	Cirsium vulgare
Spurge	Probably Petty spurge, Euphorbia peplus, self sown
Tansy	Tanacetum vulgare
Teasel	Dipsacus fullonum
Thrift	Armeria maritima, transplanted from Beech High Walk Sept 2010
Violet	Viola oderata
Wall flower	Erysimum cheiri, salvaged from Barbican gardens 2011
Wayfaring tree	**Viburnum lantana, planted 2010**
Welsh poppy	Meconopsis cambrica
White dead nettle	Lamium album
Wild marjorum	Origanum vulgare, now self seeding
Wild rose	Possibly sweet briar, Rosa rubginosa, transplanted from Fann St 2008
Winter Aconite	Eranthis hyemalis, donated by Philip and Leah Spencer from Norfolk. More added spring 2013 donated by City
Wisteria	Wisteria sinensis
Yarrow	Achillea millefolium, planted spring 2010
Yellow corydalis	Pseudofumaria lutea
Yellow flag	Iris Species: pseudacorus
Yellow toadflax	Linaria vulgaris, self seeding

Plants in Bernard Morgan House

Species in bold are the original planting in Spring 2008.

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Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Gareth Randell

Address: 402 Seddon House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I strongly object to this development on the following grounds:

1. The development has no consideration for the surrounding Golden Lane and Barbican estates, which are of architectural significance. This is in breach of the local plan.

2. The scale of the development means that daylight to the Prior West school and Fortune Park will be impacted, especially in winter

3. Local amenities for residents are already overstretched, particularly the Neaman Practise.

4. Privacy and Overlooking of the extensive balconies and roof terraces, both of the residents and the school. This is in breach of the local plan.

Regards

Gareth Randell

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Case Officer: Catherine Linford

Customer Details

Name: Ms Isobel Goodrich

Address: 5c 30 Hornsey Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the demolition of Bernard Morgan House and the over development of the site and I feel the planning application should be refused.

I work opposite Bernard Morgan House in Bowater House and my light will be drastically decreased by the new building. The building work has already been very loud and disruptive for my working environment and the demolition of the building would be unbearable.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mrs Angela Pistilli
Address: 22 Bowater house Golden lane estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:Dear Catherine Linford,

I am writing you to express my concern for the new construction of the building at Bernard Morgan House.

I live in this estate since the past 9 year which I really enjoyed. (the estate, The surrounding area, the park, the market, the flat, the neighbors, Barbican centre, etc).

My lovely balcony is just opposite Bernard morgan house
Flat 22 Bowater house and for sure with the new high building will be overshadow.
Also Fortune street park won't see the sun anymore, which is not good, especially during the winter months where all childrens from the local school are playing.

My other concern is that lots of new people will be living in these flat so I think the area won't be so quiet as it is now.

Thank you for reading my comment.

Regards

Angela

Comments for Planning Application 16/00590/FULL

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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr David Archer
Address: 721 Willoughby House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
- Traffic or Highways

Comment:I write as a neighbour and as a parent of children at Prior Weston. Inevitably, my family and I are frequent users of Fortune Park and other spaces close to the proposed new building.

My concerns are therefore:

1\ the considerable bullk of the building and its affect on the immediate surroundings.

In particular, the building will have a marked impact on the level of the light in the Golden Lane campus and on Fortune Park towards the end of the day. During the winter season when days are shorter, this will thus have a significant affect on these key focal points of the community. The immediate area is not blessed with much green space so maintaining the quality of this space is key for the wellbeing of our children.

The size of the building is much great than the current structure and further, much greater than the floor space indicated in the original communications.

2\ The impact on local services

It is not clear what is being done to enhance local services to cope with the influx of people - schools, pools, doctors etc.

3\ Design of the building

The building design appears ill-considered and unsightly, making no attempt to either respond to the surrounding buildings or to demonstrate any level of innovation. The area has much high-quality, thoughtfully architected developments. This should be an opportunity to maintain this theme, no waste the chance.

4\ Dishonest developers

As with many of the developments that surround us, the progress to approval has been one of misinformation and disinformation, ahead of last-minute changes within inappropriate developments that push the boundaries of the original planning permission. The approach of Taylor-Wimpey has left a bad taste in my mouth and leads me to believe that they will push as hard as possible to pursue short-sighted self-interest to deliver this project to the detriment of the whole community. The problems cited by many commentators may only touch then on what is to come.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.

Case Officer: Catherine Linford

Customer Details

Name: Mr Russell Bell

Address: 222 Lauderdale Tower Barbican

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the development of Bernard Morgan House on the grounds of the shear size and the negative impact and inevitable loss of light the proposed structure will have on it's neighboring Golden Lane residential buildings and the Fortune Park amenity.

Adjei, William

From: Linford, Catherine
Sent: 07 October 2016 11:55
To: DBE - PLN Support
Subject: FW: PLANNING APPLICATION REF NO. 16/00590/FULL - BERNARD MORGAN HOUSE

-----Original Message-----
From: [redacted]
Sent: 23 September 2016 14:20
To: Linford, Catherine
Subject: PLANNING APPLICATION REF NO. 16/00590/FULL - BERNARD MORGAN HOUSE

Catherine, I would like to put my objections forward for the above re-development, if it is not too late. The building proposed is way too big, both in regards to width and height and looms over the surrounding buildings and roads. It butts up to Fann St and Viscount Street, and the same on the Golden Lane side, it is oppressive. The present building does not and is not, it gives a sense of space, which is not plentiful in London. The trees in the garden of Bernard Morgan House give Fann St. a further feeling or space and openness.
I have seen that Bernard Morgan House was built to complement Bowater House and the Golden Lane Estate anything new won't do that, so why can't Bernard Morgan House be refurbished internally and flats created?

I look forward to hearing from you in due course.

Thanks

Sarah Batty-Smith (Miss)
130 Crescent House
Golden Lane Estate
EC1Y 0SJ
[redacted]

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

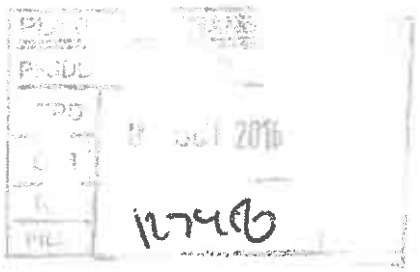
Customer Details
Name: Mr Lewis Jackson
Address: 322 Shakepseare Tower Barbican

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
- Traffic or Highways

Comment:Objections
1. destruction of a building empathetic to Golden Lane and Barbican estates and with significant architectual features from the 60s
2. no shadow diagrams were produced at public consultations - the building will overshadow and block light to the only public park in the area and materially affect rights to light and sunlight into Golden Lane estate
3. No parking requirement - new owners will enevitably bring cars into the area and there is no place to park them - this is a flawed policy. The developer knows this as it has already attempted to negotiate parking spaces in the barbican
4. building mass - it is a huge structure compared to exisiting building and will materially loom over neighbouring Golden Lane buildings. The current City policy of allowing whole blocks of buildings to be demolished to be replaced with a single wall of glass style building is destroying the character of London. Parts of London have already been reduced to looking like any other featureless city in the world - aesthetically awful
5. No architectual merit - standard off the shelf design used by the developer elsewhere with no real attempt to empathise to surrounding buildings
6. proposed mini park is a joke - it will exist in an inaccessible damp and dingy corner on the site without ever have direct sunlight - it will become a dumping ground for rubbish
7. no social housing - it is a flawed social policy to allow developers to buy off obligations to provide social housing by paying cash sums to the City or arranging set offs with councils outside the City

8. No new public amenity in the project - purely a very ordinary lumpish residential building designed to maximise land utilisation for developer profit - and current policies on parking and social housing simply work to enhance those objectives for the developer

Catherine Linford
Development Division
Department of the Built Environment
City of London
Box 270
Guildhall
EC2P 2EJ



September 2016

Dear Ms Linford,

I object to the Planning Application Ref. 16/00590/FULL for the redevelopment of Bernard Morgan House, Golden Lane, on the following grounds:

1. Excess Strain on Existing Public Infrastructure Amenity

The application scheme will place strain on overloaded services including: NHS Care, Open Public Space (Fortune St Park), local schooling, and traffic movement.

2. Daylight, Sunlight and Overlooking

The application scheme will reduce or block light to local buildings, including Prior Weston School Campus, Fortune St Park, Golden Lane Estate, Barbican Estate and the Cobalt Building.

The overshadowing of Fortune St Park will diminish the use (amenity level) of this important local park.

3. Design, Character and Appearance

The application scheme is grossly over-scaled and will have a negative impact on surrounding buildings and local area. The local area and buildings are of historical importance and this area should be conserved and enhanced.

Yours,

[redacted]

Name: Rosalie Bolt

Address: 103 JTC EC2Y 8NE

Email address: [redacted]

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Ms Aya Sekine
Address: 40 Cullum Welch House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:I strongly object to this development on the following grounds:

1. The development has no consideration for the surrounding Golden Lane and Barbican estates, which are of architectural significance. This is in breach of the local plan and heritage.
2. The scale of the development means that daylight to the Bowater House and Fortune Park will be impacted, especially in winter
3. Local amenities for residents are already overstretched, particularly the Neaman Practise.
4. Privacy and Overlooking of the extensive balconies and roof terraces, both of the residents and the school. This is in breach of the local plan.

1 Hatfield House
Golden Lane Estate
London EC1Y 0ST

21 November 2016

Dear Catherine Linford,

16/00590/FULL

I am writing concerning the revised plans by Taylor Wimpey and AAHM architects for a residential building on the site of what was Bernard Morgan House in Golden Lane.

There are a number of matters causing concern to local residents with the revised plans for this site, notably the lack of attention in the revision to local concerns and to over 100 objections to the first proposal. This letter addresses the architectural design and its impact on the location and local community.

The site lies between two listed estates, the Barbican and Golden Lane, the latter now undergoing major works after long neglect that will restore its high quality architectural design. Golden Lane Campus has fitted in well, with a design corresponding to the skylines as they rise southwards into the centre of the City and the streetscape of Golden Lane which aligns from campus into the outlying buildings of the Barbican estate. Its facade offers a clever mix of materials and colours that relates to existing buildings and the local environment.

The main objection lies in the overbearing height and massive bulk of this undistinguished design and its lack of any relationship or sympathetic conversation with the location and neighbours. Neither the first or revised plans attempt to fit in with the existing skylines or street scape.
The revised plans retain the proposed excessive height and bulk of the original design. In local consultation and elsewhere residents have expressed concerns about the size and scale of the building. The design with its assorted assymetric window patterns, irregularly stepped facade, and projecting balconies have no relation to existing buildings. The unrelieved drab brick facades have none of the liveliness of Golden Lane's use of materials in which brick combines with coloured panels and concrete, nor the symmetry of repetition characterised by both the post-war modernism of Golden Lane nor the Barbican's Brutalist design. In this particular context it is needful that any design fits in well and converses with its architecturally distinguished neighbours. The proposed design looks like it has been dropped in with no awareness of any relation to the existing location. (References by AAHM to the unrelieved brick of the Welsh Church do not adequately justify the design choice since the church is not on Golden Lane and is not among the architectural gems of the area.)

The design will overshadow the adjacent Bowater House, resulting in less sunlight and daylight which is deleterious for existing residents. Local objections have pointed to miscalculations by the developers in this issue. The addition of an entry to Fann Street will cause unnecessary disturbance.

The Mayor of London's current London Plan states the capital-wide aims to 'sustain and enhance the distinctive environment and heritage of the CAZ, recognising both its strategic components such as the River Thames, the Royal Parks, World Heritage Sites, designated views and more local features including the public realm and historic heritage, smaller open spaces and distinctive buildings, through high quality design and urban management
(2.10 Central Activities Zone - strategic priorities. https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-two-londons-places/policy)

The proposed building signally fails to take account of historic heritage, and offers nothing that will 'sustain and enhance the distinctive environment and heritage of the Central Activity Zone.

The City of London Local Plan (2015) states the intention to 'protect existing housing and amenity' (p 176) as Core Strategic Policy. It also states that new housing will not be permitted where it will 'result in poor residential amenity within existing and proposed development, including excessive noise or disturbance'. In my view and in the views of many other local residents, the proposed design fails to take account of either of these plans for London's development.

It is quite possible to design an architecturally distinguished residential building that complements and extends the high architectural quality of this residential segment of the City of London.

Sincerely

Deborah Cherry

Catherine Linford
City of London
PO Box 270 Guildhall,
EC2P 2EJ

2ND CONSULTATION

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.(REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Mr Tom Fowler
Address: 325 Willoughby House Barbican London

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:With these revised drawings it seems a lot of work has gone into providing potential residents with increased levels of light and space in the apartments, but no consideration given to the actual appearance of the building and its impact on the immediate area generally.

It seems strange this is the case considering a large proportion of existing objections (from the public and heritage groups) directly mention the inferior design in comparison to Bernard Morgan House and Golden Lane and Barbican Estates, not to mention its overbearing physical presence.

I'm a designer and realise how tough it can be to create something that's original, satisfies the client and comes in on budget. What I don't understand is how the City of London, Taylor Wimpey and AHMM can think the designs as they stand are a acceptable in such an architecturally sensitive area.

BERNARD MORGAN HOUSE DEMOLITION and REDEVELOPMENT PLANS

We believe that the Bernard Morgan demolition and redevelopment will have a detrimental impact on Prior Weston Primary School and Children's Centre and, in particular, on the upper level, outdoor playground and learning areas at Prior Weston School, directly across from the proposed development. Toddlers and the under fives will also be affected at the ground floor level playground.

The playgrounds and outdoor learning space on the upper level of the building is a key resource for improving the learning, progress and achievement of children at the school. It is also a key resource for the physical, social and emotional well being of children at the school. We have current plans to make even further use of this area, with an upgraded playground and more frequent and better use of outdoor play, exercise and learning areas. We also plan to improve the Children's Centre playground facilities. These plans are outlined in the current Prior Weston School Improvement Plan (SIP).

It should also be noted that the effective use of the physical environment, in terms of integrated indoor/outdoor play and integration into the wider community (such as the mixed use of Fortune Street Park), is clearly identified as an indicator of 'Best Practice' by Ofsted (2015).

The school is seeking re-assurance that the Bernard Morgan proposals will not result in any significant loss of light to this area during the main hours of use (8am-6pm). The school objects to plans resulting in loss of light which have the potential to diminish this key resource for our children.

Prior Weston Governing Body also seeks re-assurance that the Bernard Morgan development does not create a situation where the children are inappropriately overlooked and that the safety and security of the children are not in any way compromised.

Noise and disruption during the development of the site is likely to be very intrusive and detrimental to children's learning and we wonder what measures are to be put in place to minimise that and compensate the primary school and children's centre.

The Prior Weston Governing Body has resolved to OBJECT to the demolition and redevelopment plans for Bernard Morgan House and to ask the City of London to REJECT the planning application.

We are willing to meet with appropriate officers and individuals in the light of decisions taken by the City of London. Please use Ruth Gee as the first point of contact.

Ruth Gee
Chair of the Governing Body,
Prior Weston Primary School and Children's Centre.

And

Andrew Boyes,
Headteacher.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.(REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Mr Kirill Arakcheev
Address: Flat 203, Crescent House, Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:Ms Linford,

I write to you on this matter, as both a resident of the Golden Lane Estate and a person, who appreciates mid-century architecture. I would like to second the comments that were made by the Twentieth Century Society (http://www.planning2.cityoflondon.gov.uk/online-applications/files/4C801AC2F421D5A213DA7C3F454311CE/pdf/16_00590_FULL-TWENTIETH_CENTURY_SOCIETY_COMMENTS-341159.pdf)
and in that to firmly object the demolition of the Bernard Morgan House.
If any changes are to be made, that has to be done in a way, similar to the old YMCA building, now dubbed Blake House. The original design and significant architectural features of the building must be kept, not just for the sake of preservation of a great architect's legacy, but also in order to avoid dealing harm to the local residents, by destroying a structurally sound, if disused building.

Hoping that my objection, as well as those of other residents will not be overlooked, I remain

Sincerely yours,

Kirill Arakcheev

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.(REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Mr Ovijit Paul
Address: Flat 48, The Cobalt Building Bridgewater Sq London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:Despite the revisions of the plan made by Taylor Wimpy, the below objects have not been considered and are still applicable with the new design.

The three main points for objection are:

- The height of the building is too high compared to the neighbouring buildings, and significantly impacts the light and views from the Cobalt building.

- The plans are encroaching too far west down Brackley St, further impacting the light and view to the Cobalt building.

- Brackley st is a narrow road. The increased number of vehicles using this road to access the new building would significantly increase the traffic in the area.

I am not against redevelopment of the site, and would like the final plans to incorporate the points above.

The recent revisions do not seem to have taken any of these points into consideration.

Comments for Planning Application 16/00590/FULL

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Case Officer: Catherine Linford

Customer Details
Name: Dr Sonal Gadhvi
Address: Flat 48, The Cobalt Building, London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I have reviewed the new plans and I can see that no effort has been made to change any of my previous objections. I feel the company to be quite dishonest in the way they have behaved so far and am very disappointed that I have to object yet again.

1)Noise- From the proposed public park. There is already one nearby, noisy public park opposite Bernard Morgan House (Fortune Street). There is no additional benefit of a second public park - it will lead to loss of privacy for neighboring flats, especially those on the ground floor/overlooking proposed park.

2) Residential amenity - the proposed building has a significantly higher height and bulk (extending onto Vicount Street/Brackley Street) which will cause over shadowing and significantly change the outlook from the flats on The Cobalt Building facing directly onto the new building.
Please note - after initial consultation (when The Cobalt was not informed of) the height was reduced on the side facing Fann Street and subsequently added to the Brackley Street half of the building - thus impacting on flats the other side).
The extension towards Viscount Street/proposed balconies will lead to loss of privacy).
The height of the building will cause over-showing and lead to loss of light to the neighboring Cobalt Building.
Proposed public garden poses risk to safety and encouragement of crime (which has been a problem in the area in the past). This will lead to loss of privacy for people at The Cobalt and

nearby buildings).

3)Traffic/Highways - There is likely to be increased congestion in an already narrow roaded area. This will create noise.

Comments for Planning Application 16/00590/FULL

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Case Officer: Catherine Linford

Customer Details
Name: Ms F Jackson
Address: 532 Ben Jonson House Barbican London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:The revised plans have made only cosmetic changes.
The majority of the objections were regarding the sheer mass of the proposed building. The mass has not changed.

The proposed building is bordered by listed buildings. The proposed new building is of a bland design, remarkable similar to other projects from the same company. Is this really good enough for this area? Can't the existing building be revamped? Much more interesting and totally in keeping with the area.

The proposed building doesn't related at all the environment.

The size is totally out of scale with its surroundings.

The planning documents do not acknowledge the building will radically alter/remove views from existing residences.

The development has claimed to provide much needed accommodation. I challenge that this is much needed as there appears to be no provision for essential workers (e.g. police). Of the number of units proposed how many are affordable & aimed at essential workers? This just looks like a money making opportunity and the current residents quality of life is being ignored.

I object to this development in its current form and hope the planning permission is rejected.

Comments for Planning Application 16/00590/FULL

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Case Officer: Catherine Linford

Customer Details
Name: Ms Eva Stenram
Address: Flat 7, Bayer House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:On the 19th of August 2016, I wrote to object to the plans to demolish Bernard Morgan House and to the redevelopment of the site.

I have gone through the revised plans. Very little has changed, from my point of view as a resident of Golden Lane Estate, a user of Fortune Park and a mother of children at Prior Weston School. I would like to restate my earlier objections. I object very strongly to the redevelopment.

- I am very concerned about the loss of light to Prior Weston School and Fortune Park. The building will be too high and will overlook and remove light to the school and the park. It also overlooks and removes light from the neighbouring blocks.

- The proposed building ignores The City of London Listed Building Managent Guidelines for Golden Lane Estate(GLE): "The views from-as well as into-the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings;their height, scale , mass, form, materials and detailing could, for example, have an impact on that special interest...The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

- The overall footprint of the building is far too large. It is a lot bigger than the existing building and

is not in proportion with the area architecturally. It is architecturally disrespectful to the surrounding post-war modernist architecture and is much larger than that proposed when the site was sold.

- The impact of noise and dust - particularly in regard to Prior Weston School and how this will negatively impact on school children.

- The proposed building will result in a great increase of people to the area - putting a great strain on NHS practices, schools, roads and other public amenities. How is this being addressed?

- I am very concerned about the increase in traffic that

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mrs Vibeche Dart

Address: Flat 3 Pilgrims Court 2-5 Carthusian Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:As a mother of two children at Prior Weston school and a frequent user of the rare inner-city green space that Fortune Park offers, I object to the demolition of the Berard Morgan House and the erection of the proposed colossus.

Mainly due to the negative impact it will have on the schools outdoor areas and the park, as it will steal a lot of precious daylight. Also, I object due to the lask of social housing the proposed project offers and due to the distruption is will cause the local community in form of pollution and noise and heavy traffic.

Comments for Planning Application 16/00590/FULL

Application Summary

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Case Officer: Catherine Linford

Customer Details

Name: Mrs martha cossey

Address: 32 cromwell tower Barbican barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:The new building will restrict sunlight to the Prior Weston School and Fortune Park. The current building is beautiful and should be preserved. The lack of affordable housing in the development is a total disgrace. Last thing the area needs is more apartments for overseas investors.

Comments for Planning Application 16/00590/FULL

Application Summary

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Case Officer: Catherine Linford

Customer Details

Name: Mr PJ Haben

Address: Great arthur house, Golden lane Lodnon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:Please do not demolish Bernard Morgan House. It is an integral part of the neighbourhood and contains some architectural gems (please see the tiling on the north elevation).

The existing structure could easily be reused for mixed social and private housing whilst retaining the local character. I am strongly opposed to a purely private development and a development which is any taller than the existing structure. Day light is an imperative especially on golden lane and fortune street park

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr MARK WALLER

Address: 110 GREAT ARTHUR HOUSE GOLDEN LANE ESTATE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:This massive over development of the site will dwarf the surrounding buildings, casting shadow over the school's rooftop play areas and Fortune Street Park. London needs social housing, not further flats for the elite, this building was previously used to house police and families, so needs to continue in a civic function. The construction will entail enormous disruption, noise, pollution, dust and potential danger to local residents as heavy good vehicles access the site. The demolition of Bernard Morgan House is strongly opposed by the 20th Century Society as well as myself, as it is structurally sound and an excellent example of the era's strong architectural standards. Its detailing and materials choices are unique and exemplify dying crafts. The demolition of Bernard Morgan House will compromise the architectural integrity of the area which includes a number of important post war listed buildings. I strongly oppose this development.

