

PLANNING AND TRANSPORTATION COMMITTEE

Monday, 26 March 2018

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

Present

Members:

Christopher Hayward (Chairman)	Alderman Vincent Keaveny
Deputy Alastair Moss (Deputy Chairman)	Paul Martinelli
Rehana Ameer	Andrew Mayer
Randall Anderson	Deputy Brian Mooney
Sir Mark Boleat	Sylvia Moys
Mark Bostock	Barbara Newman
Deputy Keith Bottomley	Graham Packham
Henry Colthurst	Susan Pearson
Peter Dunphy	Deputy Henry Pollard
Marianne Fredericks	James de Sausmarez
Graeme Harrower	Oliver Sells QC
Christopher Hill	Graeme Smith
Deputy Jamie Ingham Clark	William Upton
Alderman Gregory Jones QC	

Officers:

Amanda Thompson	-	Town Clerk's Department
Simon Owen	-	Chamberlain's Department
Deborah Cluett	-	Comptroller and City Solicitor's Department
Carolyn Dwyer	-	Director of Built Environment
Annie Hampson	-	Department of the Built Environment
Paul Beckett	-	Department of the Built Environment
Peter Young	-	City Surveyor's Department
Ted Rayment	-	Department of the Built Environment

1. APOLOGIES

Apologies were received from Emma Edhem, Judith Pleasance, Jason Pritchard and Deputy James Thompson

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

The Chairman declared a non-pecuniary interest in respect of Agenda Items 8 and 9 in respect of 1&2 Garden Court and 3 Garden Court (Blackstone House) Middle Temple London by virtue of his association with the applicant. The Deputy Chairman would take the Chair for these items and, as this was the last item of substantive business on the agenda, for the remainder of the meeting.

The Chairman would leave the meeting at this point and would not take part in the debate or vote on items 8 and 9.

Susan Pearson declared a pecuniary interest in respect of agenda item 7 – former Richard Cloudesley School, Golden Lane Estate, as she owns a flat adjacent to the site. Ms Pearson had been granted a dispensation to speak on this matter but not to vote.

3. **MINUTES**

RESOLVED, that - the minutes of the meeting held on 20th February 2018 be agreed as a correct record.

Matters arising:

Members noted that Barker Bridge was currently out for consultation and the committee would receive a report in due course.

Chairman's announcements:

Before commencing the business on the agenda, the Chairman welcomed Chief Commoner, Wendy Mead to the Committee.

The Chairman was also pleased to announce the following two Awards to the City of London Corporation:

- Transportation: 'Bank on Safety' (working in Partnership with Transport for London). There had been eight other shortlisted schemes in this category, including Crossrail.
- National Urban Design for Aldgate. The Lord Mayor would officiate at the opening.

Members commended the project management skills of Sarah Whitehorn and the former Chairmanship (of the Streets and Walkways Sub Committee) of Marianne Fredericks.

4. **DELEGATED DECISIONS**

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertising applications, determined by the Chief Planning Officer and Development Director, or those so authorised under their delegated powers, since the last meeting of the Committee.

RESOLVED, that – the report be noted.

5. **VALID APPLICATIONS LIST FOR COMMITTEE**

The Committee received a report of the Chief Planning Officer and Development Director detailing valid development applications received by the Department of the Built Environment since the last meeting of the Committee.

RESOLVED, that – the report be noted.

6. **BUILDING CONTROL CHARGES REPORT**

The Committee considered a report of the Director of the Built Environment which sought approval to increase the existing fees and charges, for service users of the District Surveyors' service, to ensure full cost recovery of the service is maintained.

RESOLVED, that:

1. the new 'City of London Building Control Charges Scheme No 2; 2018';
2. the new 'Miscellaneous Building Control Charges No 2'; and
3. the revised hourly rate of £107 per hour, be approved, effective from 1 April 2018.

7. **FORMER RICHARD CLOUDESLEY SCHOOL - GOLDEN LANE ESTATE LONDON EC1Y 0TZ**

The Committee considered a report of the Chief Planning Officer in relation to the construction of a school, nursery, school hall, work space and 66 social housing units. The Chief Planning Officer presented the report and design issues were presented by the Assistant Director (Design). The City Solicitor drew Members' attention to the approach to be adopted in considering a cross-boundary planning application.

The Chairman advised that a number of Planning Committee Members had visited the site.

Two residents spoke in objection, drawing Members' attention to 1500 signatures opposing the development for being too large, of poor design and minimal standards. They felt that consultation had been inadequate, with minimal adjustments as a result. As Golden Lane already had a community centre, some residents felt it did not need another. They urged Members to consider the welfare of residents affected by deliveries and servicing, and the noise from the new playground, and challenged whether the noise assessments had been accurate. They had further concerns about fire risk implications associated with the development of such a high tower block. Both objectors felt that there were other options possible for providing these facilities, with a more sympathetic design and without adversely affecting Golden Lane residents.

Three supporters spoke in support of the application which would relieve the considerable financial burden of private nursery fees, enable a well-regarded school to occupy the site, provide much needed social housing and regenerate the area. They were concerned that any delay to the start of the scheme might risk the school having to move to another temporary site, unsettling the pupils, and to the detriment of their education.

