



## Planning and Transportation Committee

**Date:** TUESDAY, 10 SEPTEMBER 2019

**Time:** 10.30 am

**Venue:** LIVERY HALL - GUILDHALL

**Members:**

Deputy Alastair Moss (Chair)	Alderman Robert Hughes-Penney
Christopher Hayward (Deputy Chairman)	Deputy Jamie Ingham Clark
Munsur Ali	Shravan Joshi
Rehana Ameer	Oliver Lodge
Randall Anderson	Natasha Maria Cabrera Lloyd-Owen
Peter Bennett	Andrew Mayer
Mark Bostock	Deputy Brian Mooney
Deputy Keith Bottomley	Sylvia Moys
Henry Colthurst	Barbara Newman
Karina Dostalova	Graham Packham
Peter Dunphy	Susan Pearson
Alderman Emma Edhem	Judith Pleasance
Sophie Anne Fernandes	Deputy Henry Pollard
Marianne Fredericks	James de Sausmarez
Alderman Prem Goyal	Oliver Sells QC
Tracey Graham	William Upton QC
Graeme Harrower	Alderman Sir David Wootton
Christopher Hill	

**Enquiries:** Gemma Stokley  
tel. no.: 020 7332 3414  
gemma.stokley@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1PM  
NB: Part of this meeting could be the subject of audio visual 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 (\*10.35AM)**  
To agree the public minutes and summary of the meeting held on 30 July 2019.  

**For Decision**  
(Pages 1 - 14)
4. **MINUTES OF THE LOCAL PLANS SUB-COMMITTEE (\*10.45AM)**  
To receive the *draft* minutes of the Local Plans Sub Committee meeting held on 17 July 2019.  

**For Information**  
(Pages 15 - 24)
5. **RESOLUTION OF THE AUDIT AND RISK MANAGEMENT COMMITTEE (\*10.50AM)**  
To receive a resolution of the Audit and Risk Management Committee relative to a deep dive risk review of CR20 - Road Safety.  

**For Information**  
(Pages 25 - 26)
6. **OUTSTANDING ACTIONS (\*10.55AM)**  
Report of the Town Clerk.  

**For Information**  
(Pages 27 - 28)
7. **2018/19 BUSINESS PLAN REPORT (\*11.00AM)**  
Report of the Director of the Built Environment.  

**For Decision**  
(Pages 29 - 36)
8. **2019/20 BUSINESS PLAN UPDATE Q1 (\*11.15AM)**  
Report of the Director of the Built Environment.  

**For Decision**  
(Pages 37 - 46)

9. **ENFORCEMENT MONITORING REPORT (\*11.30AM)**

Report of the Director of the Built Environment.

**For Information**  
(Pages 47 - 66)

10. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR (\*11.45AM)**

Report of the Chief Planning Officer and Development Director.

**For Information**  
(Pages 67 - 92)

11. **VALID PLANNING APPLICATIONS RECEIVED BY THE DEPARTMENT OF THE BUILT ENVIRONMENT (\*11.50AM)**

Report of the Chief Planning Officer and Development Director.

**For Information**  
(Pages 93 - 104)

12. **DEPARTMENT OF THE BUILT ENVIRONMENT: 'BREXIT' UPDATE (\*11.55AM)**

Report of the Director of the Built Environment.

**For Information**  
(Pages 105 - 106)

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE (\*12 NOON)**

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT (\*12.05PM)**

15. **EXCLUSION OF THE PUBLIC**

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

**For Decision**

**Part 2 - Non-public Agenda**

16. **WAIVER REPORT - OVERHAUL AND REFURBISHMENT OF 2NO. HYDRAULIC MOTORS AT TOWER BRIDGE (\*12.10PM)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 107 - 112)

17. **WAIVER REPORT TOWER BRIDGE SACRIFICIAL GLASS (\*12.25PM)**  
Report of the Director of Open Spaces.