Comments for Planning Application 16/00590/FULL

Application Summary

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Case Officer: Catherine Linford

Customer Details

Name: Mr HUGO groves

Address: 27 GREAT ARTHUR HOUSE GOLDEN LANE ESTATE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:The proposed development appears to be an over development and it will be out of kilter with the surrounding buildings

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details

Name: Mr Edward Marchand
Address: Flat 103 Great Arthur House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The revised plans show no improvement to the detrimental impact on Fortune Park, Prior Weston School, Golden Lane Estate and the Barbican. The project is not in keeping with the context or history of the site and does not respect the main and most prominent character of the surrounding neighbourhood defined by modernist estates as Golden Lane and Barbican, and the existing building.
Furthermore this massive over development of the site will dwarf the surrounding buildings, casting shadow over the school's rooftop play areas and Fortune Street Park. It involves the total demolition of Bernard Morgan House and compromises the architectural integrity of the area which includes a number of exemplary post war listed buildings.
The current proposal is alien and disrespectful to the surrounding townscape, to the site's physical and unique historical context and its inhabitants.

Hassall, Pam

Subject: FW: Bernard Morgan House 16/00590/FULL

-----Original Message-----
From: Mark Lemanski [
Sent: 14 December 2016 21:37
To: Linford, Catherine
Subject: Bernard Morgan House 16/00590/FULL

Dear Catherine Linford,

I am writing with regards to proposals to demolish Bernard Morgan House to construct a much bigger building.

Bernard Morgan House is a beautiful piece of architecture that effortlessly knits the Golden Lane Estate to the former Cripplegate Library in both massing and architectural articulation, and to the Barbican further south. Siting, massing and facade treatment are all carefully balanced and complement the adjoining masterpieces, as indicated in the attached pdf. In stark contrast, the drawings of the proposed plans show a much bulkier mass that distracts from and compromises the refined language of the Barbican and Golden Lane Estate.

Of even greater concern is the harm that would be inflicted upon Fortune Park through the obstruction of sunlight. This is a park that is heavily used, especially during the late afternoon by school children, in an area of underprovision of green spaces. The increased height and increased footprint of the proposed building mean that precisely at the time of the highest use, direct sunlight to the park would be substantially reduced, as is evident in the attached document. This means that the amenity value of the park would be greatly reduced, through the reduction of health benefits such as the 'happiness factor' of sunlight. The City of London recognizes the value of Fortune Park in its play and open spaces policies, as both a means to alleviate the shortage of open space provision within its boundaries, and as a way to create meaningful partnerships with adjacent communities, which has been corrobated by the City's financial contribution to its enhancement and upkeep. To allow the proposed development to go forward would appear to be in direct contradiction to these commendable past efforts and many of your own planning policies.

I trust that you will consider conscientiously the detrimental effect the proposed development would have on the quality of life in the area, and especially its youngest residents.

With best wishes,

Mark Lemanski
528 Ben Jonson House

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Mr Chamoun Issa
Address: 103 Great Arthur House London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I object to the proposed development replacing it

Bernard Morgan House is a significant postwar building and contains architectural gems such as the tiling on the north elevation. It was designed to compliment the surrounding architecture, making a harmonious transition from the 50s modernism of the Golden Lane Estate to the 60s brutalism of the Barbican. The esteemed 20th Century Society has strongly opposed the demolition of Bernard Morgan House and I agree with them.

The proposed development:
- is too high. At 10 storeys, even with the frontage being limited to 7, the building towers over its lower rise neighbours, in particular the Jewin Welsh Church, Golden Lane Estate, and Fortune Park and its school.
- is too large. It is a lot bigger than the existing building, and is not in proportion with the area architecturally. It is also 50 per cent larger than that proposed by the City when it sold the site. The building casts shadow over the children's playground in Prior Weston, Richard Cloudesley Special school, the children centre and Fortune Street Park. It also overlooks and removes light from the neighbouring blocks.
- disregards The City of London Listed Building Managent Guidelines for Golden Lane Estate: "The views from-as well as into-the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale , mass, form, materials and detailing could, for example, have an impact on that special interest."
- has no architectual merit. It does not empathise with the surrounding buildings, and has a bland design similar to other projects from the same company. It is not a design which one would expect

in such an architecturally significant neighbourhood.
- is contrary to the principles of the GLA's London Plan that planning policy should deliver "mixed and balanced communities". The development has no provision for affordable housing.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:In spite of amendment this development remains too tall, too bulky and ugly.

Out of scale with adjoining buildings it damages the setting of two listed buildings: former Cripplegate Institute, and the Golden Lane Estate.

100 Breton House – Barbican – London - EC2Y 8PQ

Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ

PLANNING & TRANSPORTATION
PSDD | CPC | PPD
TPD | 19 DEC 2016 | LTP
OM | | SSE
No | 127987 | PP
FILE | | DD

15 December 2016

Dear Ms Linford,

Town and Country Planning Act 1990
Bernard Morgan House 43 Golden Lane London EC1Y 0RS (BMH)
16/00590/FULL (REVISED DRAWINGS)

We refer to your letter of 2 December and our letter to you of 30 August (our letter). Very little in the Revised Drawings and the Design & Access Statement Addendum recently submitted by TWUK (the Revisions) affects the essence of the comments and objections set out in our letter and we repeat them.

Before commenting on the Revisions, we have an objection regarding process. Local residents have recently requested CoL to create a Barbican and Golden Lane Conservation Area, incorporating BMH and the surrounding listed and unlisted buildings. Golden Lane Estate Residents Association and Barbican Association, as well as paper and online petitioners, have supported the request.

Surely, the request to create a Conservation Area should be given due consideration before the Application proceeds any further? Perhaps you could take appropriate advice and confirm CoL's position on this point please.

In the meantime, as far as the Revisions are concerned:

1. TWUK now proposes building 99, instead of 104, flats. This may have benefits in there being fewer empty flats at any one time, as well as enabling a speedier sale of all the flats. However, the reduction in the number of flats will also affect the "in lieu" payment, since, despite the strict requirements of Policy CS21.2, CoL appears to have accepted there will be no on site "affordable" housing.

2. The London Boroughs of Greenwich and Lambeth, as well as the City of Bristol, have determined to impose a policy of transparency regarding Financial Viability Assessments. These are designed, of course, solely for the purpose of avoiding the "affordable" housing provision norm but, it seems, we will not have the opportunity of challenging any part of TWUK's Financial Viability Assessment because CoL has not determined to require transparency.

3. We note from Adrian Roche of Development Plans Team (18 October) that the "in lieu" payment under Policy CS21.2 should have been £10.6 million, against which TWUK had proposed paying £1.5 million. We also note that Gerald Eve, CoL's consultants, have recommended that CoL accept £5.9 million but that may now be unachievable as a result of the proposed reduction in the number of flats.

[redacted]

ACKNOWLEDGED

4. Not only has TWUK's Financial Viability Assessment not been disclosed, neither has its Community Infrastructure Levy Additional Information Requirement Form. As far as we are aware, there are no legal grounds for the latter's non-disclosure and, of course, despite there being apparent transparency in the rest of the planning process, the part that significantly impacts on a community's adhesion - the provision of "affordable" housing - is kept secret through denying disclosure of the Financial Viability Assessment to that community.

5. As mentioned in point 6 of our letter, TWUK's Planning Statement advocates the Application on the grounds of housing need. Despite this, TWUK has determined, for its own financial benefit, to reduce the number of flats, rather than create a credible and innovative scheme providing much needed "affordable" homes. Such a scheme could and should include retaining and incorporating the existing BMH building.

6. The reduction in the number of flats results from the recommendation of Adrian Roche to object under Local Plan Policy DM10.7 and London Plan policies 3.5 and 7.6. As such, the Revisions are simply a self-serving move by TWUK, which is in total disregard - if not worse - for the interests and amenities of local residents and other interested parties, as well as abusing the adjoining listed buildings.

7. Despite the substantial number of pre and post application objections, TWUK has made no effort to address those concerns. TWUK has not even offered to meet with objectors - or their representatives - to discuss these concerns, even though it has been requested to do so.

8. Another self-serving change proposed in the Revisions is to utilise existing foundations alongside Eglwys Jewin. This proposal may reduce the footprint of the proposed Building but it will not only save money, it will also lessen the risk of archaeological intervention causing any delay.

9. The proposal to re-align and widen the "secondary" entrance door in Fann Street seems logical. However, if approved, it will increase the use of that door, having a negative, even dangerous, impact on the pedestrian, cycle and vehicular use of Fann Street. This is unacceptable, especially as Fann Street is used daily by children attending Prior Weston School, in particular, as well as being a quick through route for cyclists from Golden Lane to Aldersgate Street.

10. Our objection to the overall appearance of the proposed Building remains. However, TWUK's need to remove the overhanging balcony on Floor 01 at the junction of Golden Lane and Brackley Street confirms that all of the proposed overhanging balconies are unnecessary.

11. Repeating the removal of the overhanging balconies along the Golden Lane frontage and elsewhere, where these are proposed, will not change our overall objections to the proposed Building's appearance. However, its appearance would be vastly improved if overhanging balconies were absent.

12. The proposed changes to the flats fronting Brackley Street include wider windows on the western elevation at Floor 04 and above. This proposed change may help meet Adrian Roche's concerns but, unacceptably, increases the surface area of the windows directly overlooking The Cobalt Building.

13. Adam Roche's other concerns included requesting (i) a revised Energy Statement; (ii) information on the proposed levels of water consumption; and (iii) that TWUK be made aware of the importance of designing open spaces to enable formal and informal play opportunities. We are not aware whether (i) and (ii) have been met but we mentioned (iii) in point 5 of our letter. The Revisions do not disclose proposed changes to the open spaces, so we assume TWUK considers the importance of

designing open spaces for children's formal and/or informal play to be secondary to the interests of its shareholders.

14. The proposed "pocket park" at the corner of Brackley Street and Viscount Street is, as pointed out in point 5 of our letter, of concern to residents of The Cobalt House. Its close proximity to that building will inevitably cause unacceptable nuisance for its residents and well as attracting antisocial behaviour, whether or not it is used as a play area, formal or informal.

15. Since we wrote our letter, it has been confirmed that CoL considers Eglwys Jewin to be a non-designated heritage asset. Nothing in the Revisions addresses or acknowledges this, let alone respects it.

Again, we request that the Application be refused.

Finally we would like to remind you that consideration of the Application must take into account the various policies set out below.

Yours sincerely,

[redacted]

Fred Rodgers

[redacted]

Joanna Rodgers

Policies

(A) Policy CS4 - Planning Contributions

To manage the impact of development, seeking appropriate developer contributions:

1. Requiring contributions through the Community Infrastructure Levy to assist in the delivery of the infrastructure necessary to support implementation of the Local Plan.

2. Requiring s106 planning obligations, having regard to the impact of the obligation on the viability of development, for (i) site specific mitigation meeting statutory tests; (ii) affordable housing; (iii) local training, skills and job brokerage; and (iv) local procurement in the City and City Fringe.

(B) Policy CS5 The North of the City

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

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

7. Requiring the incorporation of sustainable drainage solutions (SuDS), such as green roofs, into development.

8. Requiring developers to make use of innovative design solutions to mitigate and adapt to the impacts of climate change, particularly addressing the challenges posed by heritage assets whilst respecting their architectural and historic significance.

11. Promoting the further improvement of the Barbican area as a cultural quarter of London-wide, national and international significance.

(C) Policy CS10 Design

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

1. Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.

2. Encouraging design solutions that make effective use of limited land resources.

3. Ensuring that development has an appropriate street level presence and roofscape and a positive relationship to neighbouring buildings and spaces.

4. Requiring the design and management of buildings, streets and spaces to provide for the access needs of all the City's communities, including the particular needs of disabled people.

6. Delivering improvement in the environment, amenities and enjoyment of open spaces, play areas, streets, lanes and alleys through schemes in accordance with public realm enhancement strategies.

(D) Policy DM 10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;

all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;

appropriate, high quality and durable materials are used;

development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;

plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;

servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;

there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;

the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;

there is provision of amenity space, where appropriate;

there is the highest standard of accessible and inclusive design.

(E) Policy CS15 Sustainable Development and Climate Change

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate, by:

3. Avoiding demolition through the reuse of existing buildings or their main structures, and minimising the disruption to businesses and residents, using sustainably sourced materials and conserving water resources.

4. Requiring development to positively address: (i) local air quality, particularly nitrogen dioxide and particulates PM10 (the City's Air Quality Management Area pollutants); (ii) protection of the City's quiet areas and quiet times of day for businesses (daytime) and residents (night time); (iii) the need to limit the City's contribution to 'sky glow'; (iv) water quality and flood risk particularly in areas at risk of sewer flooding; (v) land contamination, ensuring development does not result in contaminated land; and (vi) the need to enhance biodiversity and provide for its conservation and enhancement, particularly for the City's flagship species and the City's priority habitats (urban green spaces, churchyards and cemeteries, built structures and the tidal Thames).

5. Incorporating climate change adaptation measures into development and the City's infrastructure, including street scene, transport and utility infrastructure, social and emergency infrastructure, and heritage assets, having regard to the need to protect their historic significance.

(F) Policy CS19 Open Spaces and Recreation

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity, by:

1. Seeking to maintain a ratio of at least 0.06 hectares of high quality, publicly accessible open space per 1,000 weekday daytime population: (i) protecting existing open space, particularly that of historic interest, or ensuring that it is replaced on redevelopment by space of equal or improved quantity and quality on or near the site; (ii) securing public access, where possible, to existing private spaces; (iii) securing additional publicly accessible open space and pedestrian routes, where practical, particularly in the eastern part of the City; (iv) creating additional civic spaces from underused highways and other land where this would not conflict with other strategic objectives; and (v) encouraging high quality green roofs, particularly those which are publicly accessible.

2. Improving access to new and existing open spaces, including those in neighbouring boroughs, promoting public transport access to nearby open space outside the City and ensuring that open spaces meet the needs of all of the City's communities.

3. Increasing the biodiversity value of open spaces, paying particular attention to sites of importance for nature conservation such as the River Thames. Protecting the amenity value of trees and retaining and planting more trees wherever practicable.

4. Improving inclusion and access to affordable sport, play and recreation, protecting and enhancing existing facilities and encouraging the provision of further facilities within major developments.

(G) Policy CS21: Housing

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

1. Exceeding the London Plan's minimum annual requirement of 110 additional residential units in the City up to 2026: (i) guiding new housing development to and near existing communities; and (ii) protecting existing housing;

2. Ensuring sufficient affordable housing is provided to meet the City's housing need and contributing to London's wider housing needs by requiring residential developments with the potential for 10 or more units to: (i) provide 30% affordable housing on-site or 60% equivalent affordable housing units off-site (aiming to achieve an overall target of 30% affordable housing across all sites). These targets should be applied flexibly, taking account of individual site and scheme viability; and (ii) provide 60% of affordable units as social rented housing and 40% as intermediate housing, including key worker housing.

3. Providing affordable housing off-site, including the purchase of existing residential properties on the open market to meet identified housing needs, such as large units for families.

4. Requiring all new and, where possible, converted residential units to meet Lifetime Homes standards and 10% of all new units to meet Wheelchair Housing standards (or be easily adaptable to meet these standards).

(H) Policy CS22 Social Infrastructure and Opportunities

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

2. Providing adequate health care facilities and services for City residents and workers and creating healthy urban environments: (i) protecting and enhancing existing public health facilities and providing new facilities where necessary; (ii) encouraging the provision of private health facilities; (iii) supporting the continued presence and improvement of St. Bartholomew's Hospital in the City; and (iv) ensuring that the use, design and management of new development and spaces help deliver healthy outcomes, particularly for more deprived residents.

3. Protecting and enhancing existing community facilities and providing new facilities where required, whilst allowing flexibility in the use of underused facilities, including places of worship. There should be no overall loss of community facilities (D1) in the City, where a need exists.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr steven malies

Address: 14 basterfield house golden lane london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Clear need for more social housing . New design is just dull and adds nothing to the character of the area.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Ms Mary Loosemore
Address: 507 Ben Jonson House Barbican

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:Having reviewed the revised plans I can see no significant changes to Taylor Wimpey's proposal. Accordingly I restate my objections to the proposed development on the grounds of:

- scale (impact on light, neighbours, traffic flow, built environment)
- design
- loss of affordable housing
- impact on local amenities

See my previous comment for details.

Taylor Wimpey's failure to respond to the core themes in objections made by local residents and others is entirely in keeping with their attitude through the process to date - arrogant, and driven purely by profit.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr Bruce Nockles

Address: 108 Waller Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I work regularly at the nearby Barbican Centre and have often made a detour just to go and look at the Golden Lane Estate, which I had previously stumbled across and consider to be an architectural gem. I later in reading about post war British history realised that the estate was one of the first of its kind and is an important part of architectural and social history and a grade 2 listed building. In my opinion it would be an act of cultural vandalism to demolish the estate and was deeply shocked when I saw the demolition notices. I have no personal knowledge of the residents of the estate, but from the outside it looks like a vibrant and cohesive community and note from the comments here that the residents strongly object. I can see no reason to destroy a successful community and deny the wider community an important piece of our cultural heritage. I therefore wish to object in the strongest possible terms to the proposed demolition.

Comments for Planning Application 16/00590/FULL

Application Summary
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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Ms m king
Address: 352 Shakespeare Tower London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:I object to the proposed planning application on the following grounds:

i) the design is out of scale and out of character with the surrounding buildings, in particular the old Cripplegate Institute building and Golden Lane Estate and the church. The proposed building is ugly and much too high, dwarfing the surrounding buildings. It is also in a totally different architectural style, and threatens to destroy the integrity of all the listed buildings in the vicinity.
ii) it will cause overshadowing, in particular to the much used public Fortune Park and also the playground of Prior Weston school.

It is very disappointing that this revised application does not seem to have addressed the earlier objections or made any significant changes to the previous application.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr Jacques Parry

Address: 110 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:The revised proposal does nothing to meet the concerns expressed in my letter of 25 August 2016.

Ms Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ

63

19 December 2016

Subject: Town and Country Planning Act 1990
Bernard Morgan House (BMH) 43 Golden Lane London EC1Y 0RS
16/00590/FULL (REVISED PLANS)

Dear Catherine,

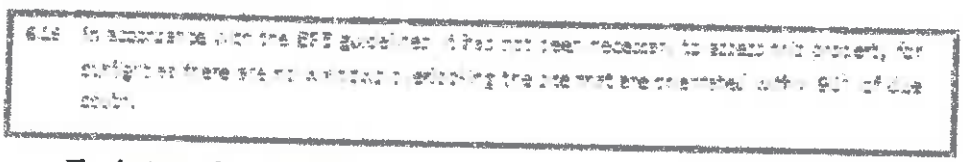
I have reviewed the documents and the revised plans published with Taylor Wimpey (TW) application for the proposed development of Bernard Morgan House (BMH).

REVISED PLANS and DRAWINGS:

- The revised version merely shows alterations made to the windows sizes and to the cosmetic appearance of the Proposed BMH development. This is to achieve more daylight and sunlight to the living environment of future occupants. This is in the aim to make BMH flats more attractive / marketable to Buyers and also to get the Committee's approval.
- TW have shown of no intention / no efforts made so to resolve or to address the concerns and the points raised in the Cobalt Petition and also in the objections logged on City Planning website against their planning application.
- I am quite disappointed and appalled at the unneighbourly manner of TW towards the Cobalt Residents/Leaseholders and also towards the Local Residents.

16_00590_FULL-REVISED_DAYLIGHT_SUNLIGHT_OVERSHADOWING_REPORT_PART_1-356229

- In the Addendum Daylight, Sunlight and overshadowing report that Point2 Surveyors prepared for Taylor Wimpey I do not agree with the conclusion made in point 6.26 on page 21 – section The Cobalt Building (refer to extract below).



The decision of not providing an assessment of sunlight loss for the Cobalt Building is flawed and not right. There is a lack of objectivity from the Surveyors when the Daylight / Sunlight analysis report was done.

- It is obvious to me that the Proposed Development would:
  - Obstruct the outlook from my windows so that it will be changed from open sky to building façade.

- Infringe the rights to light of the Cobalt Building, the block of flats facing Viscount Street / Brackley Street / BMH site and specifically my flat (Flat1) and also Flat2 situated on the Ground Floor.

- Please refer to the 3D drawings so to see the above points I made.
  - **P486/03 –Existing Building (page 34)**
  - **P486/109 – Proposed scheme dated 18/04/16 – option15 (page 37).**

PROOFS OF MORNING SUNLIGHT

- I also attach here proofs to show with the BMH current height and footprint all my three rooms (bedroom1 / Study room2 and Living Room) get a good direct morning sunlight throughout April to August. The four pictures attached are taken on 28-Jun-2016 between 07:00AM and 08:00AM as follows:
  - Picture of the location of the morning sun in the sky against the roof top of BMH at its current footprint and height
  - Sunlight effects in Flat 1 – Bedroom1
  - Sunlight effect in Flat 1 - Bedroom2/study room
  - Sunlight effect to Flat 1 Hall and Living room.

- I trust you will see the big difference that the morning sunlight effects to my rooms in a stark contrast with the darkness of the same rooms from the previous pictures taken on 13-Sep-2016 (autumn/winter) between 13:30 and 13:45 in daylight.

I therefore request Mrs. Annie Hampson and the Planning Committee to reject Taylor Wimpey application for the proposed development plan for BMH.

Thank you for your time in this matter.

Kind regards,

[redacted]

Mai Le Verschoyle
Flat 1 The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

cc.: Mrs Annie Hampson

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
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Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details
Name: Mr NICK LEE
Address: 116 GT ARTHUR HOUSE GOLDEN LANE LONDON

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity
Comment:Bernard Morgan House fits in well with the surrounding buildings and residents of the area (especially Golden Lane Estate) and it would be far better if turned into social housing. Rather a fine building of its type too.

The proposed building ugly and boring.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr gareth quantrill

Address: 91 breton house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:reviewing the plans I am dismayed that:

-a perfectly sound building is not being renovated rather than demolished

-the proposed development is out of scale and out of style with the local area

-the development will block the evening sun for a large proportion of the west-facing Breton House flats (something that could be avoided if the scale of the proposal is reduced and the same elevation is applied to both sides of the proposal)

-there is insufficient provision for car parking or increases in local transport i.e. an increase in the size of the golden lane bike docking station

1 Bowater House
Golden Lane Estate
London EC1Y 0RJ

Catherine Linford & Annie Hampson
Department of the Built Environment
City of London
London
EC2P 2EJ

20 December 2016

Dear Ms Linford and Ms Hampson,

RE: Objection to Revised Planning Application 16/00590/FULL (Revised Drawings) 43 Golden Lane, EC1Y 0RS

I'm writing to OBJECT to the above revised planning application and to recommend it is REFUSED.

Please note that I would like to ensure that the entirety of my previous objection letter dated 17 August 2016 still stands. Taylor Wimpey have not revised their drawings in any way to take note of the objections made previously by myself or any others. This is hugely disappointing.