Gerald Mehrtens - Director of Academy Development, City of London Corporation (applicant) advised Members that pupil demand predictions, as required by the Department for Education, were rising. The timescale for opening the school was still set for September 2019 and design was in

accordance with DoE standards, which included disabled access. COLPAI is a very high achieving school and will improve social mobility in the local community.

Anne Holmes, Chairman of COLPAI, reminded Members that low paid workers service the needs of the City and City residents and hence the need for local, social housing. Ms Holmes suggested that, in dense urban settings, some benefits might need to yield to others and planning authorities need to strike a balance in reaching decisions.

Members asked a number of questions in respect of the mitigations offered and noted that matters reserved by Conditions would need to be addressed satisfactorily. The Chief Planning Officer advised that arrangements for the residential refuse store were not untypical in this type of development. Members noted that there would be some noticeable loss of daylight; affecting kitchens, bedrooms and bathrooms but not living rooms in adjoining residential units. The Environmental Health Officer confirmed that sound assessments were not unreasonable.

The District Surveyors had held discussions with the London Fire Brigade and were aware of the RIBA suggestion of further regulations, post Grenfell. Members also noted that some measures could be more effective than 2 escape staircases to improve safety in tower blocks.

The debate ensued with many Members speaking in support of the application and a few against. Some Members questioned the need for urgency and whether further work would achieve an alternative higher quality scheme, with less impact on residents. Members noted that not all development plan policies were complied with but the recommendation before them accorded with the City Corporation's Local Plan and the London Plan when considered as a whole. Whilst accepting the concerns of residents, Members felt that the conditions and proposed obligations sought to address them. Having very carefully scrutinised the application, and in reaching their decision, Members recognised the need to balance the public benefits in delivering a local school and social housing against the dis-benefits including the acknowledged harm to residential amenity and to the significance of heritage assets

Arising from the discussion, the application was then put to the vote with 20 voting for, 3 voting against and 1 abstention.

RESOLVED – that,

- A. Planning permission be GRANTED for the above proposal, subject to:
 - i) The imposition of the Conditions set out in the Schedule appended to this report.
 - ii) Any direction by the Mayor of London to refuse the application or call it in for his own determination.

iii) A planning obligation being entered to secure the matters set out in the Heads of Terms in paragraph 245.

B. Authority be delegated to the Chief Planning Officer to agree the terms of the planning obligation, to make any necessary minor changes to the conditions she deems appropriate, whether by addition, deletion or amendment, to draw up a statement of reasons for granting planning permission, and to issue the decision notice.

8. **1 & 2 GARDEN COURT & 3 GARDEN COURT (BLACKSTONE HOUSE) MIDDLE TEMPLE LONDON EC4Y 9BL**

The Committee considered a report of the Chief Planning Officer, in relation to the change of use of one residential unit (Class C3) to office (Class B1). Members noted that an identical application has been submitted to Westminster City Council.

Whilst there were no speakers in objection to the application, a late representation had been made and this was taken into account, along with other representations received from Westminster residents in respect of loss of daylight and sunlight, privacy, overlooking and an increased sense of enclosure, harm to the Strand and Temple Conservation Area, noise and disturbance during construction, removal of the existing fire escape and devaluation of nearby residential properties.

The applicant's agent set out the benefits of the scheme in securing the long-term future of Blackstone Chamber and the character of the Middle Temple Estate. The applicant had worked with the local authority, heritage professionals and neighbouring residents to ensure a design which would be sensitive to heritage assets. Furthermore, the scheme would resolve current damp and drainage issues and improve disabled access.

Members asked a number of questions and noted that bedrooms were not afforded the same daylight protection as living rooms. Members also noted that it would be possible to put a smaller fire escape in place.

Debate ensued, and Members noted that the development complied with the NPPF and the Development Plan as a whole and was appropriate, subject to conditions. In reaching their decision, Members noted that Blackstone House is an historic building, housing a leading set of Chambers and providing an extensive range of legal services. Furthermore, it is currently blighted by damp and drainage issues and its workspace is fragmented and inefficient. Whilst some inconvenience to residents was acknowledged, Members recognised the need to balance this with the public benefit and preservation of a heritage asset.

Arising from the discussion, the application was put to the vote, with 15 voting for and 0 against.

RESOLVED, that - Planning permission be GRANTED for the above proposal.

At 11.55 am, Members agreed to suspend standing orders to conclude the business on the agenda.

9. **1 & 2 GARDEN COURT & 3 GARDEN COURT (BLACKSTONE HOUSE) MIDDLE TEMPLE LONDON EC4Y 9BL - LISTED BUILDING CONSENT**

Members considered a report of the Chief Planning Officer in respect of internal and external alterations including; the formation of enlarged openings in the rear of 2 Garden Court at second, third and fourth floor levels (in association with a glazed link structure), replacement of existing secondary glazing units and introduction of additional units, removal of structural and non-structural partitions, replacement internal lifts, installation of an air conditioning units above suspended ceiling rafts and associated refurbishment and repair works.

RESOLVED, that – Listed Building Consent be granted for the works referred to above in accordance with the details set out on the attached schedule.

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

There were no questions.

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

There were no items.

12. **EXCLUSION OF THE PUBLIC**

RESOLVED, that – under Section 100 (A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Local Government Act.

Item nos
13, 14

Para no
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13. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no question.

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

There were no items.

The meeting closed at 1.00 pm

Chairman

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