**For Decision**  
(Pages 113 - 118)

18. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE (\*12.40PM)**
19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED (\*12.45PM)**

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

## PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 30 July 2019

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

### **Present**

#### **Members:**

Christopher Hayward (Deputy Chairman) (in the Chair)	Graeme Harrower
Randall Anderson	Deputy Jamie Ingham Clark
Peter Bennett	Shravan Joshi
Mark Bostock	Oliver Lodge
Deputy Keith Bottomley	Sylvia Moys
Alderman Emma Edhem	Barbara Newman
Marianne Fredericks	Susan Pearson
Tracey Graham	Alderman Sir David Wootton

#### **Officers:**

Gemma Stokley	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Alison Bunn	- City Surveyor's Department
Annie Hampson	- Chief Planning Officer and Development Director
Carolyn Dwyer	- Director of Built Environment
Zahur Khan	- Department of the Built Environment
Simon Glynn	- Department of the Built Environment
Bruce McVean	- Department of the Built Environment
Rory McMullan	- Department of the Built Environment

### **1. APOLOGIES**

Apologies for absence were received from Deputy Alastair Moss (Chair), Munsur Ali, Rehana Ameer, Henry Colthurst, Karina Dostalova, Peter Dunphy, Sophie Fernandes, Alderman Prem Goyal, Alderman Robert Hughes-Penney, Natasha Lloyd-Owen, Deputy Brian Mooney, Graham Packham, Judith Pleasance, Deputy Henry Pollard, James de Sausmarez and William Upton QC.

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

There were no declarations.

### **3. MINUTES**

The Committee considered the public minutes of the meeting held on 9 July 2019.

A Member proposed an amendment to the minute, under item 10 (City Fund Highway Declaration – 43 Golden Lane, EC1). He wished to further clarify and amend the paragraph which referenced his contribution as follows: “*Another*

*Member agreed with the case made by the previous speaker and noted that, whilst airspace was, ordinarily, uncontroversial, in this case the space in question was occupied by a large, mature tree. He went on to state that the development in question had no public benefit and had been sold to a developer to develop a number of luxury flats, and that if the Committee declared the land/airspace to be surplus to requirements, it would be declaring the tree to be surplus to requirements”.*

The Committee agreed to the amendment and, with this, approved the minutes as a correct record.

### **MATTERS ARISING**

**Museum of London Public Realm Project** (page 3) – A Member noted that Members had received further information on this work subsequent to the 9 July meeting. He added, however, that he was underwhelmed by the information provided in that it appeared to illustrate that Officers were taking a very reactive stance on this. He went on to acknowledge the complexities of the work but underlined that the Public Realm aspect of this was a vital part of the project. Officers noted the Members views.

**Barbican and Golden Lane Conservation Area** (page 14) – A Member enquired as to progress around this work. The Chief Planning Officer and Development Director reported that this had been a matter of discussion within the Department since the last meeting of this Committee. She added that authority had now been sought to recruit a new member of staff which would assist in progressing this work and it was hoped that the position would be filled by November 2019.

The Member responded with reference to a large planning application which would come before the Committee in the foreseeable future and added that, with this on the horizon, not fully understanding the Conservation Area would seem to be a huge weakness.

**Ocean Diva** (page 15) – In response to questions, the Chief Planning Officer and Development Director reported that, whilst more information had been received, Officers were of the view that this still did not adequately respond to the questions raised. They would therefore be reverting back to the applicant requesting further information.

#### **4. OUTSTANDING ACTIONS**

The Committee received a report of the Town Clerk detailing outstanding actions from their last meeting.

##### Daylight/Sunlight – Alternative Guidelines

The Deputy Chairman stated that there was a separate report on the agenda for today’s meeting regarding Daylight/Sunlight Alternative Guidelines and suggested that this item could therefore be removed from the list going forward.

##### Construction Works

With regard to Construction Works, the Deputy Chairman highlighted that the general point on this had been noted. The Chief Planning Officer and Development Director stated that Officers would be discussing the matter further with colleagues in Environmental Health and would report back to the Committee further in the Autumn.

**RECEIVED.**

**5. DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

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

**RECEIVED.**

**6. VALID PLANNING APPLICATIONS RECEIVED BY THE DEPARTMENT OF THE BUILT ENVIRONMENT**

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

The Deputy Chairman highlighted that, whilst no significant planning applications had been brought to the Committee for consideration in recent months, there were some substantial applications currently at application and pre-application stage. He added that such applications would reach the Committee in the Autumn and reassured Members that this was an issue around timing and that there was still great demand in the City.

**RECEIVED.**

**7. PUBLIC LIFT REPORT**

The Committee received a report of the City Surveyor containing details of the three public escalators/lifts that were in service for less than 95% of the time.

The City Surveyor reported that all lifts were now back in service. She went on to state that the previous lift maintenance contract had now come to an end and that a new contractor had been in place since early July 2019 – there had been no reported problems with any of the lifts since this time.

The City Surveyor went on to make specific reference to the Millennium Inclinor and reported that Kone would be the maintenance company responsible for this going forward. The maintenance contract would mirror that already in place for a similar Inclinor in Greenford Station, which is also managed by Kone and it was hoped that this would come into effect by September 2019.