The new drawings in fact now show the addition of a significant entrance to the new building on the Fann Street side, within metres of Bowater House. During meetings with Taylor Wimpey, the architects and residents from Bowater we were assured that this would not be the case. Lewis Kent from TW and Nigel Hetherington from AHMM agreed that it would be too noisy for residents to have an entrance on Fann street due to increased noise from people, taxis, cars etc - in particular at all hours of the night - when our bedrooms are so close. They said time and time again that there wouldn't be a main entrance on Fann Street as it would be inappropriate.

Having re-looked at the drawings again this second time it is still shocking to see the building looming over the school, blocking sunlight to the playground and Fortune Park. This building is not being built to serve the community, it is not being built to solve a housing crisis. It is seriously detrimental to our community and entirely inappropriate.

I still feel strongly that the City Planners should be using the original footprint of Bernard Morgan as their guide, following the lead of the original Finsbury Council Planners who had the vision to create a building that was the correct proportions for the site. If the new building is built even a metre higher on the Fann Street side then it will block Bowater's Winter Sun, and with the current proposals the loss of Fortune Park's Winter sun is devastating.

Please note that these revised plans are still in contravention of the City of London's Golden Lane Estate Listed Buildings Management Guidelines with regard to height, scale and massing, as well as many areas of the Local Plan, which I understand the City must adhere to. In particular section CS5,CS10, CS15, CS19, CS21&22 and Policy DM 10.1 - these sections have been disregarded.

"The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

Yours faithfully

Claudia Marciante

1 Bowater House
Golden Lane Estate
London EC1Y 0RJ

Catherine Linford & Annie Hampson
Department of the Built Environment
City of London
London
EC2P 2EJ.

20 December 2016

Dear Ms Linford and Ms Hampson,

RE: Objection to Revised Planning Application
16/00590/FULL (Revised Drawings)
43 Golden Lane, EC1Y 0RS

I'd like to register my objection to the above planning application and ask you to REJECT it. I previously sent a joint objection with my wife, Claudia Marciante dated 17th August 2016. All the points made within that letter still stand.

And still remain unanswered.

I would like to bring to your attention my concern that Lewis Kent (Taylor Wimpey) and Nigel Hetherington (AHMM) may have suffered from serious memory loss. Previously in conversations with the tenants of Golden Lane Estate the two gentlemen were very enthusiastic in their assertion that the addition of an entrance on Fann Street would indeed be detrimental to the residents of Bowater House. This was due to the mutually noted disruption that would be caused by the increase in late night traffic from black taxi cabs, food delivery services and the like.

In the context of this conversation, and their assertion, the addition of an entrance on Fann Street has come as a surprise - they seemed so sure of their position on this. What was it that they feel has changed?

I am of course seriously worried about the affect this addition will have on our standard of living. For all the reasons stated above.

I am worried about the the loss of light we will suffer due to the height of the proposed building. Another detrimental affect on our standard of living.

I am worried about the loss of light that Prior Weston School will suffer also. This is a building that was designed to use the available light in the best way to nurture the attendant children. This has been ignored - for luxury flats.

I am worried about the additional air pollution that these works will cause to a borough that is already rated as high above acceptable ..... This is not to be taken lightly.

I am mostly worried all of our concerns are being completely ignored and that we are being paid lip-service.

This makes a mockery of your process, makes it pointless. And in some ways makes the writing of this letter pointless - the tapping of the keys, an abuse of gravity.

This is your legacy to the City of London. This and another unnecessary apartment building. Please acknowledge our concerns and preserve the integrity of our community and your borough.

Yours, beyond disappointed,
Dan Davis

Flat 2, Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

21 December 2016

Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ

Dear Catherine

Objection to Planning Application. Ref. 16/00590/FULL (REVISED DRAWINGS)
(Bernard Morgan House, 43 Golden Lane, London, EC1Y 0RS)

I have reviewed the revised drawings submitted by Taylor Wimpey UK (TWUK) in relation to the re-development of Bernard Morgan House (BMH). However, I am extremely disappointed that feedback from local residents has been ignored. Indeed, it appears that TWUK is determined to ride rough-shod over the views of Cobalt Building residents.

1. Lack of community engagement on planning matters
Boring as it may be to go over this ground again, I feel TWUK has made no effort to address the concerns raised by the local community. I do not believe either TWUK or its agent, Westbourne Communications, ran an inclusive process allowing residents to have a genuine opportunity to influence the future shape of where we live.

The Cobalt Building has been a feature of the local community since 1997, yet it feels that we were last to know - and have the most to lose – if CoL approves the BMH redevelopment plans. Cobalt Building residents were <u>not</u> invited to the first public consultation staged by Westbourne Communications in January. While Westbourne has a Royal Mail receipt for invitation letters (dated 5 January 2016) directed to properties in The Cobalt Building, Bowater House, Cuthbert Harrowing House and Tudor Rose Court – not one letter was received by the occupants of the 59 flats in the Cobalt Building, or its freeholder. As a result, we played catch-up when a neighbour heard about the plans in March. If we had been afforded the opportunity to attend the January exhibition, we would have had an early opportunity to influence the designs for the proposed new development.

Many Cobalt residents attended the second public exhibition in May. There had been a reduction in the height of the building, with the bulk and massing moved from one corner to

the back of the development – facing the Cobalt Building on Viscount and Brackley Streets. This change of design appeased the views of people who attended the January exhibition.

A petition signed by Cobalt residents was sent to Taylor Wimpey and the CoL planning team in June. It formally recorded residents' concerns with the consultation process; worries over the scale of the building; the opening of a public pocket park; the concomitant increase in noise and pollution from a large residential building. TWUK's original application failed to mention the Cobalt Building when referring to adjacent/adjoining buildings to BMH. Not one aspect of our concerns have been addressed in the original planning application that CoL validated in July. The revised drawings continue to disadvantage the Cobalt Building (see below) – pointing to a process that excludes the views of Cobalt residents.

At a meeting on 2 June, the CoL planning team (Rob Chipperfield and Catherine Linford) suggested a three-way meeting between TWUK, CoL and local residents to discuss the application to re-develop BMH. Despite repeated requests for confirmation of the date of this meeting, it has not been convened. In fact, any request to meet with objectors - or their representatives - to discuss planning concerns have been ignored. Why is this?

2. Cobalt Building suffers huge loss of residential amenity

The original plans made it clear that the Cobalt Building would suffer the most from the re-development of BMH. The revised plans add insult to injury. In no way do they address any of the objections submitted by Cobalt Building residents via our online petition – and individually submitted objections. I am at a loss as to how CoL can allow a developer to serially disadvantage one building in the local area over others. For example, the recent revisions introduce wider windows on the western elevation at Floor 04 and above on BMH facing the Cobalt Building along Viscount Street. Larger windows will provide greater light for future BMH residents at the expense of reduced privacy for Cobalt residents.

TWUK now proposes building 99 flats, instead of the original 104 flats. With a glut of flats being built in the local area, I can see that larger flats will be more attractive to purchasers. It may even reduce the demand on local amenities. The reduction in flat numbers in no way benefits existing local residents as the bulking, mass and height of the building remains exactly the same as the original planning application. It is the enormity of the building – and the fact it encroaches onto the Cobalt Building – that will have a negative impact on the residential amenity many of us enjoy.

The early internal clearance work at BMH has shown that the local area is not suited to the huge lorries that need to visit the building – which will increase exponentially once demolition and work starts in earnest. This disruption will continue once the building is open as the side of BMH facing onto Brackley Street is the designated "service" entrance. There will be continued traffic, noise and pollution as deliveries and refuse collection drive down the narrow roads of Brackley and Viscount Street – which face onto the Cobalt Building.

I request that the development is not allowed to extend beyond the current footprint along Brackley Street (the current proposal extends well beyond), and is lowered at the South West elevation to no more than two storeys. These changes would be a gesture in

mitigating the highly detrimental impact on the Cobalt Building.

3. Pocket Park

No change in designation has been made to the proposed "public pocket park" in the revised plans. Many of us requested that the green space is retained – for BMH's private use only. The park's proximity to the Cobalt Building is of immense concern for those of us with flats facing it – noise, antisocial behaviour, litter etc. I request that CoL takes into account the needs of residents who will no doubt call on the services of the local police force as soon as any problems arise.

4. Loss of daylight

The increased size of the proposed development will cause an obstruction to the light currently enjoyed in Cobalt flats facing Viscount Street. Point 2 Surveyors' Light Report says the five windows in my flat "all record minor transgressions of the BRE numerical targets, with reductions ranging from 20.07% to 22.94%." This loss of light in the lounge and bedrooms will impact the living conditions and enjoyment of the flat.

In the original planning application, Point 2 Surveyors' Light Report stated that extensive pre-application consultation was undertaken with CoL and local residents. I for one, did not hear of – or experience – any of the aforementioned consultation. 6.26 of the revised plans states that a light assessment is not needed for Cobalt Building flats facing onto Viscount Street. It is a staggering assertion. TWUK will no doubt deal with "right to light" complaints from affected Cobalt residents.

5. Conservation area

Once again, there appears to have been a lack of due process. Local residents have recently requested CoL to create a Barbican and Golden Lane Conservation Area, incorporating BMH and the surrounding listed and unlisted buildings. Golden Lane Estate Residents Association and Barbican Association, as well as paper and online petitioners, have supported the request. Surely, the request to create a Conservation Area should be given due consideration before the Application proceeds any further? CoL has confirmed that it considers Eglwys Jewin to be a non-designated heritage asset yet nothing in TWUK's revised plans addresses or acknowledges this, let alone respects it.

Again, I request that TWUK's application be refused. I also request that CoL communicates its views with local residents as our letters do not seem to merit responses.

Yours sincerely

Marie Morley

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: Planning Application 16/00590/FULL
Date:	21 December 2016 11:29:56
Attachments:	Bernard Morgan House Brochure.pdf BMH ABA - REPORT Redacted 2.pdf BMH2 Whitehead.pdf

Dear Planning Team

Following the revised application made by the developers I attach a further objection to the above application.

I also attach, for your information, the full copies of both the architectural report into the development of the site by Alison Brook Architects, that I refer to, and the promotional brochure for the site produced on behalf of the City by DTZ.

The first of these was supplied to me by the City under terms of confidentiality following a freedom of information request. You should seek advice from the Town Clark's Department as to whether this should be posted on the planning portal.

Many thanks

John Whitehead
John Whitehead, 111 Breton House, Barbican, LONDON, EC2Y 8PQ.

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: Re Objection to revised plans for Bernard Morgan House (16/00590/FULL from Deborah Phillips
Date:	21 December 2016 09:57:32

To Catherine Linford
I had difficulty submitting my objection to the BMH revised plans. The site kept on timing me out. So I'm emailing you directly .
My name is Deborah Phillips . I live at 42 Bowater House , Golden Lane Estate , EC1 Y0RJ.
I object to the demolition of Bernard Morgan House (BMH) . BMH is a perfectly sound and well built post war modernist structure that should be incorporated into the proposed development . To demolish is not sustainable or a viable option for this architecturally sensitive area.
I object to the main door proposed to open onto Fann Street. This door will increase noise pollution and congestion (deliveries pedestrian and vehicular)to Fann street and to the residents of Bowater House .
I object to the revised plans continuing to propose a building that is excessive in size, bulk and height that overlooks and blocks valuable sunlight and daylight to the Fortune Park , Prior Weston School , Bowater House? Cobalt House and Breton House.
Thank you for your consideration .
Yours sincerely Deborah Phillips

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: Bernard Morgan House - House Group Response
Date:	21 December 2016 11:30:41

Catherine & Rob,

Regarding the new application 16/00590/FULL, notice dated 2nd Dec. (http://bjhg-blog.blogspot.co.uk/2016/12/bernard-morgan-house.html)

There do not appear to be any changes which affect the Ben Jonson House Group view of application 16/00590/FULL, so our original comments stand for this new application (as below).

Could you confirm that all objections and comments received now and previously for the Bernard Morgan House proposals will be associated with this new application and will appear in the agenda pack for members when this application goes to committee?

Thanks,
Bruce Badger
Chair, Ben Jonson House Group
338 Ben Jonson House

City Planning Officer
Department of Planning and Transportation
City of London
Guildhall
London EC2P 2EJ

For the attention of Robert Chipperfield and Catherine Linford

(BCC'd to the Ben Jonson House Group Committee)

Re: Objection to application 16/00590/FULL

Dear Sir/Madam,

I write on behalf of the Ben Jonson House Group, a Recognised Tenants' Association representing residents of the Ben Jonson House on the Barbican Estate.

Ben Jonson House is very close to and overlooks the current Bernard Morgan House. Residents of Ben Jonson House will be directly affected by the proposed buildings.

The massing of the proposed building is out of proportion with the surroundings (it's huge!), and this appears to fly in the face of the City's own planning guidelines. The Local Plan was put together with the help of residents, and we were led to believe that the plan would act as a guide for future developments in our neighbourhood. The phase "Design solutions must respect the sensitive nature of listed buildings" in the Local Plan seems to have been ignored in this application for an excessively bulky building. The proposed building will have a significant negative effect upon the adjacent listed buildings.

The proposal includes projecting balconies and patio areas which would overlook and give elevated views down into Ben Jonson House flats, reducing the privacy and residential amenity enjoyed by current residents.

The visual amenity of the area will be reduced. The current Bernard Morgan house is specifically lined up with Golden Lane Estate buildings (which was explicitly required in past planning conditions) and sits well in that context with complementary materials used in its construction. The proposed building blurs the lines and makes the southern end of Golden Lane more of a canyon. The proposed building materials seem to have come straight from the Taylor Wimpey parts bin rather than from any creative thinking. The proposal is really boring and unimaginative, putting it even further out of step with it's high quality listed neighbours.

In addition the visual amenity of Fortune Park would be reduced by the looming bulk of the proposed building. The park is in Islington, but is enjoyed by people from the City and from the adjoining school, so the impact of the proposed building on the park would be felt by many. Also the significant loss of the small garden area currently between Bernard Morgan House and Golden Lane should not be ignored. When locals were allowed to maintain this, it was a lovely green area creating a separation between the road and Bernard Morgan House, very popular with birds and making a very welcome contribution to the visual amenity of the area.

The current Bernard Morgan House has an off street service area accessible from Brackley St. which helps to reduce the traffic and services impact on the surrounding area. The proposed building has no such on-site service area, instead pushing all service access onto public pavements and streets. The lack of a service area, and the significant increase in demands for services with such a large building, will increase traffic (and noise) in the area, and will also have an impact on road safety which is already pretty dodgy with large waste trucks servicing the UBS building. Blockages in Brackley St. already cause traffic to back up on Golden Lane which in turn leads to jams, scary cycle weaving, and problems with vehicles servicing the Golden Lane school (in particular accessible vehicles for disabled pupils).

It should be noted that the developer has been unhelpful and has obscured and misrepresented their intentions. Images produced by the developer even tried to hide the proposed building behind foliage! The developers simply ignored pointers given to them which would have helped them to come up with a much higher quality proposal.

Another example of the unhelpfulness of the developer: In January we asked the developer for a simple 3D model (a .kmz file) which would allow everyone to get a sense of how the proposed building would look in context. Residents have produced a .kmz file on the basis of the submitted plans. I attach a copy of the .kmz file (viewable in Google Earth) plus before and after screenshots taken from Google Earth. The images reveal the huge difference in bulk between the existing a proposed buildings. It would have been quite easy for a competent CAD user to produce a .kmz file for us. I think we can see why they didn't want to.

In light of the above we ask officers and members to reject this application and call for a more enlightened proposal in it's place.

Regards

Bruce Badger
Chair, Ben Jonson House Group

Make the most of your skills - with OpenSkills
http://www.openskills.org/

Anna Parkinson
23 Hatfield House
Golden Lane Estate
EC1Y 0S

FAO Catherine Linford
Planning Officer
City of London Guildhall London
PO Box 270 EC2P 2EJ

21 December 2016

Dear Ms Linford,

Bernard Morgan House Planning Application ref 16/00590/FULL

OBJECTION

On 4 September 2016 I wrote to object to the above referenced planning application with references to planning policy issues listed below.

Having considered the revised proposals, it is clear that the applicants and their architects have done little to ameliorate the scheme. In fact, having had an opportunity to review the drawings, I am increasingly convinced that the proposals represent a gross overdevelopment of the site with an unacceptable disregard for the amenity and enjoyment of established neighbours and the wider community.

Even having carefully selected the views from which to illustrate the building with cgis, the architects cannot disguise the huge bulk, mass and architectural insensitivity of the scheme. The view from the East across Fortune Street Park, when compared with the existing view, is particularly telling. Since the previous application scheme was proposed I have been noting the time at which the sun sets behind Bernard Morgan House after I pick up my 6 year old son from Prior Weston school. It is evident that if a building of this scale is to be approved the park, school and homes to the east of the building will be overshadowed much earlier and to the detriment of everyone in our community who use this park daily as a valuable resource to play, meet and enjoy green open space.

Equally the view and sections from the West along Brackley Street demonstrate a canyon of building; and along Fann Street the Welsh Church would become swamped by the looming mass of the proposed block. What this proposal highlights is a stark contrast to the generosity of post war urban planning, which was carefully considered to give space and light to each residential block on the Golden Lane Estate. Instead the application scheme cynically and crudely uses

the 'science' of a Rights of Light analysis to push the development beyond the limits of acceptability.

I also note that the proposed entrance on Fann Street has been given increased significance and am concerned for the amenity of the residents across the street in Bowater House, who would already be most affected by the increased height, mass and bulk of the proposed new block. Would they now be subjected to additional noise disturbance from use of this entrance more regularly?

The objections listed in my 4 September letter remain valid and are repeated below.

1. The proposed design disregards the City of London Listed Building Management Guidelines for the Golden Lane Estate.

There are a number of grave concerns about the proposed design approach:-
The proposals are not in keeping with listed neighbours on the Golden Lane and Barbican estates, both of which demonstrate a rigorous and subtle rhythm of elevational treatment. The existing buildings are widely recognised for their significant architectural quality and contain a considered and well- proportioned regular composition of windows, balconies and bays within a predominantly horizontal and monolithic frame. This is lost in the design for the proposed building.

The proposed design is opportunistic in order to maximise the development of the site and disregards its context in favour of a banal formulaic response with a generic 'London Vernacular' style. The seemingly randomised arrangement of balconies and fenestration fight for attention, rather than respecting the quiet and dignified listed neighbours. The designers purport 'animation' but, by proposing a tripartite principal elevation with horizontal and vertical steps, their approach to architectural composition loses the rigour of the adjacent listed blocks.
The result is very disappointing. In considering the planning application, the Design and Conservation team should ask the architects to revisit their proposals in order to create a specific and exemplary response to the architectural context of this important mid 20th Century neighbourhood.

2. The height and mass of the proposed building is unacceptable in its context and constitutes over development of the site, significantly providing 50% more developed area than that suggested when the site was marketed by the City of London.

3. Loss of daylight and sunlight. The proposed development by virtue of its height and mass will overshadow an important local amenity space - Fortune Street Park - which is extremely well used as a resource by all members of the local community as well as local workers and children from 0 to 11 years using the Golden Lane Campus.

In particular the proposed new building is immediately adjacent to an educational provision for children with additional needs – Richard Cloudesley School - and will overshadow play and teaching provision for these vulnerable children.
The proposed development overshadows the playground of Prior Weston school where children within our local community learn to grow food and enjoy sunshine and fresh air.

The majority of children who attend these schools and the Early Years Centre at Golden Lane Campus do not have any significant open space attached to their own homes and benefit greatly from the ability to enjoy these outdoor spaces at school and in the adjacent park.
Due to the timing of the planning application at the end of the school year, has the school been properly consulted and given adequate time to comment on the proposal?

The proposed development will also have a detrimental effect on daylight and sunlight for adjacent dwellings on the Corporation's Golden Lane Estate and in the Barbican.

Whilst the Mayor of London's Housing Supplementary Planning Guidance (March 2016) document states that while ...'An *appropriate* degree of flexibility needs to be applied when using BRE guidelines....[these] should be applied sensitively to higher density development [and]....take in to account the local circumstances...
Moreover the same document states:
'The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on *broadly comparable residential typologies within the area* ... Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced ***but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm***.'
In the case of this proposed development, which does not look to offer any benefit to the established local community, the sole motive to optimise housing potential is additional profit for the developer and therefore the Corporation should consider that there should be no additional harm for their existing tenants and for residents in buildings where the Corporation is the freeholder on the Golden Lane Estate and in the Barbican.

4. None of the proposed new homes will be available for social or affordable housing which might be accessible for local families. The development replaces key worker housing with flats for private sale. Dedicated teachers on Golden Lane Campus have long commutes due to the lack of affordable housing within the local area and many potential good teachers are put off from working at these schools for that reason. Key workers who support our local community face similar issues and their needs should be considered and provided for in all new housing developments.

5. Housing amenity: the Mayor of London's Housing Supplementary Planning Guidance (March 2016) document also refers to Standard 29: 'Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.' The majority of proposed dwellings in this development will be single aspect and do not reflect the generous typology of the adjacent homes on the Golden Lane Estate or in the Barbican.
6. Inadequate consideration has been given to pressure on local services and the social infrastructure in general. Health, education, leisure, community and sport facilities are already over subscribed and the proposed development will do nothing to alleviate this pressure.

7. Ecology and sustainability. The proposed development impinges on an area of land which has been identified as an area providing a habitat for biodiversity and it was interesting to see that one of the first features of the site to disappear after it was sold was the information sign about the black redstart. I have seen bats adjacent to the existing Bernard Morgan House and the developer should provide survey information and proposals to ensure their habitats will not be disturbed by this development.

Whilst not opposed to development per se and recognising the need for good affordable housing in Central London, as a local resident I strongly object to the approach taken for the proposed development which looks to over- develop the site with no regard nor benefit for the local community. Of particular concern is the lack of respect for the architectural heritage of the site with a proposal which would harm its significant listed context.

Yours sincerely

Anna Parkinson

20 Bowater House
Golden Lane Estate
London
EC1Y 0RJ

21 December 2016

Catherine Linford & Annie Hampson
Department of the Built Environment City of London
London
EC2P 2EJ

Dear Catherine Linford and Annie Hampson

RE: Objection to Revised Planning Application 16/00590/FULL (Revised Drawings) 43 Golden Lane, EC1Y 0RS

I firstly would like to make it clear that I strongly OBJECT to the above planning application and recommend it is REFUSED.

When I received the letter notifying us that Taylor Wimpey had submitted a new planning application with 'revised' drawings I thought that maybe they had listened to the many objections from local people and that after discussions with the City Planners, Taylor Wimpey and AHMM had revised their plans accordingly. I was therefore shocked to see that every single complaint from local residents, Prior Weston School and Fortune Street Park had been completely ignored.

The new plans still blatantly disregard The City of London Local Plan as well as the Golden Lane Estate Listed Building Management Guidelines. It's as if Taylor Wimpey and AHMM know already that these policies are meaningless within the City of London. I hope that this is not true and that when it goes before the Planning and Transportation Committee, the members will have the integrity to make sure that City residents and workers are protected and that planning policy guidelines are followed.

The changes in the revised drawings make sure a few of the 99 flats have some sunlight where as Bowater House residents will still be losing 30% of light and sunlight, this contravenes BRE guidelines and can not be ignored.

The new application is worse for Bowater House. The door in Fann St has become a main entrance, another broken promise. AHMM and TW assured us that there would not be a main entrance in Fann St because as they told us themselves, this would mean a lot of noise disruption from deliveries, taxis etc. Lewis Kent from TW and Nigel Hetherington from AHMM also promised us that the front along Golden Lane of the new building would follow the same line as Bernard Morgan House. In fact it comes much closer to Golden Lane and the new build would block Bowater's view of the Barbican Towers. This contravenes the Golden Lane Estate Listed Building Management Guidelines.

The size, bulk and height remain the same as the original plan. Fortune Street Park, the only public park in the area, used by many City residents and workers will still lose all the Winter sun in the afternoon when children come out of school.

Bernard Morgan House itself should not be demolished. It was designed to complement the Golden Lane Estate, in scale and design. The Barbican, built later, in turn complements the design of Bernard Morgan House. We now know that English Heritage's decision not to list Bernard Morgan House was based on a completely inaccurate and contradictory report which had been commissioned by The City of London just before the site was sold.

Below are all my previous points of objection. These are all objections based on City of London planning policy and have all been ignored in the 'revised' drawings.

The City of London Local Plan goes on repetitively and at length about its good intentions regarding redevelopment. None of these is reflected the proposed development. The key issues referred to below are:

1) appropriateness the new build in terms of mass, scale etc in the context of a noted historical and world-famous architectural site

2) daylight and sunlight and intrusiveness of any new build in terms of mass, scale etc

3) the City's biodiversity policies and loss of garden and open space in an existing green corridor

In the City of London Local Plan of January 2015, page 9, 1.3 and 1.4: the overarching strategy is its sustainable community strategy supported by key themes including supporting our communities and protecting, promoting and enhancing our environment. The current proposed plans fail on all these points.

City of London Local Plan of January 2015

Page 16
Table 2.2 projects 430 new units in the whole of the City between 2016 and 2021. The Blake Tower and Bernard Morgan House developments will count for almost half the predicted amount in Fann Street alone! None of these are affordable homes.

Page 21
Makes reference to the Barbican and Golden Lane Estate and how careful planning is essential to retain the character and amenity of individual areas. These plans fail to retain in any way the very particular character of this area.

Page 24
Makes reference to integrating sustainability and equality of opportunity, accessibility and involvement. We suggest that the current proposal does none of these in terms of offering affordable homes and key-worker accommodation.

Page 28
Refers to the number of open spaces that will be increased; biodiversity will also be increased. One such site will be destroyed by the redevelopment as there was an existing wildlife garden on the Bernard Morgan site.

Page 62
Point 5 refers to identifying and meeting residents' needs in the north of the city including protection of residential amenity, community facilities and open space. Point 8 requires

developers to address the challenges posed by heritage assets while respecting their architectural and historic significance. The Bernard Morgan site is a key link between the listed Barbican and Golden Lane Estate. The current plans reflect none of this.

Page 90

3.10 Design, refers to human scale reflected in the relationship between buildings and their surroundings. The proposed plan dominates rather than fits in with its surroundings. Below is a view of the proposed building which the architects failed to provide even though in both public exhibitions we asked for a view of the building in relation to Bowater House. It clearly dominates grade two listed Bowater House, the scale is completely wrong.

Page 91

Talks of new buildings having regard to their surroundings ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. The current plans fail to take any of this into account.

Page 92

Makes further reference to the bulk and massing of schemes being appropriate in relation to their surroundings and having due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality.

Page 95

Talks of environmental enhancement including the inclusion of trees and soft landscaping and the promotion of biodiversity linking up existing green spaces and routes to provide green corridors. The Bernard Morgan site is already part of a green corridor from Fortune Street Park to Charterhouse Square and its wild-life garden should be retained.

Page 98

Refers to daylight and sunlight and resisting development which would reduce noticeably daylight and sunlight available to nearby dwellings and open spaces. The proposed development would have a disastrous effect on both Bowater House in the Golden Lane Estate and Fortune Street Park. The park will lose sunlight, particularly autumn and winter afternoon sun. When school finishes at 3.30 Fortune Park is full of children. Because of the height and width of this proposed development there will be no winter sun in the park at that time. The blocking out of sunlight would also have a detrimental effect on parts of the Barbican and The Golden Lane Campus.

Page 109

Refers to how development proposals will be required to include supporting information describing the significance of any heritage assets whose fabric or setting would be affected and the contribution made by their setting to their significance and the potential impact of proposals on that significance. It also refers to how existing trees will be affected by a proposed development and how gardens and landscaping will be affected by a proposed development. All of these would be affected by this proposed development of Bernard Morgan House.

Page 111

Makes specific reference to the Barbican and Golden Lane Estates and how developers should take account of the Listed Building Management Guidelines SPDs.

(The City of London's Listed Building Management Guidelines 2013 (updated)

1.2.1.2 Holistic significance

The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's settings. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.)

"The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.....The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

It is entirely obvious to anyone who lives there and cares about scale and architecture that Bernard Morgan House when it was designed was entirely mindful in terms of height, mass, scale, function and sight lines of its position in relation to Chamberlain, Powell and Bon's very different works of the Barbican and Golden Lane estate and was designed to fit accordingly.

Page 125

Makes reference to avoiding demolition through the reuse of existing buildings or their main structures and we question the need to demolish Bernard Morgan House. We refer back to page 91 CS10: Design point 1. Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. And point 3. Ensuring that development has an appropriate street level presence and roofscape and a positive relationship to neighbouring buildings and spaces. All of this was clearly considered in 1960 when Bernard Morgan House was built: the scale and position in relation to Bowater House; the use of knapped flint and the decorative tiling as well as the integrated open spaces and gardens. I suggest that the knapped flint facade and the tiling on Fann Street be retained and incorporated into the new designs.

Page 162

Makes reference to major commercial and residential developments providing new and enhanced open space where possible. In the case of Bernard Morgan House open space already exists and will be lost.

Page 175 following,

Deals with the issue of key-worker housing. Bernard Morgan House accommodated key-workers in the City and the proposed redevelopment will contain no key-worker housing.

Page 179

Says that all development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation. In the case of Bowater House this has been ignored.

I think the City should commission an independent Light Survey to verify the findings of Taylor Wimpey's. The Over Shadowing report even suggests that the design of Bowater House is at fault;

"Bowater House, has a large number of windows that are self-obstructed by a combination of projecting balconies, recessed windows and brick-built privacy screens which materially limit the access of light to those windows facing the site. The upper portions of the sky dome are self-obstructed by the external amenity provisions on the façade of the building which has the effect of blocking out light from the top part of the sky. This of course creates

a significant burden on the site as any meaningful form of development beyond the profile of the existing building will inevitably have some effect upon this building"

They are criticising the design of the grade two listed Bowater House. This statement is ludicrous in every way. My flat is full of sunlight all through the year with wonderful views of the Barbican and a huge expanse of sky. With imagination it would be possible to design a building which doesn't block our sunshine for most of the day. The design of the new building means we will lose 30% of our sunshine and this is not acceptable.

With imagination it would be possible to design a building which conforms to all the above guidelines from the City of London Local plan. I am not against developing the site, I would like to keep the original building and a narrow tower could be added behind which would only block sunlight for a short period of time, both in our flats and on the park. A unique design for this area which compliments the unique design of the Golden Lane Estate and the Barbican.

The City of London Local Plan makes you think that the City really does care about and wants to protect it's residents. That it values the City's heritage and its community but in reality will any of its guidelines be followed?

Yours sincerely

Emma Matthews

16/00590/FULL

PLANNING & TRANSPORTATION
PSDD | CPC | PPD
TPD | 03 JAN 2017 | LTP
OM | | SSE
No | 128043 | PP
DD

Ms Catherine Linford
Development Division
Department of the Built Environment
City of London
Guildhall
EC2P 2EJ

22 December 2016

Dear Catherine,

Please find enclosed documents as follows:

1. My objection's letter after reviewing the Revised Plans published with Taylor Wimpey (TW) application for the proposed development of Bernard Morgan House (BMH).
2. 3 A4 pages of photos as follows:
   - 1 page of two photos taken on 13/09/2016 between 13:30 and 13:45. This shows the lack of daylight in my rooms (Living Room and Bedroom2/Study Room) in comparison with the daylight outside (Page1).
   - 2 pages of four photos taken on 28/06/2016 between 7:00AM and 8:00AM as proofs of morning sunlight effects to my Flat (Page2 and Page3).
3. Two drawings from the revised documents I refer in the letter:
   - P486/03 –Existing Building (page 34)
   - P486/109 – Proposed scheme dated 18/04/16 – option15 (page 37).

Kind regards,

[redacted]

Mai Le Verschoyle
Flat1 The Cobalt Building

Bedroom 2 / Study Room

13/09/2016 13:30 - 13:45

Living Room 13/09/2016 13:30 - 13:45

Morning sun
28/06/2016 7:00AM – 8:00AM

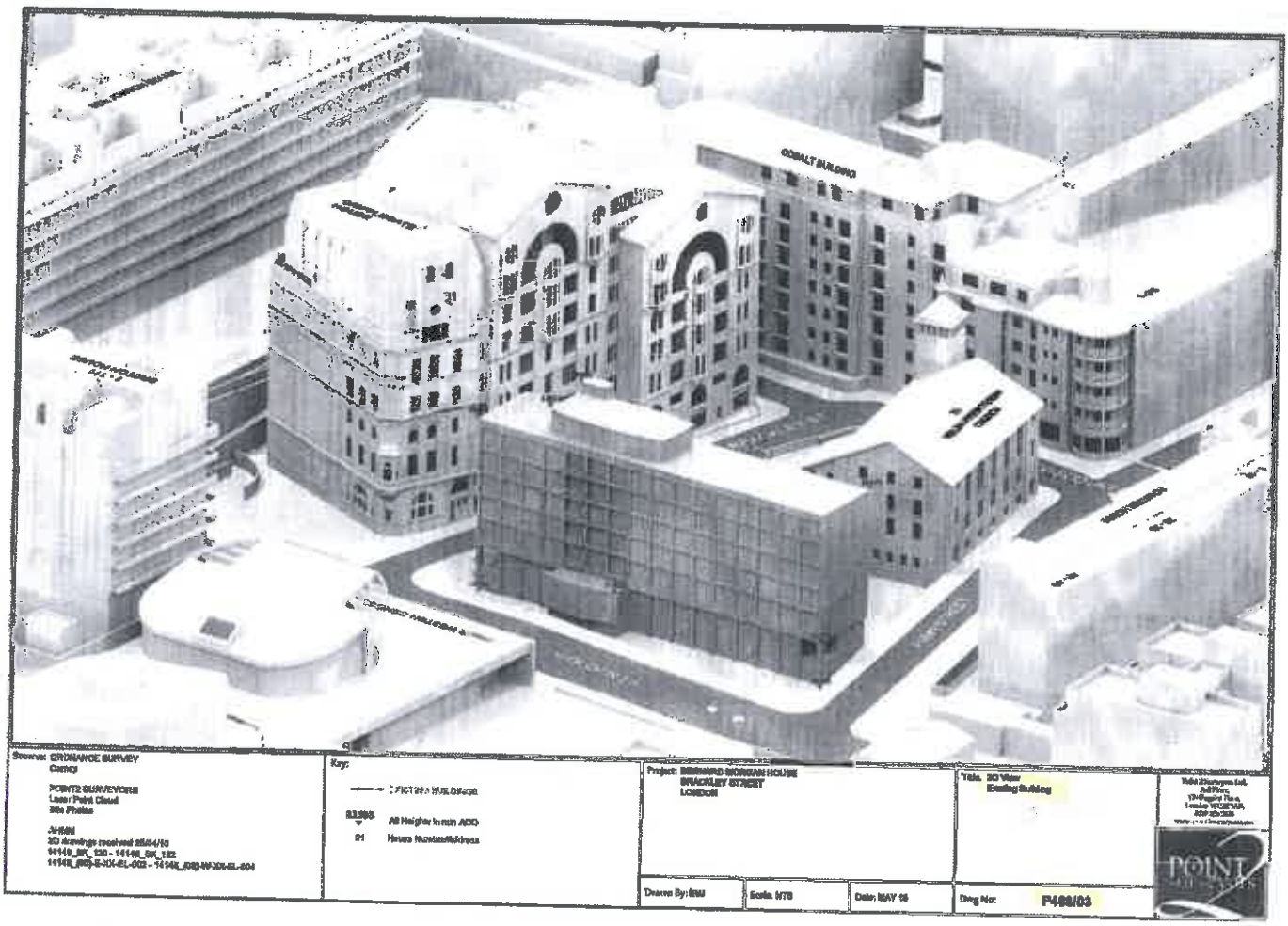
Bedroom1 28/06/2016 7:00 AM – 8:00 AM

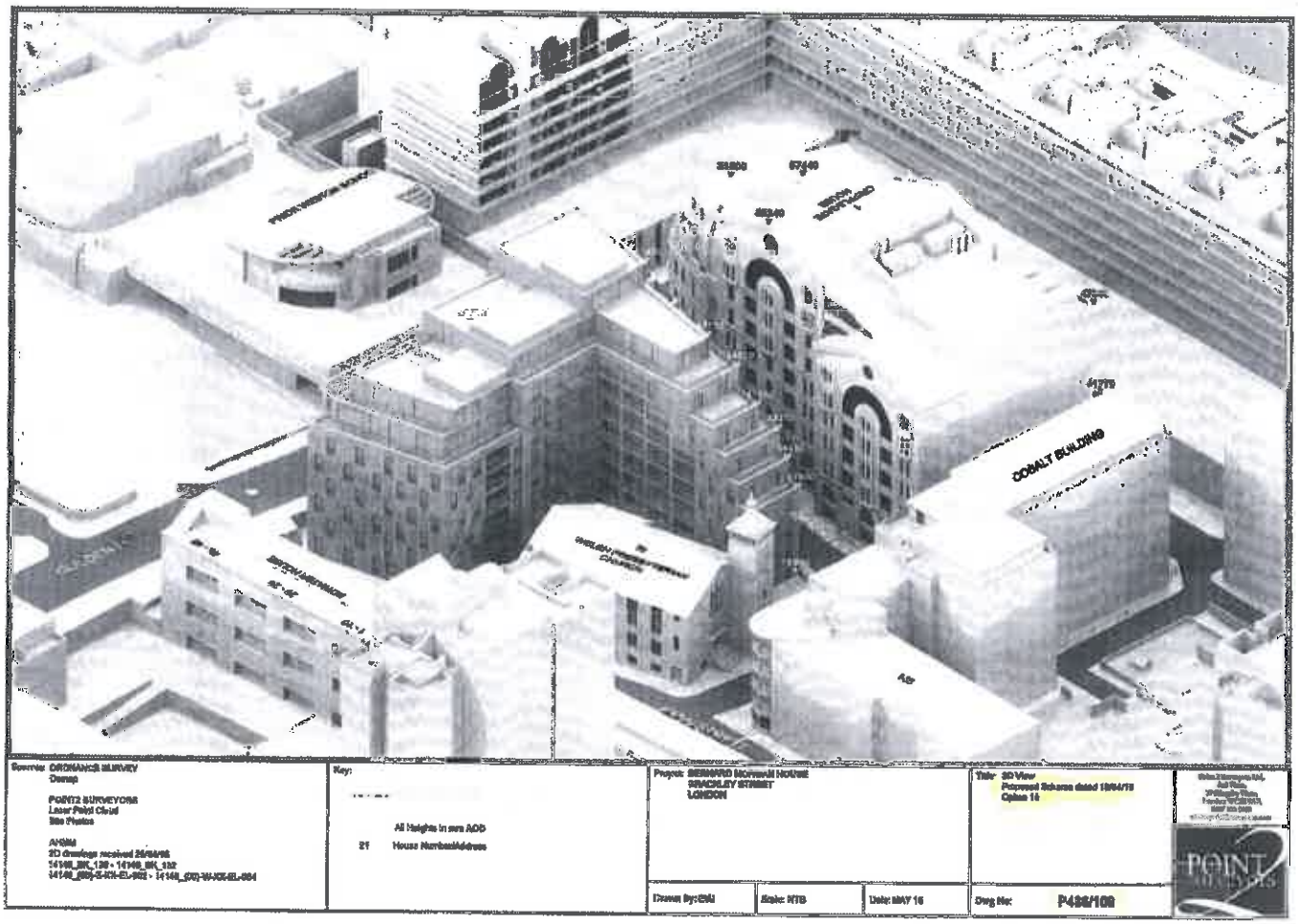
Hall x Living Room

28/06/2016 7:00AM - 8:00AM

28/06/16 7:00AM - 8:00AM

Bedroom2 / Living Room


COBALT BUILDING
Source: ORDNANCE SURVEY
Camp
POINT2 SURVEYORS
Laser Point Cloud
Site Photos
AHMM
2D drawings received 25/04/16
14148_SK_120 - 14148_SK_122
14148_(00)-E-XX-EL-002 - 14148_(00)-W-XX-EL-004
Key:
EXISTING BUILDINGS
All Heights in mm AOD
Houses Number/Address
Project: BERNARD MORGAN HOUSE
BRACKLEY STREET
LONDON
Title: 3D View
Existing Building
Drawn By: BW
Scale: NTS
Date: MAY 16
Dwg No: P468/03
POINT


COBALT BUILDING
Source: ORDNANCE SURVEY
Demap
POINT2 SURVEYORS
Laser Point Cloud
Site Photos
AHMM
2D drawings received 26/04/16
14148_BK_130 - 14148_BK_132
14148_(00)-S-KH-EL-002 - 14148_(00)-W-KH-EL-004
Key:
All Heights in mm AOD
21 House Number/Address
Project: BERNARD Morrowell HOUSE
BRACKLEY STREET
LONDON
Title: 3D View
Proposed Scheme dated 18/04/16
Option 16
Drawn By: EMJ
Scale: NTS
Date: MAY 16
Dwg No: P436/109
POINT

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)

Case Officer: Catherine Linford

Customer Details

Name: Mr Greg Turner

Address: 44 Bayer House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object to the revised plans as I do not feel they do anything to address the issues of loss of daylight to neighbouring flats. I also think the development would detrimentally overshadow the school and Fortune Street Park.

Additionally the opening onto Fann Street will cause more noise to residents in Golden Lane and result in increased traffic.

26 Bowater House
Golden Lane Estate
City of London
EC1Y 0RJ

22 December 2016

Catherine Linford & Annie Hampson
Department of the Built Environment
City of London
London
EC2P 2EJ

Dear Catherine Linford and Annie Hampson

RE: Objection to Revised Planning Application 16/00590/FULL (Revised Drawings) 43 Golden Lane, EC1Y 0RS

First may we state that we object to the revised planning application in its entirety.

Although some changes have been made, a limited reduction in the number of flats, an increase in window size on a limited number of flats.in all essentials this proposal completely ignores all local objections.

The main entrance in Fann Street will add traffic and footfall and cannot be in line with the Corporation's clean air commitments.

The loss of natural light to Bowater House is unacceptable.

The design of the proposed building is a travesty of both Corporation and Listing policies and history.

The current proposals by the Golden Lane Residents Association and Barbican to create a Conservation Area should surely be allowed to move through its progress before any decision is made on this TWUK application.

Wimpey laid the foundation stone in Bowater House and there is a memorial to this in the outside and inside of the entrance wall. How tragic is it that the company today ignores the historical,architectural and community history it was party to in the past.

There is no affordable housing and no social housing. The Golden Lane Estate Listing guidance for residents states.that the City of London built the estate to bring people back into the City after WW2. they mention, Police officers, Nurses, Caretakers,Taxi Drivers. Today we could add,shop workers, young entrepreneurs, live and work homes. Is there documented evidence of a change in policy? Was there any consultation with residents

about a change to provide only luxury flats and investment opportunities rather than continue the stable long-term community planning of the past?
Bernard Morgan House should be retained and turned into truly affordable accommodation. The idea that we can move all our housing waiting list out to Barking can only be one thought up by people who have never made that commute on a daily basis and on a low income.

Others have made technical objections and written architectural and planning informed letters.
We are older residents who see a disregard for residents and a threat to this wonderful residential community from purely commercial interests.

We do so hope that existing processes within the corporation can protect us from this planning disaster.

Yours Sincerely

Bill Clifford Christine Clifford

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Serious Objections to the Proposed development of the Bernard Morgan House site

From: Saskia Lewis [
Sent: 26 December 2016 23:53
To: Linford, Catherine
Subject: Serious Objections to the Proposed development of the Bernard Morgan House site

Dear Catherine,

Please note my continued objection to the plans for the development of the site at the present Bernard Morgan House. I am so disappointed that none of our objections have been considered in the development of the proposals for the site of the present Bernard Morgan House (a building that i continue to consider an excellent design for the area).

I also clarify that now the new design proposal is made worse by a new entry onto Fann Street not in the origninal proposal. Nothing in these design proposals respects the design clarity of the general designs for the development for an area of such special interest. I object to the proposal that we will no longer be able to allow us , from flat 8 Bowater House to fully see and apprecieate, the Barbican Towers - a view protected, we thought, through the listing of the protected views between the sites.

Please note my objections in this email and the forwarded email from my original objection that I am copying in.

Kindest

Saskia

FROM:
Saskia Lewis
8 Bowater House
Golden Lane Estate
London, EC1Y 0RJ

TO:
Catherine Linford
Environment and Planning
City of London
Guildhall
PO Box 270
London, EC2P 2EJ

Re: 16/00590/FULL Bernard Morgan House Redevelopment - Recommendation to Reject the Planning Proposal

Dear Catherine,

I wish to object to this application in the strongest possible terms to both the demolition of the existing Bernard Morgan House and to the new proposed buildings and landscaping. I make a request that the proposal is rejected by the City of London on the following grounds –

Light – Overshadowing and Overlooking – Light, Sunlight and Views

Please refer to your own guidelines –

1.2.1.2 Holistic significance
The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.
***Golden Lane Estate** Listed Building Management Guidelines **Part 2 1 Introduction & executive summary** 44*

This proposed block of flats will utterly compromise the light and sunlight to my property, 8 Bowater House - (where I live with my partner and two children) and those of my neighbours in Bowater House and all other neighbouring properties surrounding the site of the current Bernard Morgan House. If this proposal were to get permission and be built it would have a profoundly negative affect on the quality of life that we as a family have until now enjoyed within our home, a place where we both work and enjoy time together as a family, in the interior spaces, balcony and communal garden. Given that the proposal would compromise the quality of light and views from my apartment it should be understood that it will also have a negative effect on the value of this property as I am a leaseholder and this property is my most major financial asset.

The interior volumes of apartments in Golden Lane are modest and rely on the exceptional qualities of light penetration and views to make the apartments happily liveable. We enjoy light throughout the day in all south facing rooms in winter as well as summer and use the balcony and communal garden daily throughout the year (these facts are appreciated in the guidelines referring to the listing of the Golden Lane Estate guidelines – please see above). We find the light and views essential to the feeling of wellbeing in our home. The proposed building is so enormous that it will block light to our property for substantial periods of time during the morning in summer and destroy any quality of morning winter light that we now enjoy. It will also entirely block a substantial portion of our views to the Barbican estate that we enjoy from both our living room and bedroom. The quality of light and views of the Barbican towers are the reasons why we chose to live on the Golden Lane Estate and why we so enjoy living there now. This proposal stands to entirely compromise the quality of light and views to and from our apartment.

Bowater House is one of only two buildings that sit on the southern edge of the Golden Lane Estate and face external views rather than the majority whose volumes face the interior qualities of the Estate. In this respect the views and light of this edge of the site must be equally protected as those apartments that find themselves more firmly embedded within the Estate itself. Bowater and its neighbour represents the southern façade of the Golden Lane Estate that introduces the Estate to a wider pubic by revealing the pattern of buildings laid out with reference to sunken gardens - we regularly have people photographing the displays of flowers and shrubs in this garden and this relationship of the architecture. The altered light level will make growing plants more difficult due to the significant reduction in light that will access the garden should this proposal go ahead.

I can find no satisfactory evidence that the impact on our light has been carefully assessed. I dispute the inference that the design of our apartments – Bowater House - inhibit light from entering the property – it does not – we are flooded with light all year round. I request further details of the applicant's determination of light levels in our apartment and request the opportunity to have this independently verified.

The Golden Lane Estate and Barbican Estate are specifically designed in modernist style influenced by the architecture of Le Corbusier to construct blocks of apartments to replace single dwellings to free up land for communal use and to allow maximum light into each property and extensive views to neighbouring blocks. The Golden Lane Estate and Barbican Estates are both Grade II listed and in being listed appreciate that the spaces between buildings and indeed between these two neighbouring Estates are of equal importance to the buildings themselves. Architecture is about appreciating the volumes between interior and exterior in differing scales not least of which addresses the volumes between buildings; in this respect the current Bernard Morgan House was designed to entirely complement Bowater House. Bernard Morgan House faces East West so as to have no directly overlooking views to Bowater House as the northern facade of the current building is reserved for circulation not residential occupation. And the external landscape to this site mirrors the sunken garden of Bowater so the imagery of the landscape of the Golden Lane Estate extends over Fann Street. Similarly the neighbouring Jewin Welsh Church has no overlooking windows and is of a height that compliments those buildings on the Golden Lane Estate.

There is a vibrant community on the Estate who regularly use the external spaces as a natural and intended overspill from the modest interior volumes. In particular the size of the proposed building will mean that our communal garden is overlooked in an oppressive and intrusive manner. Our enjoyment of this garden will be utterly compromised.

Scale and Massing

Please refer to your own guidelines -

5.3 The character and setting of a listed building, or group of buildings, is of course also dependent upon its urban composition in addition to the architectural aspect of the buildings themselves. In the case of a carefully conceived ensemble like Golden Lane the quality and details of the spaces between and around the buildings are a key part of its special interest and require equal care and consideration.

Listed Building Management Guidelines - Updated Edition 2013 - (Originally published May 2007)

The scale of the proposed building is of great concern. The current proposal is so enormous that it dwarfs the Jewin Welsh Church and the low-rise buildings on the Golden Lane Estate, it also compromises the integrity and scale to the façade of the listed Cripplegate Institute to its south by being too close to it in scale. It makes a mockery of the surrounding architecture, appearing to constitute an over-scaled blocky mass – please recognise that these existing estates all aimed to stack living units to offer up the majority of the landscape to garden whereas this project inverses this making pokey internal spaces sitting in pokey external spaces that will enjoy no light and an overwhelming amount of accommodation.

The dwelling units are stacked in such a way to appear vertiginous and overbearing, we will have the feeling of living under a cliff face or a ziggurat in Bowater House. The units being proposed are single aspect and pokey, unlike the existing surrounding buildings that are all duel aspect and were designed with ethics and aesthetics in mind. There is literally no architectural merit in this proposal, it is banal, dark and dense in its fabric and massing and seems to replicate at least two other schemes by AHMM in other London locations that bear no similarity to this site in the City.

Claims that is proposal is an architectural response to the character and materials of the local area must be dismissed as utterly absurd and untrue. I recognise that AHMM has won awards in the past but none of that care or understanding of design is present in this scheme – they are clearly quite capable of churning out work that is the manifestation of a vision from Taylor Wimpey, who, as a developer is clearly aiming to make maximum financial return from this central London site with no desire to communicate with the architecture or community that exists here.

There are such opportunities here to create a real dialogue with the superb surrounding post war buildings, an opportunity entirely ignored at the moment with a scheme that smacks of space planning and flooding the market with poorly designed spaces that constitute more of venue to park funds rather than places to live.

Amenities

There are grave concerns as to the impact that a development of this overwhelming scale will have on already stretched resources. There is already one new development on Fann St that will provide a large number of new residential units, with this proposed scheme all local amenities will be overwhelmed. In addition it seems that the Green Corridor that exists very successfully will be lost.

NHS - The Neaman Practice already struggles with the residents of Golden Lane and the Barbican, it is difficult to get and appointment with a doctor as the demand is already so high. There appears to be flagrant disregard for the already stretched amenities in this area, the addition of over development on this scale will only compound the problem.

Fortune Park - With limited external space and no play-space for children within the scheme the occupants will spill over into Fortune Park, a park already overwhelmed with existing local inhabitants.

Green Corridor - The existing Bernard Morgan House sits in a wild garden that has been tended by local residents to maintain the qualities sought in creating continuous green corridors within the City of London. There is much commitment from the local community to mitigate against pollution and support species and education. The residents within the city represent a minority community (as opposed to business) and this community must insist and see that the values that it upholds and the wellbeing of its residents and children is honoured by the council and planners – please see the following for guidance -

The City of London - Biodiversity Action Plan refers to the following as some examples among many -

3.6 Achievements and recommendations

During the period of the previous City of London Biodiversity Action Plan 2010-2015 there have been some significant achievements:

• The establishment of the City-based friends group, 'Friends of City Gardens' who focus on encouraging more biodiversity-friendly planting, such as native bulbs and hedges. Their work also includes monitoring wildlife across the Square Mile and supporting the monitoring and recording of target species.

3.8 Health and Wellbeing

….Biodiversity is also an important contributing factor in mitigating air pollution with specific planting used to improve local air quality and raise awareness within the community. The City of London Corporation is also working with external organisations based in the Square Mile such as Bart's Heath NHS Trust to increase green infrastructure across their sites. Access to green space and nature is also linked to improving the mental health and wellbeing of individuals.

3.9 Education and community engagement

The work of promoting and enhancing SINCs provides a valuable opportunity for individuals to share and learn new skills, knowledge and experience as well as bringing together residents, workers and visitors with a shared passion for biodiversity across the Square Mile. This form of engagement can be vital in local residents taking ownership of local parks and gardens and acting as champions to promote the quality and understanding of biodiversity in the City.

Key Worker Housing - I would like to know where the police who inhabited Bernard Morgan House for several decades are due to be housed now? In this era of increased rents, security threats and the dogged rise of the private market it is essential that Key Workers are supported to live in or near the areas that they work in. There are many key workers within this area; police, teachers, nurses etc. so no shortage of opportunity to continue to use Bernard Morgan House to fulfil this function.

Sustainability

I can find no evidence within this application of a fully sustainable proposal or reasons given for not exploring what it would be to retain the existing building and make additional works in response to that building. I did not see any evidence of sustainability being properly explored either during the ill-fated first consultation that was latterly re-titled a pre-consultation or indeed later at the final exhibition for consultation. The existing building is well built and sound – there is no clear defense as to why it would not be possible to include it in the future proposal. In this age we should be using what exists and building in response to it – we do not need to demolish sound well built, well conceived buildings only to replace them with a poorly designed over-developed proposal that will need mechanical ventilation to maintain the interior spaces.

Procurement and Planning

Procurement - I am interested to better understand the procurement of this site by Taylor Wimpey given that another party offered substantially more monies for the site with a scheme that retained the existing building with extensions. This alternative developer and scheme appeared to be more aware of the local community and appeared to want to commit to the infrastructure of the community and urban fabric on a long-term basis. I would request under freedom of information all correspondence that led Taylor Wimpey to acquiring the site. One would hope that there be no underhand reason why the those in charge would want Taylor Wimpey to take charge of the development.

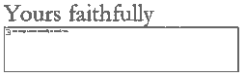
Lack of Local List - I am surprised that the City of London does not have a Local List – a governmental scheme upheld by neighbouring Islington and Camden councils where a community can describe local non designated heritage assets. It appears as if the City of London has scant interest in safeguarding the qualities of its urban fabric and upholding clear policy described in its own guidelines. The authority needs to listen to local residents to understand the value of

Guardianship of Listed environments - The City of London is guardian to a wealth of post war building with the Barbican and Golden Lane Estate that continues to attract enormous amounts of visitors from around the world – these sites have been granted listed status that include views into and out of these sites and the sites relationship to one another – this must be respected and the guidelines upheld. It seems that the survey department of the City of London saw fit to sell this site with no guidelines for development leaving the open to gross over-development – I challenge that this was a negligent move and is in part the reason why we now see such a poor proposal to grossly over-develop this site. I feel that the City sought to discredit the existing building on the site by procuring and paying for a survey to negate or play down any factors of architectural interest in Bernard Morgan House in order to smooth the route to a lucrative sale. I am astonished that English Heritage seems to have based their advice on this survey procured by the City of London rather than making their own independent enquiries into the quality of the existing building. This sequence of events is fundamentally flawed and calls into question the relationship of these public bodies and their integrity. A wealth of local residents find the Bernard Morgan House to have ample post war qualities and parts of the English Heritage report are fundamentally flawed – it is within documents from the architectural press at the time of building that accurately describe how Bernard Morgan House was explicitly designed in relation to Bowater House (evident from scale, massing, orientation etc) so any statement to the contrary is untrue and should be thoroughly investigated. I request – under freedom of information – all information relation to the surveys of the qualities of Bernard Morgan House.

Timing - I have serious concerns regarding the relationship of the planning bodies at City of London with members of the public who are considered statuary consultees on this project. Many meetings were promised that have never materialized. The timing of this validation of the proposal has come during the summer holidays – this was discussed significantly in advance of the event and residents were assured that this would not happen. Communication between residents and the planning department have been slow and non-commital with often confusing messages. Many bodies were not appropriately notified and the conservation officer who is new to the job and council has been away on holiday during this consultation period as has the senior planner attached to the proposal. All of this I would consider bad practice as a public body – or practice that is failing to be appropriately transparent and honest about the events in process. I will under freedom of information like to request all material relating to the timing of this planning application that seems attempt to get a proposal through planning during a time when one would expect all neighbours to be absent due to summer vacation – a very cynical move on the part of all bodies.

Finally, works of the scale proposed in this application - 16/00590/FULL Bernard Morgan House Redevelopment - will horribly disrupt the peace and tranquillity of my home and communal garden (as well as that of my neighbours) for a considerable time and will totally compromise our ability to happily inhabit our homes. I urge you to turn down this application. I honestly believe it would ruin our treasured oasis of peace, quality of life and privacy within the confines of this unique central London location - treasured and much visited by those seeking to explore inspirational examples of excellence within examples of post-war twentieth century housing. I formally request the City of London refuse this application.

Yours faithfully



Saskia Lewis
Director of Foundation
Architectual Association

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FROM:

Dr. Mark Campbell
8 Bowater House
Golden Lane Estate
London, EC1Y 0RJ

TO:

Catherine Linford
Environment and Planning
City of London
Guildhall
PO Box 270
London, EC2P 2EJ

RE: 16/00590/FULL (Revised Drawings)

Dear Catherine,

I am writing to register my strongest possible objection to the planning application 16/00590/FULL (revised drawings). After reviewing the applicant's revised drawings for the application I wish to note that ALL of my original objections to the scheme are pertinent. NONE of my original objections to the scheme have been addressed or mitigated. Given these objections - listed below and fully detailed in my letter of 9 September 2016 - I request the City of London refuse this application.

My objections to the proposal comprise:

1. - Excess Strain on Existing Public Infrastructure Amenity; comprising 1.1 - NHS Heathcare Provision, 1.2 - Open Public Space, 1.3 - Local Traffic, 1.4 - Education Provision

2. - Daylight, Sunlight and Overlooking; comprising 2.1 - Daylight, Sunlight, 2.2 - Overlooking

3. Design, Character and Appearance; comprising 3.1 Massing and Scaling, 3.2 - Heritage; 3.3 - Generic Design, 3.4 - Failure to Consider the Reuse of the Existing Building)

4. Failure to address the Townscape Context

5. Lack of Adequate Public Consultant over the Proposal; comprising 5.1 - Public Exhibitions, 5.2 - Validation and Statutory Consultee Comments Period

In addition, I note that the revised scheme includes a main access on Fann Street directly opposite Bowater House, Golden Lane Estate. I wish to formally state that during all pre-application discussions with the Applicants and their representatives it was explicitly stated by these parties that there would be no such access along Fann Street. This is another example of the serial misrepresentations by the Applicant and their representatives toward the affected local community and neighbouring stakeholders. This is unacceptable and illustrative of the duplicitous manner the Applicant has represented the scheme to the local community - I urge the City of London also take this series of misrepresentations into account when considering the conditions under which the application has been made.

On the basis of these objections - as listed and detailed in my letter of 9 September 2016, which are not addressed in the applicant's revised scheme - I object in the strongest possible terms to the application 16/00590/FULL (revised drawings) Bernard Morgan House Redevelopment. I also formally request the City of London refuse this application.

Given these objections I formally request the opportunity as a statutory consultee to publicly present my objections to this application at any relevant meeting of the City of London Planning Committee.

Regards,

Dr. Mark Campbell

PhD (Princeton University), MA, B.Arch (Hons.)
Fulbright Scholar, Princeton Honorific Scholar

Director, MPhil in Media Practices / AA Research Cluster
Architectural Association
36 Bedford Square
London, WC1B 3ES

Visiting Professor
School of Architecture
Southeast University
2 Sipailou
Nanjing
China, 210018

Editor, The Journal of Architecture (Routledge & RIBA)
Royal Institute of British Architects
66 Portland Place
London, W1B 1NT

From:	David Whitehead
To:	PlanningQueue
Cc:	PLN - Comments
Subject:	Application Reference 16/00590/FULL - FTAO Catherine Linford
Date:	05 January 2017 20:59:06

Dear Ms Linford

I wish to register my objections to the scheme to redevelopment of Bernard Morgan House on Fann Street; these are as follows;

1) The proposals include windows and balconies directly opposite my flat allowing for direct overlooking of my living spaces. This loss of privacy will be prejudicial to my quality of life.

2) The proposals will overshadow my principle windows leading to a loss of light and sunshine within my home and will block off a portion of the already restricted view of the sky from my home; again all this will be prejudicial to my quality of life. I totally reject the perverse notion that the original design of Bowater House in someway makes the resident's rights to consideration in this matter less than they might otherwise be.

3) The proposals will lead to the loss of open space and the uprooting of mature trees, a clear diminution of visual amenity in the vicinity.

4) I believe the proposals represent a gross overdevelopment of the site, a view that would seem to be supported by fact that the gross area of the proposed development is greatly in excess of that of previous assessments of what might be feasible on the site and the observation made by one of the Corporation's officers that a surprisingly large percentage of the proposed habitable space do not meet the BRE standards for natural lighting in homes; not content with trying to foist this onto their unlucky buyers they seek to inflict it on innocent bystanders as well.
Hand-in-hand with this overdevelopment is the awkward, jarring and intrusive relationship the proposals would have with the existing adjacent buildings particularly the School, the Church and Bowater House all of which have considerable architectural qualities that can only be debased by the tactless proposed insertion into the existing harmonious ensemble.

5) If the Architects drawings are to be believed, and architects drawings notoriously tend to overstate the attractions of most proposals, then this one is ugly, overbearing and charmless; a misshapen, greedy, greedy, greedy, pedestrian lump entirely bereft of delight or visual interest. I object very, very strongly to having such a nasty mess imposed upon my daily consciousness.

yours sincerely d j whitehead

resident of Bowater House, registered architect and author of 'London, The Architecture Guide'

David Whitehead
23 Bowater House
Golden Lane
London EC1Y 0RJ

[redacted]

[redacted]

fourfoursixsix

[redacted]

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Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Daylight and Sunlight report - Bernard Morgan House

From: JOHN WHITEHEAD
Sent: 06 February 2017 16:06
To: Linford, Catherine

Subject: Daylight and Sunlight report - Bernard Morgan House

Dear Catherine,

I would point out that this report in incomplete and should therefore be set aside, reviewed and revised.

Without contradiction, the premises that will be mosty adversely affected by this development are those of the Welsh Presbyterian Church (Eglwys Bresbyteraidd Cymru) and the flat of its caretaker.

The church was designed and built at the same time at Bernard Morgan House (BMH), which was clearly designed to afford the church maximum light, as well as BMH being lower than the top of the copper cupola atop the church tower.

The BRE Client Report prepared for the City and dated 3rd October 2016 admits that the impact on the west facing windows of the residential accommodation at the church would be 'moderate adverse'. There are also windows which face east and which would clearly be worse affected but these were not reviewed - *"... Point 2 have not analysed these windows. It is not known what sort of rooms they light ..."* (paragraph 3.5.3).

In respect of the impact on the church itself, again there is no formal assessment although it is stated that *" ... the windows on the south side of the church, which appear to be clear glass, would lose a significant amount of light as a result of the new development ... "* (paragraph 3.5.1).

The surveyor states that it was not possible to obtain access to the interior of the church during a site visit, which suggests that they did not try very hard.

I am not a member of the congregation at Jewin church, but I have attended events (Eisteddfod's) and services (Carol Services) there and therefore I do have an interest in protecting the church.

Many thanks

John Whitehead

John Whitehead, 111 Breton House, Barbican, LONDON, EC2Y 8PQ.

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works. (REVISED DRAWINGS)
Case Officer: Catherine Linford

Customer Details

Name: Mrs D Browning
Address: 18/5 Garrett Street London

Comment Details

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

Comment:My family and I are regular users of Fortune Park. The impact this building will have on the sunlight over the park and the school is unacceptable. It seems little consideration has been made for the young children and older members of the community that benefit from these outside spaces.

3RD CONSULTATION

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Application to demolish Bernard Morgan House

From: JOHN WHITEHEAD [
Sent: 06 February 2017 15:16
To: Hampson, Annie
Cc:
Subject: Application to demolish Bernard Morgan House

Dear Ms Hampson

Would your team please record my objection to the demolition of Bernard Morgan House prior to the approval of any redevelopment. Although the City is clearly in a difficult position on this one, I know that several members find the proposed development ugly and inappropriate for its location.

Taylor Wimpey should not be permitted to in any way change the facts on the ground. This would prejudice the Committee's consideration of Taylor Wimpey's proposed development purely on its merits.

I doubt that the City would be willing to be manoeuvred in this way. My old school motto was *"tene propositum"* - "hold your resolve" - which I commend to your department and the Committee.

Many thanks

John Whitehead

John Whitehead, 111 Breton House, Barbican, LONDON

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: 16/00590/FULL - Bernard Morgan House, Golden Lane

From: Cennydd John

Subject: Re: 16/00590/FULL - Bernard Morgan House, Golden Lane

Ms Dwyer as the owner of the nursery school located in the chapel, I have been waiting for the environmental impact assessment that would clarify what risks the demolition works wouldn't have on our children.

We have 38 children aged 0-5 located only metres from the proposed demolition and during our meetings with Taylor wimpey we were assured that there would be a full review prior to submission.

Nothing has been forthcoming and I would like to better understand what consideration, if any, had been given to the children and the impact on their health from the proposed demolition works and what how we can contest

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: 16/00590/FULL - Bernard Morgan House, Golden Lane

From: Fred Rodgers
Sent: 03 February 2017 13:07
To: Dwyer, Carolyn
Cc:
Subject: 16/00590/FULL - Bernard Morgan House, Golden Lane

Dear Ms Dwyer,

We wish to object to the demolition of Bernard Morgan House on the grounds that Bernard Morgan House and the adjoining Church combine to form a backdrop that is sympathetic to the listed Golden Lane Estate opposite, and as such contributes importantly to the listed building's setting.

It is likely that this issue will be raised in the planning consultation and review period regarding the replacement of Bernard Morgan House, and demolition of the building would pre-empt this discussion.

Because of this, we would urge the planners not to allow the building to be demolished until a satisfactory proposal had been received and approved.

Best regards,

Fred Rodgers

Chair, Bernard Morgan Liaison Group
100 Breton House
Barbican
London
EC2Y 8PQ

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: Bernard Morgan House (16/00590/FULL)

From: Emma Matthews
Sent: 06 February 2017 14:24
To: Linford, Catherine
Cc
Subject: BRE Client Report

Dear Catherine Linford

Ref. Re: Planning Application Consultation (16/00590/FULL)
BRE Client Report

I've just received your letter asking for observations on the BRE report from the date of this letter. I've already sent my observations but I will update and send again incase they won't count as they were sent last week.

Thank you for uploading the BRE Client Report. It's quite shocking that it wan't uploaded and available for us to see before. The report seems very biased in favour of Taylor Wimpey and I wonder why BRE think it is acceptable to contravene its own guidelines in favour of making sure Taylor Wimpey makes huge profits. Maybe this is seen as more important than the City's own residents, a community the City of London should be proud of and protecting rather than destroying. The people that will suffer are those who have been living in the area for decades. If this development contained much needed key worker accommodation to replace what used to be there then I would understand that it was necessary for us to lose 27% of our sunlight. But this development has completely ignored the City of London's residential community and Taylor Wimpey has treated local residents with contempt.

There also are some strange inaccuracies in the report which need to be addressed.

It says that Bowater will suffer loss of daylight outside the BRE guidelines but blames this on the overhanging balconies. This is what TW's report said and BRE have just agreed with it.

> Loss of light has been analysed for all the nearby dwellings that could be affected. In Bowater House, 26 main windows would have a loss of daylight outside the basic BRE guidelines. However this is mainly due to the balconies and overhangs above the windows. Without the overhangs, all windows would comply. Loss of sunlight to all living rooms would meet the guidelines, even with the overhangs.

How can this be acceptable? The overhanging balconies exist. What are they saying, that if we had them removed then our light would not be affected? Of course they can't be removed so this argument is nonsense. The balconies are part of a world famous listed building, the balconies are part of the design of this building. This statement leaves me very confused. I hope that you will have questioned this in your report because it is quite clearly a meaningless statement. We will lose nearly 30% of our daylight. That is a

fact. Whether the overhanging balconies contribute to this is irrelevant. Unless TW are saying they would like to redesign Bowater House and remove our balconies. This we know is insane.

The analysis of the affect on Fortune Park is another strange distortion. They ignore the most important fact. That there will be no sunshine on the playground after 3.30 in the winter. I hope this is something else which you will have pointed out in your report.

Loss of sunlight to nearby open spaces, including the park and school playground, would be within the BRE guidelines in all cases. There would be a small amount of extra shadowing of the park and playground in the afternoon, mainly in spring and autumn. However in the park it would be possible for people to enjoy the sun by moving out of the shadowed area, and in the playground the extra shadowing occurs after normal break times. The impact on the park and playground would be minor adverse.

On another matter -

I would also like to know why Mark Campbell's and Saskia Lewis' objections to the revised drawings were never listed in the comments section on the portal. Their letters are in the documents section. Their names would bring the number objecting to 130. I've written to you three times about this and had no reply.

I look forward to hearing from you this time.

Yours sincerely

Emma Matthews

20 Bowater House
Golden Lane
London
EC1Y 0RJ

Sent from my iPhone

From: Hazel Brothers
To: PLN - Comments
Subject: ref 16/00590/FULL
Date: 08 February 2017 13:13:38

Dear Ms Linford

re your letter of 6 February concerning Bernard Morgan House,
I object to the proposed demolition.

Yours sincerely
Hazel Brothers
86 Breton House

This email has been checked for viruses by Avast antivirus software.
www.avast.com

1 Bowater House
Golden Lane Estate
London EC1Y 0RJ

8th February 2017

Dear Catherine Linford

Ref. Re: Planning Application Consultation (16/00590/FULL)
BRE Client Report

Firstly I'm writing to strongly object to the recent application to demolish Bernard Morgan House. Taylor Wimpey have disregarded the City of London's "Golden Lane Estate Listed Buildings Guidelines", as well as many objections from residents and appear to be rushing ahead to demolish so they can build their luxury flats using a design that is completely unfit for its setting in order to make as much as money as possible. The demolition should not be given permission until they come up with a building that is appropriate. Bernard Morgan House currently fits into the setting between the two world famous listed estates and could easily be retained and refitted to supply housing in whatever form.

Secondly I'm writing to let you know my observations of the BRE sunlight/daylight report, which was only just made available to residents this Monday 6th February. Worryingly, Taylor Wimpey have now brought the date forward as to when they will go to committee - instead of April it will be 28 February. This allows local residents limited time to digest this important report as well as prepare to speak at the Committee.

My first observation is that the sunlight/daylight report appears biased in favour of Taylor Wimpey.

26 main windows of Bowater House will lose light above what is acceptable (nearly 30% of light) within the guidelines (consider there are only 30 flats in Bowater House, that's nearly everyone who lives here), however this is deemed acceptable by the light survey - could anyone confirm why this is acceptable? Surely this is unacceptable - a huge mass of a new build, building luxury apartments for the rich, will take away valuable light from residents, from a building that has been here for over 50 years. On what level is this acceptable - and what is the point of the guidelines if they don't matter? To get round this D9 do an additional calculation based on the removal of the overhanging balconies on Bowater House which then allows the results to fall within BRE guidelines - is this legal? Surely this is a nonsense? The overhanging are part of Bowater House, they have been for over 50 years. Why would you do a calculation without them there unless it was to be able to state that the results were only 'minor adverse'? The balconies are part of the flat and the ample light we receive in the flats is not impaired because of the balconies. However the new building will impact significantly on the light we receive. To add to this, the BRE guidelines state that if this amount of lost light occurs then dwellings will need to rely on electric lighting for more of the time. This is not going to add to quality of life of my family, my three children or my neighbours, it will decrease our quality of life.

I'm also concerned about the dismissive manner in which the report talks about Fortune Park. This park is hugely busy. It's the only park in the near vicinity. The fact that the new building will cause extra shadowing is actually extremely important to the park users. The report suggests that people can simply move to another part to enjoy the sun - it doesn't work like this. We are looking after our children who are playing in the playground. The benches get full up. Kids play in various areas - football, cycling, scootering. It's not the case that everyone will shift into the sunlight, this won't happen. Vitamin D has been shown to be an important factor in good health for children and adults alike. Taylor Wimpey's huge, profit-making building will impact of our kid's health and on our happiness. Vitamin D deficiency is linked to a number of major illnesses. Our park should be a

priority to the City of London and if the building is impacting on it, then the building should be re-designed.

I strongly disagree that the impact on both Fortune Park and Bowater House is 'minor adverse'.

With regard to the school playground, Prior Weston School hosts a number of after-school clubs on the playground - cricket club, gardening club to name a few. These are forever evolving and changing, however the report states that "at 3.00 - 3.30pm during the site visit there appeared to be a small number of children and adults on the school playground". This is because school has NOT finished at this point. School finishes at 3.30pm. After-school clubs start at 3.45pm. That would be why there were just a small number of children and adults in the playground as everyone would be in the classroom. For such a major build, surely it would have been more appropriate to do more research into the use of the playground and the times, instead of second guessing from a short site visit.

As you will infer from the tone of my letter, I have found the process of consultation on this important development perplexing, infuriating and demoralising and the application for demolition and the sunlight/daylight report only serve to add to this.

Yours sincerely,

Claudia Marciante (1 Bowater House)

Sent from my iPhone

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and all associated works.
Case Officer: Catherine Linford

Customer Details
Name: Mr Cennydd John
Address: Hatching Dragons Barbican 1 Viscount street London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity

Comment:I am writing to ask why our nursery school, located in the vestry of Jewin Chapel, has been disregarded in both the Air and Noise Impact Assessment reports, when paragraph 109 of the National Planning Policy Frameworks clearly state that full assessments are required to understand what impact our children would face from noise, soil and airborne pollutants.

We have attempted to engage DP9 and Taylor Wimpey repeatedly on this issue over the past year with no response from them since March 2016. Please can someone confirm the position on this

[redacted]

From: Mark Lemanski <[redacted]
Sent: 11 February 2017 14:47
To: PLN - Comments
Cc: Linford, Catherine
Subject: Re: Planning Application Consultation (16/00590/FULL)

Dear Madam/Sir,

I would like to comment on the independent assessment of the lighting study, which you have kindly forwarded.

General comments
The report does not contain any calculations. Have the calculations submitted be verified by BRE?
The suggestions to just remove the balcony from neighbouring listed buildings is absurd. Are the report's authors aware of the special status of the architectural value of neighbouring buildings?

Regarding Prior Weston School
Loss of daylight and sunlight to the small [Prior Weston Primary School Windows] would be outside the BRE guidelines. However, the larger windows in the same classroom looking towards the park would be scarcely affected by the new development (Page 13). It is self-evident that a north-facing window would not be affected as it does not have any direct light to start with. Which makes the small, west-facing window more important—this is not merely a secondary window, but the main source of daylight in a school classroom, the benefit of which is well documented.
The school playground will be shaded for most of afterschool club time (Page 15). The report conludes that this does not matter as not many children were observed to be using the terrace during this time, which surely had to do with the weather in December and January. A sunny school playground is essential in encouraging children to be active in after school in clubs, which in times of an obesity crisis shouldn't be dismissed so casually.

Regarding Fortune Park
The report states that *On 21 March [ ], between 1300 and 1400, the shadow of the new development would start to encroach on the park [ ]. At 1500 and 1600, more of the park would in in shadow and there would be some extra shading from the new development. On Septemver 21 [ ], the shadow of the new development would start to encroach on the park between 1400 and 1500, and cover nearly all of it at 1700.* and concludes that *In the busy lunchtime period there would be no extra shading* (Page 15) and In Spring, autumn and winter it would be possible for people to enjoy the sun by moving out of the shadowed area (Page 15).
This fails to state that the user groups at lunchtime and afternoon are entirely different. Lunchtime users are city workers, few of whom will live in the area. Afternoon users are predominantly local children and their carers, in one of the areas most deprived of green space in central London. It is entirely untrue that users could simply move 'out of the shadowed areas' to enjoy the sun: the western edge is used for ball games, sun bathing, picknicking of larger groups, and children's birthday parties, none of which are possible or desirable in the gated playground area or the seated area in the western part. The park is working extremely hard to accommodate a multitude of uses and user groups with very different needs, in a densely populated area with little green space provision. This report fails to understand the value the park brings to the area, and sunlight is one of its key assets.

The importance of green space is outlined in the Government Planning Policy is set out in Paragraph 73 of the National Planning Policy Framework, the National Audit Office's Enhancing Urban Green Space, as well as in the London Plan, which describes the whole of the City as deficient in open space, and of course your own The City of London Open Space Strategy, which appears to understand the need to increase the quality of open spaces within and adjacent to the City wherever possible, which the report fails to consider.

I have worked with BRE in a professional capacity, and have had no reason to be less than satisfied with them. This report and especially the points raised however make me question their professional judgement and/or their independence.

I hope that you will take the detrimental affect the proposed development will have on our neighbourhood into consideration and refuse the planning application as it stands.

With best wishes,

Mark Lemanski
528 Ben Jonson House
London EC2Y 8NH

On 6 Feb 2017, at 11:53, PLNComments@cityoflondon.gov.uk wrote:

Dear Sir/Madam

Please see attached consultation letter in relation to planning application 16/00590/FULL (Bernard Morgan House 43 Golden Lane London EC1Y 0RS).
The Daylight and Sunlight report submitted in support of the application by Point2 Surveyors has been independently assessed by BRE on behalf of the City of London. This report is now available online.

Any observations must be received within a period of 14 days beginning with the date of this email.

Kind Regards

Planning Administration
Department of the Built Environment
City of London
<ufm127.pdf>

Hassall, Pam

From: DBE - PLN Support
Subject: FW: Re Planning Application BMH Consultation(16/00590/FULL) Objection to BRE light survey

-----Original Message-----
From: Deborah Phillips []
Sent: 13 February 2017 09:25
To: Linford, Catherine
Subject: Re Planning Application BMH Consultation(16/00590/FULL) Objection to BRE light survey

Dear Catherine Linford,
I object to the BRE light survey report . It clearly is in favour the claims of Taylor Wimpey developers!
The 30% loss of light to Bowater House(Grade II listed building) is due to the proposed development which is grossly oversized in height and mass . The loss of light is not due to the balconies on Bowater House. This claim is absurd . The balconies are exceptional in design ensuring protection and privacy .How absurd to suggest if the balconies were removed then our light would be improved !
I object to the loss of light to Gortune Park especially post 3:30 pm when the children play in the park . I object to the loss of light to the Prior Weston School playground especially post 3:30 pm when after school clubs occur . Children need light to be healthy in our community.
I object to this development entirely and I'm appalled by the way the developers and architects have treated this community .
Thank you for your consideration .
Yours sincerely
Deborah Phillips
42 Bowater House
Golden Lane Estate
London EC1Y0RJ

Sent from my iPhone

Adjei, William

From: Linford, Catherine
Sent: 20 February 2017 10:41
To: DBE - PLN Support
Subject: FW: Bernard Morgan House - 16/00590/FULL and 17/00088/DPAR

From: Fred Rodgers [mailto:[redacted]]
Sent: 15 February 2017 23:08
To: Dwyer, Carolyn
Cc: Hampson, Annie
Subject: Bernard Morgan House - 16/00590/FULL and 17/00088/DPAR

Dear Ms Dyer,

It seems that some words were lost in copying and pasting text into my previous email.

Point 2 should have read as follows:

2. The safety and welfare of the children attending Hatching Dragons Nursery, and the congregation and caretaker of Eglwys Jewin, as well as the protection of the fabric of the church are paramount. The Applicant's approach to this is considered in comments on the Outline Method Statement for the Demolition and Associated Works for Bernard Morgan House ("Method Statement") in 6 below. The COSHH Assessment for Garfield School seems to suggest the same high (7/10) degree of risk as the one for Bernard Morgan House but is the former intended to justify the latter?

Please also post this email to the planning portal for 17/00088/DPAR

Best regards,

Fred Rodgers

100 Breton House
Barbican
London
EC2Y 8PQ
United Kingdom
[redacted]

Comments for Planning Application 16/00590/FULL

Application Summary

Application Number: 16/00590/FULL

Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS

Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and all associated works. (RECONSULTATION DUE TO - ALTERATION TO THE GOLDEN LANE/BRACKLEY STREET CORNER AT GROUND FLOOR LEVEL TO REMOVE THE OVERHANG AND BRING THE GROUND FLOOR IN LINE WITH THE UPPER FLOORS)

Case Officer: Catherine Linford

Customer Details

Name: Mr Dominic Bampton

Address: 6 Brandon Mews Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:As a long term resident of cripplegate ward, I feel the proposed demolition of Bernard Morgan house is completely inappropriate. Rather than demolish the existing building it should be renovated and used as a community amenity. It is an attractive and properly proportioned building in one of the few areas of the city of London which has not become dominated by oversized developments. I feel that the church, the low level golden lane estate buildings and the other nearby buildings will not benefit from a larger new building. I strongly feel this demolition should not go ahead.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and all associated works. (RECONSULTATION DUE TO - ALTERATION TO THE GOLDEN LANE/BRACKLEY STREET CORNER AT GROUND FLOOR LEVEL TO REMOVE THE OVERHANG AND BRING THE GROUND FLOOR IN LINE WITH THE UPPER FLOORS)
Case Officer: Catherine Linford

Customer Details
Name: Ms Clare Carolin
Address: 28 Bowater House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am writing to register my very strong objection to the proposed demolition of Bernard Morgan House. The application contains multiple factual errors and should be refused for the following reasons:

1. It involves the destruction of Bernard Morgan House a heritage asset which the proposal states dates from the 1970s. In fact the building was completed in 1961 and was designed to respond to the context of other listed buildings surrounding it. Moreover Bernard Morgan House contained key worker housing, vital for the area of central London.

2. The COSHH Assessment is for Garfield Primary School. This school is not near the site. Indeed there is no school with this name in either CoL or Islington.

3. The section of the Outline Method Statement dealing with proximity of sensitive buildings wrongly identifies buildings surrounding the site as follows:

To the north of the site the report indicates Golden Lane with commercial and office premises. It is Fann Street with a block of flats opposite, Bowater House in which I live with my young family. The block is grade two listed and the proposal makes no mention of this.

To the East of the site the report indicates Brackley Street with commercial and office premises opposite. It is Golden Lane with a the Golden Lane Campus which houses a primary school, Prior Weston; a special needs school, Richard Cloudesley and the Golden Lane Children's Centre, which my four year old son attends. Also Breton House, another grade two listed residential block.

To the south of the site the report indicates Viscount Street with a day nursery and church. It is Brackley Street with an office building.

To the west of the site the report indicates Viscount Street with a church and day nursery. This is correct but there also is a residential building Cobalt House, and sheltered accommodation for elderly people, Tudor Rose Court, the report make no mention of this at all.

These inaccuracies undermine the legitimacy of the proposal. They suggest little or no consideration has been given to the issues surrounding demolition in a tight urban context. Until the applicant can demonstrate that they can operate the site safely and with minimal disruption to the lives of surrounding residents this application should be refused.

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and all associated works. (RECONSULTATION DUE TO - ALTERATION TO THE GOLDEN LANE/BRACKLEY STREET CORNER AT GROUND FLOOR LEVEL TO REMOVE THE OVERHANG AND BRING THE GROUND FLOOR IN LINE WITH THE UPPER FLOORS)
Case Officer: Catherine Linford

Customer Details
Name: Ms Eva Stenram
Address: Flat 7, Bayer House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I object to the demolition of Bernard Morgan House. The demolition should not begin until plans for a new building have been approved.

After reading the BRE sunlight/daylight report, it is also clear that most flats in Bowater House will lose nearly 30% of light. This is unacceptable and the plans need to be revised. I do not understand why one calculation is based on a fantasy scenario of the flats in Bowater House not having overhanging balconies. This is pointless. The balconies are part of Bowater House (a listed building) so this calculation is totally irrelevant.

Furthermore, the loss of light to the park during the post-school hours (after 3:30) in the spring, autumn and winter is unacceptable. The park is very busy during this time, and it is simply not possible to just move from the shaded area to the sunny area. Different areas of the park are used for different activities - it is no use telling boys playing football, or a family having a picnic, that they have to move into the bit of the playground intended for under 5s. This is an unreasonable suggestion.

Vitamin D from sunlight is vital to childrens' and adults' health. Exercise is important to combat the obesity epidemic. Fortune Park is the only park in the area - any loss of light to this park will have a very detrimental effect on local residents. Children in London face a multitude of health problems already, from lack of green spaces to run around to excessive pollution. Do you really want to approve of a development which will make the children living in the City of London suffer further?

Fortune Park needs to be a priority in this development - our parks need to be protected.

After-school clubs use the Prior Weston school playground Mon-Fri, 3:45-4:45. It is heavily used at this time. For the sunlight/daylight report to state anything else is simply false and badly researched.

I hope our concerns will finally be heard. The planning application, as it currently stands, needs to be refused.

Adjei, William

From: Linford, Catherine
Sent: 27 February 2017 14:02
To: DBE - PLN Support
Subject: FW: Bernard Morgan House

-----Original Message-----
From: Deborah Lambkin [redacted]
Sent: 17 February 2017 09:05
To: Linford, Catherine
Subject: Bernard Morgan House

Message dated 21st September 2016

Dear Catherine
I am writing to object to the new block of flats that are due to take the place of the Bernard Morgan House.

My main reason for objecting is because the new building is so much bigger than the old one and will therefore block out even more sunlight from Fortune Park and the play areas on the roof of Prior Weston School. My son goes to Prior Weston and we are very regular park users. This is where the children get all their sunlight and fresh air as most live in flats.

A significant proportion of children do not have the recommended levels of Vitamin D in the their blood. Vitamin D is produced in the skin when exposed to sunlight. It is essential for health and well being. It is especially difficult to get enough vitamin D during the winter months in London.

This new building will obscure the light even further.

Added to this the planting in the park - including a very old cherry tree may struggle with the change in light quality. I also object to the small garden around Bernard Morgan House being removed.

Bernard Morgan House is an architecturally interesting building in the style of golden Lane estate and also fitting in well with the Barbican. These building have proved to be in very high demand over the last 20 years. Why is this not taken into consideration before replacing it with a boring, generic glass block of 'bling' flats that are marketed abroad to people who may never live here.

The community would be much better served to renovate the existing building and creating affordable homes for teachers, police and NHS workers etc, the people who we need to be able to have access to the city in emergency circumstances i.e., security issues, extreme weather.

If this building goes ahead it will be in direct contravention of what is right and good for the city and it's inhabitants.

Sincerely
Deborah Lambkin
130 Thomas More House
Barbican
London
EC2Y 8BU

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: Objection to Taylor Wimpey Prior Application to demolish Bernard Morgan House - 17/00088/DPAR & Observation regarding BRE reports
Date:	20 February 2017 10:50:36
Attachments:	image003.png

From: Mai Le Verschoyle [mailto:[redacted]]
Sent: 19 February 2017 22:22
To: Linford, Catherine
Cc: Chipperfield, Rob; Hampson, Annie; Hayward CC, Christopher; Anderson, Randall; Nash Deputy, Joyce; Newman CBE CC, Barbara
Subject: Objection to Taylor Wimpey Prior Application to demolish Bernard Morgan House - 17/00088/DPAR & Observation regarding BRE reports

Dear Catherine,

1. **Taylor Wimpey (TW) Prior Application to demolish Bernard Morgan House (BMH) - 17/00088/DPAR**

I am writing to sincerely request you and the Corporation of London (CoL) to refuse TW Prior application for the demolition of Bernard Morgan House (BMH) which, will be scheduled before their planning application to redevelop BMH (16/00590/FULL) is reviewed by the Planning Committee. The reasons for my objection are as below:

- The supporting document for the prior application to demolish BMH was not prepared up to the professional standard required because it provides CoL with inaccurate position of BMH within the surrounding environment and buildings therefore it is not reliable and would impair the decision of the Planning Committee.

- The demolition of BMH before the planning application is considered would alter the review / assessment from the Planning Committee regarding the impact caused by the new redevelopment plan. Without the footprint and the existence of the current BMH, it would be difficult for the members of the Planning Committee to visualise the massive scale in height and in mass of the proposed redevelopment plan which, would engulf the current site and would destroy the pleasant and attractive environment that residents in the surrounding buildings, facing Viscount Street, Fann Street and Golden Lane, are currently enjoying. This would in turn mislead the members of the Planning Committee in their decision regarding TW planning application (16/00590/FULL).

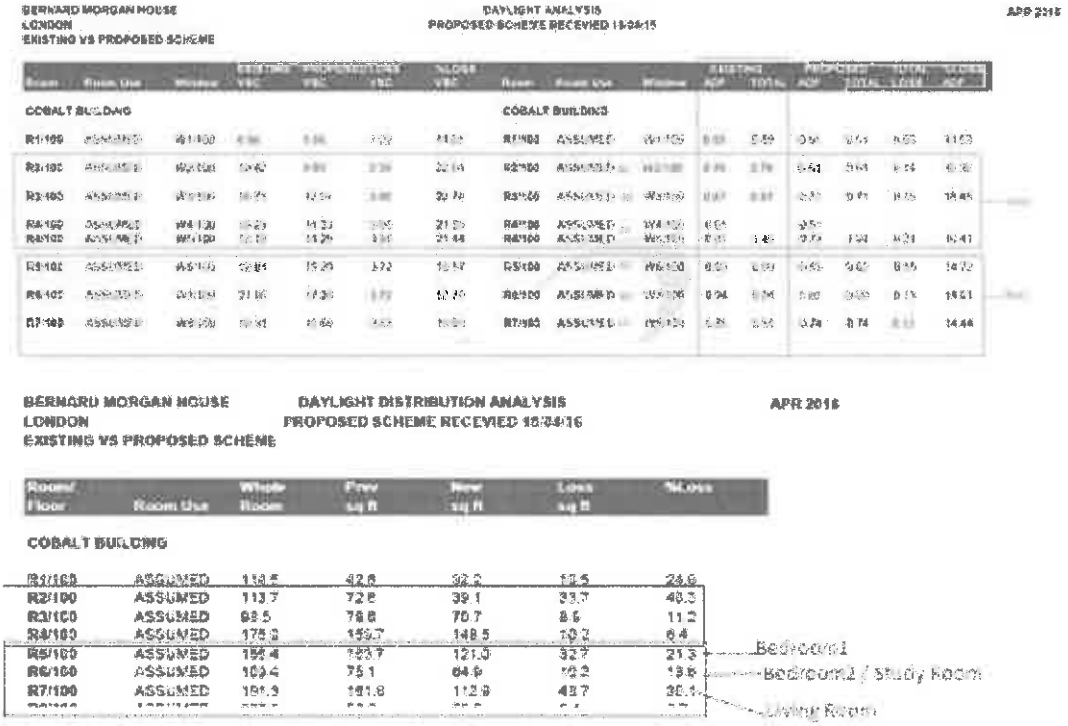
- The approval of BMH demolition before the consideration of TW planning application would give the wrong impression:
  - that CoL supported the heavy-handed and unneighbourly manner of TW towards Local residents.
  - that CoL were not impartial in the judgement / decision about this BMH redevelopment Project.

2. **BRE reports – Review on Point 2 Daylight & Sunlight report**

2.1 16_00590_FULL-BRE_CLIENT_REPORT-361320.pdf - dated 03-Oct-2016
2.2 16_00590_FULL-DAYLIGHT__SUNLIGHT__OVERSHADOWING_REVIEW-360577.pdf – dated 09-Dec-2016

I have read thoroughly the BRE reports together with Point2 Daylight & Sunlight report. I strongly believe that TW application to re-develop BMH with the revised proposed plan should be refused / rejected for the reasons below:

- The **minimum** values of the Average Daylight Factor (ADF) - measure of the daylight factors in an interior- recommended in BS 8206-2 (the British standard on daylight) are quoted as Bedroom: 1%; Living Room: 1.5% and Kitchen:2%
- In Point 2 report ADF in all rooms of Flat1 and Flat2 of the Cobalt Building are already below the recommended values (screenshot-1 & 2 below). The height, the scale and the massing of the new BMH development towards Brackley Street and Viscount Street would reduce the ADF in our rooms further and would make them gloomier than they already are. Thus, this will not meet the British standard on daylight, BS8206 – Part2, required.
- I also note that all the values used in Point 2 report are assumed values. As the rooms layouts are not known, BRE reports state that the results for Point2 Daylight Distribution may be unreliable. This would be applicable to most of the values produced in Point2 report



BERNARD MORGAN HOUSE
LONDON
EXISTING VS PROPOSED SCHEME

DAYLIGHT ANALYSIS
PROPOSED SCHEME RECEIVED 15/04/16

APR 2016

COBALT BUILDING

COBALT BUILDING

BERNARD MORGAN HOUSE
LONDON
EXISTING VS PROPOSED SCHEME

DAYLIGHT DISTRIBUTION ANALYSIS
PROPOSED SCHEME RECEIVED 15/04/16

APR 2016

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
COBALT BUILDING						
R2/100	ASSUMED	113.7	72.8	39.1	33.7	46.3
R3/100	ASSUMED	98.5	78.8	70.7	8.6	11.2
R4/100	ASSUMED	175.2	159.7	148.5	10.2	6.4
R5/100	ASSUMED	154.4	153.7	121.0	32.7	21.3
R6/100	ASSUMED	103.4	75.1	64.9	10.2	13.6
R7/100	ASSUMED	181.9	181.8	112.9	48.7	26.1

Bedroom1
Bedroom1 / Study Room
Living Room

- The BRE report and Point2 reports have overlooked that the height and the scale and massing of the proposed BMH redevelopment will obstruct completely the direct morning sunlight - the only natural light - to my windows. This would have adversely affected my rooms and my living room the most. Therefore, my living room would not meet the British standard and BRE recommendation that living rooms receive 25% of annual probable sunlight hours, including 5% in the winter.

- BRE report also mention that 60 out of 99 new flats will not will not meet the above guidelines and recommendation.

  - Why would you allow TW to build an ugly development (a) with most of the new flats narrowly meet the standard required and (b) which will have a negative impact to the local Environment and (c) will render local Residents unhappy and lose trust in CoL?

Dear Catherine, I personally think you / CoL and the Planning Committee have a chance to

influence Taylor Wimpey to find a different development plan which, will fit in harmoniously with the listed Buildings, which will preserve BMH, a part of the history that the Community love to keep , which will provide the same number of flats with good daylight and sunlight, which will not block the natural sunlight to my flat, to the Cobalt Building, to Bowater House, to the Church,... I am sure that Taylor Wimpey Architects will be able to design and to build a wonderful /elegant building for us and for the future generation to admire and to be proud of.

I have lived in this Community and area for twenty years. From my past experiences whenever I needed CoL assistances, CoL officers have always responded and acted with great care. I will now continue to put my trust in you / the Corporation of London and the Planning Committee to use your wisdom and authority to influence Taylor Wimpey and to make the right decision in this important matter. Sometimes the pride and the achievement of a worthwhile Project is the merit that will bring us more satisfaction than money and any material value amassed.

Thank you for your time at reading my long email.

Kind regards,

[redacted]

Flat 1 The Cobalt Building

Adjei, William

From: Linford, Catherine
Sent: 20 February 2017 10:40
To: DBE - PLN Support
Subject: FW: Bernard Morgan House - 16/00590/FULL and 17/00088/DPAR

Hello,

Please could this email chain be uploaded to 16/00590/FULL and 17/00088/DPAR.

Thanks,
Catherine

From: Hampson, Annie
Sent: 17 February 2017 15:40
To: Fred Rodgers
Subject: RE: Bernard Morgan House - 16/00590/FULL and 17/00088/DPAR

Dear Mr Rodgers

I refer to your email addressed to Carolyn Dwyer below. The DPAR application is under consideration and the matters that you refer to will be investigated.

best wishes

Annie Hampson
Chief Planning Officer and Development Director
Department of the Built Environment
Tel: 020 7332 1700
www.cityoflondon.gov.uk

From: Fred Rodgers [redacted]
Sent: 15 February 2017 21:48
To: Dwyer, Carolyn
Cc: Hampson, Annie
Subject: Bernard Morgan House - 16/00590/FULL and 17/00088/DPAR

Dear Ms Dwyer,

I refer to the above and, in particular application 17/00088/DPAR which, I understand, is to be determined on 28 February. Although we wrote to you on 3 February to object to the application to demolish being considered in isolation to the application for the proposed new building, I have only recently been able to access the planning portal relating to the new application. As a result, I have the following comments:

1. It is Cennydd John - not John Cennydd. It is questionable that his email can be said to be "neutral".

2. The safety and welfare of the children attending HatchingOutline Method Statement for the Demolition and Associated Works for Bernard Morgan House ("Method Statement") in 6 below. The COSHH Assessment for Garfield School seems to suggest the same high (7/10) degree of risk as the one for Bernard

Morgan House but is the former intended to justify the latter?

3. It seems that Greater London Demolition has not been contracted by the Applicant to carry out the demolition, even though that company is currently in control of the site. The contract may be awaiting permission to demolish but presumably, if another demolition contractor is engaged, this will negate application.

4. The following are extracts from draft comments, yet to be submitted to City Corporation, on the Preliminary Ecological Appraisal, Sustainability Statement and Tree Survey & Arboricultural Impact Assessment lodged under application 16/00590/FULL, which are particularly relevant to the proposed demolition but these do not take into account anything of relevance in the Method Statement:

> "The removal of the Hawthorn in the SW corner of the site (Ref 5) should be strongly resisted. The Tree Survey says it is in good condition and well grown. Hawthorn trees of this size in the City are very rare and it should be retained. It is a native tree with a high ecological value and efforts should be made by the developer to retain it and make sure it is not damaged during the demolition and construction processes.
>
> The Greengage survey found evidence of nesting birds and they have been observed on site. Their report calls for any clearance or pruning of shrubs, trees or dense vegetation should be undertaken outside of the breeding season or following confirmation of absence by a suitably qualified ecologist. The developer should make sure this happens.
>
> The City's Biodiversity Action Plan was updated and the new plan for 2016 to 2020 was adopted in spring 2016. The Greengage survey was in Jan 2016 and references the old BAP.
>
> Over 100 flora spp. have been recorded in the wildlife portion of the Bernard Morgan House garden.
>
> Nesting birds - report calls for clearance of trees only outside the nesting season Mar - Oct. Developer must abide by this.
>
> Bird boxes should include sparrow boxes since Fortune Park hosts a small colony that is very important since there are only two in the fringes of the City - the other is at the Tower.
>
> There is nothing about mitigating the loss of habitat during the demolition and construction phase. As a minimum the developer should provide a biodiverse green wall surrounding the site on the hoarding to compensate for the loss of forage in the wildlife garden for pollinators and as visual amenity for the surrounding residents.
>
> The developer should use its best efforts to improve air quality rather than meet air quality neutral benchmark. The developer should be required to use greening during the development phase to mitigate NOx and PM emissions - greening would be part of this - green planting/walls and screens, with special consideration given to planting that absorbs or suppresses pollutants.
>
> As the proposed development lies in the Low Emission Neighbourhood, other emissions.
>
> We would like to see the Dust Assessment Report prior to Planning permission being granted.
>
> We would also like to see the developer's plans to mitigate idling engines on demolition and construction vehicles by having a marshalled Switch off policy; use electric vehicles wherever possible, publish monthly air quality data relating to the site The developer should measure and publish NOx and particulate levels before, during and after the development.
>
> The developer seems to be unaware of the year long Kings College London Mapping for Change project that monitored NOx and particulate levels extensively in the surrounding area.

The levels of air quality concentrations seem to have been calculated to make sure they are below the 40 μg/m³ EU standard for annual NO2 levels.

The developers should have looked at the data from the Kings College London Mapping for Change project 2013 - 14 https://communitymaps.org.uk/project/air-quality-monitoring/contribution/4462?center=51.5208:-0.0945:19&tab=1

The closest data point to the development is 6th floor north facing fire escape on Ben Jonson House overlooking Golden Lane, less than 70 metres from the development. Annual average exposure at this point recorded levels of annual NOx of 40 - 60 μg/m³. Based on this data, it is likely that east facing balconies on the BMH development will experience NOx levels above the EU safe limit for health.

The statement that the base line shows levels below the 40 μg/m³ should be questioned as it is not based on the best available information - and looks suspiciously like a massaged figure to make sure it is below the EU standards.

A colony of Red book Birds of Conservation Concern - i.e. House sparrows is within 50 m of the Site and should be upgraded to be of High Ecological concern.

Given the inaccuracies and omission in the methodology of calculating exposure and risk more work needs to be done. This report is superficial and inadequate - particularly given that the site is located in the LEN and is next to a site of High Ecological importance.

The statement that:

"As a consequence of the proposed development, there will mitigation is not seen to be necessary, other than those routinely used to control construction dust, as detailed in the previous section. Similarly, concentrations of all pollutants are below the National Air Quality Objectives at the development site and therefore it is not necessary to implement mitigation to reduce the exposure from NOx or any other pollutant to future occupiers of the proposed development."

Should be revisited and a more rigorous analysis carried out using all available data."

5. The letter from Dentons UKMEA LLP immediately asks the question why the Applicant considered it necessary to instruct a leading City law firm to complete a simple form and make the application on its behalf.

Dentons have repeated DP9 Ltd's lack of direction in 2.1of its Planning Statement for 16/00590/FULL. Golden Lane is to the east of the site and Viscount Street to its west. Under "planning history" Dentons should have stated that application 16/00590/FULL also includes the demolition of the existing building but "as a consequence of the time taken for the application to be determined, it is proposed to proceed with the demolition of the existing building" demands explanation.

The "time taken for the application to be determined" is entirely due to the Applicant's failure to submit an application that could first be validated and then considered by Planning and Transportation Committee within a reasonable period, culminating in the need to submit revised drawings last November. Even so, it now seems that the Applicant is coalescing in the current delay by accepting 2 May as the date for determining its planning application.

Dentons should also be required to explain why the Applicant's agreement to a further delay in determining 16/00590/FULL justifies the immediate, or any, demolition of BMH. The proposed three-month programme does nothing to address the points in 4 above but application 17/00088/DPAR could be explained as a manipulating tactic. A tactic aimed at denying the opportunity for the new Planning

and Transportation Committee to consider the retention of the existing BMH building on 2 May. The latter point is to be addressed by the City Solicitor.

6. As far as the application form is concerned it seems that despite having submitted application 16/00590/FULL over eight months ago, the Applicant has not sought pre-Application advice from City Corporation (Q4). The form explains the reason for demolition is set out in Dentons' letter (Q5) but, as mentioned in 5 above, the letter does not appear to offer any sustainable reason for separate applications.

The reply to Q5 refers to a Demolition Management Plan - presumably the Method Statement. However, is it correct (Q5) that the site does not adjoin a public right of way? The first paragraph of comment under 4 above relates to item 5 on the Tree plan and requires that this tree be retained (Q5). Finally, the form is unsigned, unlike Dentons' letter.

7. As far as the Method Statement is concerned:

i) On page 4 under "the following works have already been carried out" and on page 5 under "pedestrian protection", reference is made to the erection of hoardings around the site. However, hoardings have not been erected around the entire perimeter of the site, especially on the Brackley Street frontage, where plastic covered steel railings have been slotted into breeze blocks. These railings are constantly being blown over, which, as can be seen from the attached photo, causes a significant pedestrian hazard.

ii) "Partly outside the site boundary" on page 5 suggests that the pavements around the site, if not roads, are likely to be blocked for, at least, three months. This is unacceptable.

iii) Also on page 5, it must be understood that the site entrance adjoins the Nursery entrance and, as such, is also unacceptable.

iv) A diesel generator, silenced or not, is unacceptable for the site, let alone its proximity to the nursery and residential properties. A temporary electricity supply must be obtained.

v) The proximity of sensitive buildings on page seven is confusing - Viscount Street is to the west, Fann Street to the north, Golden Lane to the east and Brackley Street to the south.

1 Golden Lane is aViscount Street, part being directly opposite the site. Already lorries carrying out the pre-demolition waste disposal have caused nuisance and annoyance to some residents, particularly on the ground floor. Residents of Bowater House on Fann Street and Breton House on Golden Lane have also had reason to complain about noisy and/or dangerous lorry movements.

Worse though is the total failure to acknowledge the existence of both Golden Lane Campus and the adjoining Fortune Street Park. The effect on children and other occupiers of proposed demolition must be assessed before consent is given.

vi) The monarflex sheeting must be secured at all times to prevent noise disturbance from flapping sheets, as has happened at Blake Tower. Also under "Temporary works required" (page 8), what steps are being taken to prevent the lower ground floor slab collapsing under the weight of a high-reach excavator? The items in "Temporary works designed" offer little comfort.

vii) The provisions on pages 9 and 10 are admirable as regards the contractors' operatives but do nothing to ensure the safety of occupants of adjoining properties, particularly children.

viii) The extract from City Corporation's Code of Conduct on page 11 does not mention Saturday working at all. In any event all work should be restricted to weekdays with no work at all between 18.00 and 08.00. Consideration must also be given to protecting children in the Nursery and Schools from noise pollution, as well as the children living close by.

ix) Pressure washers are very noisy - "Road Cleaning" on page 14.

x) "Fires on Site", also page 14, should acknowledge that passive smoking causes actual harm and there will be

xi) There is no mention under either 12, "Traffic Management", or 13, "Unloading/loading of skips", of engines being turned off on stationary vehicles. This is a minimum requirement, as all vehicles should have "stop-start" systems fitted. The pollution, from on-site operations, especially as the site adjoins the highly polluted Beech Street, will be bad enough without the added pollution from idling engines.

xii) The lack of consideration for the safety of children at the Nursery under 14, "Refuelling Operations", and 15, "Burning/hot cutting, welding or grinding operations", is alarming. Also what is the difference in Nox and particulate emissions, between the latest spec low sulphur diesel fuel and red diesel? Is there any added pollution danger from the colour additive?

xiii) Under 18 "Emergency Procedures", what arrangements are proposed for the notification and evacuation of adjoining properties?

xiv) There appears to be no concern for residents, office workers, school and nursery children and their carers under 20, "Noise Assessment for Demolition Works". The high levels of noise generation adjoining the Nursery and Schools is completely unacceptable, especially as noisy working is intended during school break times. Added to that, local residents, including children should not be expected to endure any, let alone noisy, Saturday working.

xv) Under 20 "plant is not to be left running unnecessarily". This must be amended to "idle plant is not to be left running".

xvi) Nowhere in the Method Statement is there an acknowledgement that site deliveries are not permitted before 07.00 weekdays and 08.00 Saturdays and after 18.00 weekdays and 13.00 Saturdays. Noise disturbance generated outside these times, particularly from running engines, slamming doors and even talking will be reported to Environmental Health.

Best regards,

Fred Rodgers

100 Breton House
Barbican
London
EC2Y 8PQ
United Kingdom
[redacted]

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: Ref. Planning Application Consultation (16/00590/FULL)
Date:	22 February 2017 12:06:39

-----Original Message-----
From: Tim Chapple
Sent: 22 February 2017 12:01
To: Linford, Catherine
Cc: Roberto Mingrino
Subject: Ref. Planning Application Consultation (16/00590/FULL)

3 Bayer House
Golden Lane Estate
London EC1Y 0RN

22nd February 2017

Dear Catherine Linford

Ref. Re: Planning Application Consultation (16/00590/FULL) BRE Client Report

We are writing to object to the application to demolish Bernard Morgan House. The demolition application submitted firstly is full of errors - there is no mention of the Richard Cloudesley School and Prior Weston Primary school being directly opposite the site and Bowater House and other residential buildings are also missed off. We feel The report will be misleading to the Planning Committee. We are concerned that Taylor Wimpey are rushing to demolish the building before the Planning Committee have time to consider their plans for a replacement. There is also no mention of what efforts will be made to save the beautiful original tiles, as promised by the developers. The demolition will need to be a carefully considered operation to avoid disruption to the School and ensure children and local residents safety and the lack of care taken in the application does not bode well.

We would also like to comment on the sunlight/daylight report as it appears biased in favour of Taylor Wimpey. Not only will residents in Bowater House lose 30 per cent of light, the report ludicrously suggests that this can be rectified by removing the balconies from the building. Therefore they suggest that with this in mind their calculations are acceptable. These balconies are an integral part of Bowater House (a listed building) and so they will not be removed, residents will lose light and their quality of life diminished for the sake of luxury apartments, which are unwanted by the local community.

The newly proposed building will also cause extra shadowing in Fortune Park. We use and enjoy this park on a daily basis, as do most of our neighbours on Golden Lane Estate, many of whom are elderly. To take away precious sunlight in our only green space is not acceptable. The new building should be kept at the same height as the current Bernard Morgan House to maintain the light we have in the park and also to fit in with the surrounding listed buildings.

Yours sincerely,

Tim Chapple and Roberto Mingrino

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and all associated works. (RECONSULTATION DUE TO - ALTERATION TO THE GOLDEN LANE/BRACKLEY STREET CORNER AT GROUND FLOOR LEVEL TO REMOVE THE OVERHANG AND BRING THE GROUND FLOOR IN LINE WITH THE UPPER FLOORS)
Case Officer: Catherine Linford

Customer Details
Name: Ms Rita Makanjee
Address: 31 Hatfield House Golden Lane Estate London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I object to the demolition of Bernard Morgan House on grounds that it presupposes planning approval for proposals currently under consideration for the site. There are contentious heritage issues associated with the demolition and proposed redevelopment of the site, and it would appear irresponsible of the planning authority to approve demolition of the existing building prior to these being addressed.

The numerous errors, omissions and inaccuracies in the application documents suggest lack of care and thoroughness by the developer.

From:	Linford, Catherine
To:	DBE - PLN Support
Subject:	FW: 16/00590/FULL - Bernard Morgan House
Date:	21 March 2017 15:28:00
Attachments:	1600590FULL Comments on Ecological Sustainability Air Quality and Trees .pdf ATT00001.htm

From: Fred Rodgers [redacted]
Sent: 21 March 2017 15:18
To: Linford, Catherine
Cc: Bruce Badger; Smith, Jane; SMCX34; Emma Matthews; Helen Hulson; Ba Planningchair; Claudia Marciante; Hazel Brothers; John Whitehead; Sonal Gadhvi; Judy George; Marie Morley; Mai Le Verschoyle; Stephen Tromans QC; Christine & Bill Clifford; Joe Ruffles; Mark Campbell; Saskia Lewis; Deborah Phillips; Pat Smith; Daniel McClean; David Gregory; Ruth Gee; Clementine Cecil; Gill Kimber; Tim Godsmark; Elizabeth Patterson; Richard Douglas; Fred Scott; Julia Chalkley; Andy Harrison; Clare Carolin; Mark Lemanski; Cennydd John; Iago Griffith; Heather Page
Subject: 16/00590/FULL - Bernard Morgan House

Dear Ms Linford,

Attached are comments on the following documents submitted as part of the above application>

- Preliminary Ecological Appraisal and Living Roof Design Specification
- Air Quality Assessment
- Sustainability Statement
- BS5837 Tree Survey and Arboriculture Impact Assessment

These comments, which are by Sarah Hudson, Chair of Barbican Association's Sustainability Committee, raise a number of serious concerns. If these concerns have not already been addressed in subsequent discussions and/or documentation, could you please ensure that the Applicant addresses them without further delay.

Best regards

Fred Rodgers

Chair, Bernard Morgan Liaison Group
100 Breton House
Barbican
London
EC2Y 8PQ
United Kingdom
[redacted]

Re: 16/00590/FULL: Demolition of existing building, retention of existing basement and construction of a new residential building together with ancillary car parking, hard and soft landscaping and all associated works (the Application).

Applicant: Taylor Wimpey (UK) Limited

Property: Bernard Morgan House, 43 Golden Lane, EC1Y 0RS

❖ ❖ ❖ ❖ ❖

Comments on Greengage Environmental Ltd's Preliminary Ecological Appraisal and Living Roof Design Specification (EA)

Executive Summary

1.6 The EA found evidence of nesting birds and they have been observed on site. It states that *any clearance or pruning of shrubs, trees or dense vegetation should be undertaken outside of the breeding season or following confirmation of absence by a suitably qualified ecologist.* The Applicant should be required to make sure this happens.

1.7 The Bernard Morgan House Wildlife garden was **actively** managed until the Property was vacated in spring 2015. From that point most plants that could be rescued were removed up to August 2016, leaving shrubs and trees that had been in place since before 2010 and were too well established to move. The birdbath and feeders were also removed.

1.9 The EA recommends the installation of a living roof of high ecological value - not just a sedum lip service to greening of low ecological value. The habitats most vital in this location are those of the black redstart and the house sparrow - both on the Red Book of Conservation Concern. The proposed species mix and provision of invertebrate habitats looks good (sand piles, rope, rocks) but the Applicant must be required to ensure that this is implemented. Provision of water for birds is important and should be included. The Applicant should monitor the roof with on-going ecological surveys - and interventions to enhance the biodiversity, if necessary.

Most importantly, the roof is unlikely to replace the importance of the BMH Wildlife Garden for pollinators and as a link in the green corridor from Fortune Street Park through to Barbican Wildlife Garden, Fann Street.

Introduction

2.3 The EA was carried out in January 2016, not an ideal time to carry out such a survey, which is acknowledged not only in 2.3 but also its title. More than a whole year has elapsed since then and it is surprising that a survey was not carried out in the spring/summer of 2016, when a more representative sample would have been obtained. Just one example is pollinators and the lack of a further survey is considered unacceptable.

Site Description

3.3 Does not mention Barbican Wildlife Garden, Fann Street. This is a wildlife space of over 2500 square metres less than 75 metres from the Property.

Baseline Conditions

5.3 City of London Corporation's Biodiversity Action Plan (BAP) was updated and the new plan for 2016 to 2020 was adopted in spring 2016. The EA is from January 2016 and references the superseded BAP. Since then the London Wildlife Trust have updated the SINC surveys, so the data in 5.3, which dates from 2010 or earlier, should be updated with current data. For example all the quoted bird and plant information is very incomplete and out of date for the SINCs and Postman's Park, which lies within 2km distance of the Property, has been added as an additional SINC.

5.22 Over 100 flora species have been recorded in the wildlife portion of the BMH garden.

5.38 To protect nesting birds, the EA requires that clearance of trees takes place only outside the nesting season March - October. The Applicant must be required to abide by this.

Discussion

8.5 Bird boxes should include sparrow boxes since Fortune Street Park hosts a small colony that is very important since there are only two on the fringes of the City - the other is at the Tower of London.

Further comments

The EA does not specify what wildlife enhancing features there should be in the ground level landscape area. As a minimum there must be dense ground cover, medium level shrubs as well as mature trees to enable birds to travel throughout the canopy.

The EA is silent about mitigation of the loss of habitat during the demolition and construction phases. As a minimum, the Applicant should provide a biodiverse green wall on the hoarding surrounding the site to compensate for the loss of forage in the wildlife garden for pollinators and as visual amenity for the surrounding residents.

A request to the Applicant to green the Property, in conjunction with City in Bloom's Greening Grey Britain Challenge 2017, which adjoining non-residential owners have taken up, has so far failed to achieve a positive response. However, that failure appears to be indicative of the Applicant's attitude to the Property, its immediate vicinity and those who live and work there.

The landscaping should be a priority to the development and not left as an add-on at the end. The Applicant should ensure that improved habitats are created from the

start to enable trees and shrubs to establish and to mitigate the loss of habitat from the demolition process.

A final Preliminary Ecological Appraisal and Living Roof Design Specification is awaited.

❖ ❖ ❖ ❖ ❖

Comments on Hawkins Environmental Limited's Air Quality Assessment (AQA)

Planning Policy

2.18 Following on from the issue of greening, the Applicant must be required to improve air quality rather than meet air quality neutral benchmarks. The Applicant must be required to use greening during the development phase to mitigate NOx and PM emissions - greening must be part of this as set out in 2.18:

2.18. Where developments do not meet the 'air quality neutral' benchmark after appropriate onsite mitigation measures have been incorporated, developers *"will be required to off-set any excess in emissions. The developer should investigate options for providing NOx and PM abatement measures offsite in the vicinity of the development. This will involve working with the relevant planning authority or nearby property owners to identify suitable mitigation measures. Measures could include:*
• green planting/walls and screens, with special consideration given to planting that absorbs or suppresses pollutants.

Low Emission Neighbourhood (LEN)

As the Property is in the LEN, the Applicant must be required to use electric plant on site during the construction phase and be rigorous in its intentions and practice to minimise dust, exhaust pollution and other emissions.

Construction Dust Impact Assessment

We require sight of the Dust Assessment Report (Step 5) prior to any planning permission being granted.

We would also like to see the Applicant's plans to mitigate idling engines on construction vehicles by having a marshalled Switch off policy; use electric vehicles wherever possible, publish monthly air quality data relating to the site The Applicant must measure and publish NO2 and particulates before, during and after the development.

Baseline Conditions

The Applicant seems to be unaware of the yearlong Kings College London Mapping for Change project that monitored NO2 and particulate levels extensively in the surrounding area.

Table 6.1 Baseline Air Quality Concentrations 2014 – Development Site

These levels seem to have been calculated to ensure they are below the 40 µg/m³ EU standard for annual NO2 levels.

The Applicant should have looked at the data from the Kings College London Mapping for Change project 2013 - 14 https://communitymaps.org.uk/project/air-quality-monitoring/contribution/4462?center=51.5208:-0.0945:19&tab=1

The closest data point to the Property is 6th floor north facing fire escape on Ben Jonson House overlooking Golden Lane, less than 70 metres from the development. Annual average exposure at this point recorded levels of annual NO2 of 40 - 60 µg/m³. Based on this data, it is likely that east facing balconies on the proposed building will experience NO2 levels above the EU safe limit for health and provide another justification for their exclusion from the proposed building.

6.11 The statement that the base line shows levels below the 40 µg/m³ requires evidencing, as it is not based on the best available information. It looks suspiciously like a massaged figure to make sure it is below the EU standards.

Air Quality Neutrality

9.5 The estimate of vehicle movement of 26 per day is questionable. The AQA does not seem to have given sufficient importance to the number of trips to the site such as food and shopping deliveries. The estimate of an average of 26 vehicle movements a day for [104] dwellings seems to be a considerable underestimate given the nature of modern urban living where residents do not drive to shops.

Couriers, grocery and other shopping deliveries, especially from online purchases, visits by maintenance personnel and personal cab use are more and more frequent. And, of course, there are the separate collections of recycling, food waste and general waste, as well as postal deliveries.

10.11 and 10.12 A colony of Red Book Birds of Conservation Concern - House Sparrows - is within 50 m of the Site and it should be upgraded to be of High Ecological concern.

Mitigation

Given the inaccuracies and omission in the methodology of calculating exposure and risk more work needs to be done. The AQA is superficial and inadequate, particularly given that the site is located in the LEN and is next to a site of High Ecological importance.

11.1 The statement that:

As a consequence of the proposed development, there will not be a significant increase in pollutant concentrations and therefore mitigation is not seen to be necessary, other than those routinely used to control construction dust, as detailed in the previous section. Similarly, concentrations of all pollutants are below the National Air Quality Objectives at the development site and therefore it is not necessary to

implement mitigation to reduce the exposure from NO2 or any other pollutant to future occupiers of the proposed development.

must be revisited and a more rigorous analysis carried out using all available data.

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Comments on Dalen Group 2016's Sustainability Statement (SS)

The SS just seems to be a general statement of national and local government policy with very little specific information about the development. A site-specific sustainability statement is required.

Noise and Light Pollution (Policy CoL 15.7)

9.5 Use of lighting that is turned on by presence detectors is unacceptable. Lights coming on and then going off are much more disturbing to surrounding residents than low level lighting on all the time. Consideration should be given to using solar powered lighting at very low levels in courtyards etc. and to not having any additional lighting in garden areas. There are bats in the local area and night migrating birds, such as woodcock that are adversely affected by lighting.

Waste Policy (CS 18)

10.1 Food waste recycling is not specifically mentioned and it should be a requirement.

Further comments

The SS does not mention the provision of EV charging for the two disability spaces. The Property is in the LEN EV charging must be a requirement.

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Comments on Greengage Environment Ltd's BS5837 Tree Survey and Arboriculture Impact Assessment (TS)

The PDF Appendix to the TS was badly reproduced and difficult to read. The removal of the Hawthorn in the SW corner of the site should be strongly resisted. The TS states it is in good condition and well grown. Hawthorn trees of this size in the City are very rare and it should be retained. It is a native tree with a high ecological value and the Applicant must make efforts to retain it and ensure it is not damaged during the construction process.

21 March 2017

Sarah Hudson
Chair, Barbican Association, Sustainability Committee

POST 02/05/17 COMMITTEE

Linford, Catherine

From: Tim Godsmark [redacted]
Sent: 26 April 2017 2[redacted]
To: Linford, Catherine
Cc: Fred Rodgers; Bruce Badger; Smith, Jane; SMCX34; Emma Matthews; Helen Hulson; Ba Planningchair; Claudia Marciante; Hazel Brothers; John Whitehead; Sonal Gadhvi; Judy George; Marie Morley; Mai Le Verschoyle; Stephen Tromans QC; Christine & Bill Clifford; Joe Ruffles; Mark Campbell; Saskia Lewis; Deborah Phillips; Pat Smith; Daniel McClean; David Gregory; Ruth Gee; Clementine Cecil; Gill Kimber; Elizabeth Patterson; Richard Douglas; Fred Scott; Julia Chalkley; Andy Harrison; Clare Carolin; Mark Lemanski; Cennydd John; Iago Griffith; Heather Page
Subject: Re: BMH - Officers recommend approval

Dear Catherine,
I have just been reading the officer's report for the above application. I note that the issue of lifetime homes does not seem to be addressed and wondered if you could direct me to the section of the application that deals with this.

As you are no doubt aware the March 2016 amendment to the London Plan requires that "90 per cent of London's new build housing[12] should be built to Building Regulation requirement 'M4 (2): Accessible and adaptable dwellings'[13] and the remaining 10 per cent of new build housing[14] should be built to Building Regulation requirement 'M4 (3): Wheelchair user dwellings' [15]"
I would be grateful if you explain how this requirement is being met.

Yours,

Tim Godsmark
Chair GLERA
Sent from my iPad

On 20 Apr 2017, at 12:08, Fred Rodgers [redacted]

> In case you've not seen this yet.
>
> Location: **Bernard Morgan House 43 Golden Lane London EC1Y 0RS**
>
> Proposal: **Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).**
>
> I refer to your letter commenting on the above proposal.
>
> The application will be considered by the Planning and Transportation Committee on 2 May 2017 and the Chief Planning Officer will recommend that it be **Approved**. The Committee agenda and report will be available online at least five working days before Committee meeting at http://democracy.cityoflondon.gov.uk/ieListMeetings.aspx?CommitteeId=143.
>
> There is an opportunity for those who have made representations in writing to address the Committee. If you would like to speak at the Committee meeting you must return the completed Public Speaking Registration Form included with this letter to plncomments@cityoflondon.gov.uk at least five working days before the meeting.
>
> Please note that the City may be required to provide your contact details to other potential speakers so you can liaise to ensure your representations are presented within the rules for public speaking at Committee.
>
> The rules governing speaking at Committee meetings and relating information are included. It is important that you familiarise yourself with the procedure if you want to address the Committee as the rules will be strictly adhered to. If you want more information about the procedure you should contact the Committee Administrator in the Town Clerk's Department on 020 7332 3414.

If you want more information about the proposal you should contact Catherine Linford, the Case Officer whose details are at the top of this letter.

Yours faithfully,

Catherine Linford

Catherine Linford
Development Division

Rules and Information for Public Speaking at Planning & Transportation Committees

Rules

1. 1. If you want to speak to the Committee on a planning application you must have already submitted written submissions on it at least 14 days before the committee meeting.

2. 2. You must register a request to speak by filling out the Public Speaking Registration Form and returning it to the planning department by noon 5 days before the relevant committee meeting date. You may return the form by hand, post or email (to PLNComments@cityoflondon.gov.uk). If you do not return the form within the time limit you will not be allowed to speak. The only exception to this deadline is if publication of the application has been delayed, in which case you will be notified of the revised deadline.

3. 3. The time limit enables the Chief Planning Officer to consider any new points you have raised in the summary section on the registration form and to notify potential speakers of each other so they can make arrangements in accordance with paragraph 5 below.

4. 4. Public speakers are allowed 20 minutes for each application. The period is divided equally between objectors and supporters (including the applicant). The objectors speak first.

5. 5. No one may speak for more than five minutes. If more than two people want to speak they must organise themselves for example by nominating a spokesman to cover everyone's points or dividing up the time within the allotted 10 minutes between everyone who wants to speak. The group needs to tell us who will speak and the order in which they will do so.

6. 6. If there is a dispute as to whom should speak the Chairman or Deputy Chairman will decide.

7. 7. In rare circumstances, if the Chairman considers that there are an unusually high number of issues to be covered, the time may be extended.

8. 8. Applications are dealt with in the order they appear on the Agenda unless the Chairman considers that there is a reason not to do so, e.g. there is a high level of public interest in an application.

9. 9. You will address the Committee after the Chief Planning Officer (CPO) has presented the application to the Committee.

10. 10. If you are part of a group your name will be called in the order that you have given us. You will use a microphone on the table that is set up facing the Committee.

11. 11. Your time starts when you begin to speak and a green light will light up. Thirty seconds before your time period ends a red light will light up alongside the green one. You must finish when the green light goes out although the Chairman may allow you to finish the point you are making but you must do so quickly.

12. 12. After your presentation Members can question you but you do not have the opportunity to question the presenting officer or Members.

13. 13. After the Members have finished asking questions the Clerk or Chairman will thank you and you will return to your seat.

Information

1. 1. The Committee is usually held in the Livery Hall. The entrance is at 71 Basinghall Street, shown at H on the attached map. The Livery Hall is at the bottom of a flight of steps but there is lift access.

2. 2. The Committee start time depends on the amount of business on the agenda but will usually be between 10am and 11.30am. The exact time and venue is on the agenda which is available on the website at http://democracy.cityoflondon.gov.uk/ieListMeetings.aspx?CommitteeId=143 about a week before the Committee date. The start time and venue is available from the Committee Administrator on 020 7332 3414.

3. 3. The front row of the public area is reserved for speakers. A list of speakers and a set of committee papers is placed on each chair.

Fred Rodgers
100 Breton House
Barbican

London
EC2Y 8PQ
United Kingdom

[redacted]

Comments for Planning Application 16/00590/FULL

Application Summary
Application Number: 16/00590/FULL
Address: Bernard Morgan House 43 Golden Lane London EC1Y 0RS
Proposal: Demolition of existing building, retention of existing basement and construction of new residential building to provide 99 dwellings, together with ancillary car parking, hard and soft landscaping and associated works (Total Floorspace 11,113 sq.m. GIA).
Case Officer: Catherine Linford

Customer Details
Name: Dr Sonal Gadhvi
Address: Flat 48, The Cobalt Building, London

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Noise
- Residential Amenity
- Traffic or Highways

Comment:Following the committee visits - we would like to reiterate our points and strongly object the current proposed plans. There are so many valid objections that there has to be some action to respond the concerns made by so many local residents.

The summary of our concerns are below with a full document emailed to the council planning committee.

1.Loss of Outlook - The proposed height of the building and extension of mass along Brackley Street will significantly impact the outlook of all of the East facing flats in The Cobalt Building. When the mass was changed from the initial design - the impact on Cobalt increased further.

2.Loss of daylight and sunlight / Overshadowing - Most of the East facing flats will have an impact on the amount of light received following the proposed building. The mass and height will impact on the neighbouring Fortune Street Park and local school.

3.Light Pollution - With the extension along Brackley Street - this will further exacerbate the light pollution concerns onto Eastern facing flats.

4.Privacy - Close proximity and balconies of the proposed building will be directly facing the East flats of The Cobalt Building. Also wider impacts on privacy as the tallest point of the building will be

opposite the local school (with balconies looking onto the school playground).

5.Design and Appearance - The area has a distinctive architectural design and this is echoed with the Barbican and Golden Lane Estates. Having this building deviates significantly from that design and is not in keeping with the area.

6.Layout, Density and External Appearance - The proposed 'public' park is a concern. Especially with regards to anti-social behaviour (experienced already in Fortune Street Park where there has been note of recreational drug use).

7.Impact on the historic environment, Listed Buildings or Conservation Areas - The proposed building will wrap around the local church, overshadowing it.

8. Traffic Implications and Means of access.

Linford, Catherine

From: sonal gadhvi <[redacted]
Sent: 27 April 2017 21:34
To: Linford, Catherine; chris.hayward@cityoflondon.gov.uk
Cc: [redacted]
Subject: Important documents - Bernard Morgan House re-development.
Attachments: BMH 2017.docx; Covenant-29-Sep-1900.pdf

Dear Catherine and Chris,

Thank you for taking the time to visit the flats at The Cobalt Building on Monday 22nd April.

On the visit to Flat 48 - I distributed a summary of concerns from The Cobalt Building Residents - I have attached this document for uploading onto the planning portal please and for your information.

In addition - I discussed with the planning committee that there were restrictions on the height of The Cobalt Building itself - I have managed to get a copy of the covenant which highlights these restrictions.

Many thanks for taking the time to review these documents,

With kind regards,
Dr Sonal Gadhvi and Mr Ovijit Paul
The Cobalt Building

Bernard Morgan House Redevelopment

In February last year we stumbled across plans of the Bernard Morgan House re-development from a contact in the Barbican Estate. It seems they and the neighbouring buildings were notified by Taylor Wimpey (TW) of the redevelopment of the site and were invited to an initial consultation and requested to provide some feedback of the original design. Our neighbours in The Cobalt Building were completely unaware of this as no one received any communication from TW. From the feedback received of the initial consultation by those that had been notified – the building has been re-designed to virtually what is the latest design.

From the feedback from residents of the Golden Lane Estate on Fann Street – the mass of the building was pushed to the south side and extended along Brackley Street towards The Cobalt Building.

Upon the 2nd consultation in May 2016 – the residents of The Cobalt Building were invited to provide some feedback. The consensus was that the overall mass of the building was too large and that it extended too far down Brackley Street impacting the residents of the building significantly.

It does not seem that this feedback has been taken on board on retrospective re-designs by TW as the latest design does not take these concerns into consideration at all.

The residents of The Cobalt Building and the wider community have reflected most, if not all of these concerns on the City Planning Website. It is clear to see this by the number of comments on the planning portal which are objections. Subsequent redesigns have not addressed any of these concerns. Below is a summary of the main concerns from The Cobalt Building residents:

1. **Loss of Outlook**

   The proposed height of the building and extension of mass along Brackley Street will significantly impact the outlook of all of the East facing flats in The Cobalt Building – which is approximately half of the approximately 60 flats in this building. When the mass was changed from the initial design – the impact on The Cobalt Building increased further.

2. **Loss of daylight and sunlight / Overshadowing**

   Most of the East facing flats will have an impact on the amount of light received following the proposed building. Especially the lower floors who have sent detailed objections through to the planning committee.

   In addition – the mass and height will impact on the neighbouring Fortune Street Park and local school – both key parts of our local community. This will further reduce the very little winter light that the park currently gets.

3. **Light Pollution**

   With the extension along Brackley Street – this will further exacerbate the light pollution concerns onto Eastern facing flats. Concerns have already been raised about the closely facing Cripplegate Building (UBS) and an investigation is underway.

   Having more buildings in such close proximity will cause further issues.

4. **Privacy**

   Tying in with the above – the close proximity and balconies of the proposed building will be directly facing the East flats of The Cobalt Building.

   In addition to our concerns – there are wider impacts on privacy as the tallest point of the building will be opposite the local school (with balconies looking onto the school playground).

5. **Design and Appearance**

   The area has a distinctive architectural design and this is echoed with the Barbican and Golden Lane Estates. Having this building deviates significantly from that design and is not in keeping with the area.

   A better solution would be follow the example of the re-development of the YMCA building, where architecture has been preserved and new flats developed within the same building.

6. **Layout, Density and External Appearance**

   The proposed 'public' park is a concern to the residents of The Cobalt Building. Our key concerns are:

   - Anti-social behaviour (experienced already in Fortune Street Park where there has been note of recreational drug use).

- In the past there were motorcycle bays on Viscount Street that were removed due to anti-social behaviour.
- Impact on privacy of the lower flats.
- There already is a local park in the vicinity (Fortune Street).

7. **Impact on the historic environment, Listed Buildings or Conservation Areas.**
   The proposed building will wrap around the local church, overshadowing it and impacting the local area.

8. **Traffic Implications and Means of Access**
   The roads surrounding Bernard Morgan House are narrow and not designed for heavy traffic. The new building design is proposing access along Brackley Street, which is exceptionally narrow. There will also be additional traffic flow to the building - e.g. deliveries and refuse collection for the 99+ proposed flats. This raises concerns of traffic congestion for the whole area.
   This also potentially impacts pedestrian safety in the area.

9. **Community facilities/public infrastructure**
   The infrastructure supporting the local community is already running close to capacity. For example the local GP surgery has a very full book of patients. Having almost 100 proposed flats will result in further strain.

(14 May 1997) A Conveyance of the freehold estate in the land tinted blue on the filed plan and other land dated 29 September 1900 made between (1) Siegfried Hermann Weiler (Vendor) and (2) J.& P. Coats Limited (the Company) contains the following covenants:-

"The Company hereby covenants with the Vendor that the Company its successors or assigns will not erect upon the premises hereby conveyed or upon any part thereof any building or buildings which shall exceed sixty feet in height from the level of the pavement without setting back any portion of such building or buildings above such height to any angle of forty five degrees to the horizon so long as the buildings on the site of the premises now known as 6, 7 and 8 Charles Street aforesaid are either not raised above the height of sixty feet from the level of the pavement or are set back above that height to an angle of forty five degrees to the horizon PROVIDED nevertheless that the Company shall be at liberty to erect any usual and proper ornamental turrets or other architectural features or decorations above the said height of sixty feet without being liable to set them back as aforesaid so long as the same shall not unduly interfere with the access of light to the windows of the said premises Nos. 6, 7 and 8 Charles Street aforesaid."

NOTE:-Charles Street is now known as Viscount Street.

(14 May 1997) By a Deed affecting the freehold estate in the land tinted blue on the filed plan and other land dated 10 December 1901 made between (1) George Thomas Sirrell Tranter and (2) J & P Coats Limited each party granted to the other the right to build as therein appears and covenanted not to object to such building by the other party.

NOTE: Copy filed under LN35011.

Catherine Linford
Development Division
Department of the Built Environment
City of London
Box 270
Guildhall
EC2P 2EJ

September 2016

Dear Ms Linford,

I object to the Planning Application Ref. 16/00590/FULL for the redevelopment of Bernard Morgan House, Golden Lane, on the following grounds:

1. Excess Strain on Existing Public Infrastructure Amenity

The application scheme will place strain on overloaded services including: NHS Care, Open Public Space (Fortune St Park), local schooling, and traffic movement.

2. Daylight, Sunlight and Overlooking

The application scheme will reduce or block light to local buildings, including Prior Weston School Campus, Fortune St Park, Golden Lane Estate, Barbican Estate and the Cobalt Building.

The overshadowing of Fortune St Park will diminish the use (amenity level) of this important local park.

3. Design, Character and Appearance

The application scheme is grossly over-scaled and will have a negative impact on surrounding buildings and local area. The local area and buildings are of historical importance and this area should be conserved and enhanced.

Yours,

24 APR 2017

Signatures

Oliver Cave	No address
Leyla Cemiloglu	EC1Y 4SB
Ascanio De Fritt	200 Kilburn High Street
William Gowland	Hut Architecture, 35-39 Old Street
Ana Guafrere	20 Hospital Hill, Chesham, HP5 ADX
Omer Laor	8 Grand Union Crescent, E8 4TR
TR Mann	9 Defoe House, Barbican
Christopher Panoutsos	47 Basterfield House, Golden Lane Estate
Jane Perdrisat	205 Doyle Gardens
Michael Perkins	Flat 21, Walnut Mews, N22 6DL
Angela Pistilli	22 Bowater House, Golden Lane
James Price	48 Grayson House, Radnor Street, EC1V 3SR
Damian Rogan	28 Hatfield House, EC1Y 0ST
Shilpa R	Old Street
Zeb Saen	17 Nathan House
Srikanth Shankar	Ropemarker, London
Zuin Stefano	22 Bowater House, EC1 0RJ
Frederika Whitehead	60 Braithwaite House, Burnhill Row, EC1Y 8NQ