A Member reported that she had recently walked from the Barbican to Guildhall and had tried to take the escalator down to Wood Street. She reported that she

had reached the second level only to discover that the escalator here was not in operation. She recognised that this escalator was not the responsibility of the City Corporation but highlighted that, as it was situated within the City there was an issue around public perception and went on to question what the organisation might be able to do around this.

The City Surveyor responded by assuring Members that the organisation had a good working relationship with those who managed the escalator in question and undertook to take this matter forward.

Another Member referred to the London Wall West lift and questioned progress around this. The City Surveyor reported that the issue of water ingress was currently being discussed with the owners of 1 London Wall.

Another Member questioned how long the Speed House lift had been out of service for. The City Surveyor reported that the lift had been out of service since November 2018 and that part of the highway had had to be taken up due to water ingress which had meant the works had taken longer than anticipated.

## **RECEIVED.**

### **8. DAYLIGHT AND SUNLIGHT GUIDANCE**

The Committee considered a report of the Chief Planning Officer and Development Director relative to the appropriateness of the City Corporation's current approach to daylight and sunlight and whether there would be a case for having Guidelines more specific to the City setting.

A sheet detailing further Government guidelines issued since the report was prepared was tabled. The Chief Planning Officer and Development Director highlighted that this also included reference to the urban context.

The Committee were reminded that this matter had been brought forward at the request of Members who had questioned whether the City should look to produce its own guidelines around daylight and sunlight. The Chief Planning Officer and Development Director referred to recent training offered to the Committee on the issue of Daylight and Sunlight and the fact that this had highlighted the number of different methods of assessment that may currently be used. She went on to state that the tools available to the organisation and the industry were changing quite rapidly. She concluded that she was therefore of the view that the policy currently in the Local Plan remained fit for purpose. It was, however, suggested that further guidance might be produced on how the City implements the current policy. It was proposed that this guidance be worked up and be brought back to this Committee in the Autumn.

A Member referenced a number of previous planning applications that had been considered by the Committee where BRE guidelines had been applied but where it was suggested that these guidelines and certain breeches of daylight and sunlight could be ignored. He went on to question whether computer generated images could be used for future applications that had any such implications to clearly demonstrate any loss of daylight and sunlight as well as



radiance. He also suggested that the production of further guidelines around this should be added to the Committee's list of Outstanding Actions.

A Member questioned whether the production of new BRE guidance, expected to be in place by early 2020 was subject to funding going forward. He also questioned whether the new guidelines would be looking at related matters such as radiance. The Chief Planning Officer confirmed that radiance was increasingly being used as a tool. However, whether it could be absolutely required was questionable given that it would require access to affected residences to analyse and that matters such as the internal décor of these residences was relevant.

Another Member expressed the view that the tone of the report was too fatalistic. He highlighted that this was an environmental issue and that improvements should therefore be sought. He went on to state that he felt that any future guidelines should contain the aspiration that future applications coming before the Committee should seek to be, at the least, 'net neutral' in terms of any loss of daylight and sunlight as well as sky visibility. The Chief Planning Officer and Development Director responded that, this was a difficult balance to strike in terms of enabling development and also protecting daylight and sunlight. She added that, at present, a worsening of up to 20% was considered as acceptable/not noticeable.

Another Member stated that he was in agreement with the report and its recommendations. He added that this was an issue that clearly affected certain developments and that a balance needed to be struck so that the Committee were not setting targets that were likely to adversely affect what were principally commercial developments. He went on to refer to climate change and the fact that, going forward, those residential units that enjoyed the most daylight and sunlight would also be prone to overheating quicker.

A Member referenced the detail under the Committee's list of Outstanding Actions at Item 4 which called for details as to how Officers would look to create alternative guidelines alongside timescales and any legal implications. He stated that this was not covered within the report before Members today and agreed with the view that this did not go far enough. He questioned when a further report on the matter would be brought to the Committee.

A Member questioned whether glare which could prove a problem for those living opposite large office buildings was also currently covered and what protections existed in this respect. She highlighted that it was often not possible to detect problems related to this until buildings were erected. The Chief Planning Office and Development Director reported that glare had become an increasing issue over the past 20 years and was now explored at pre-application stage. She added that there was often a condition agreement applied with regard to glare and mitigation measures.

A Member highlighted that there was reference to environmental factors within the City's current policies where it was highlighted that consideration should be given to how the design of tall buildings can assist with the dispersal of air

pollution. She questioned whether consolidation/timed deliveries might also usefully be referenced here so as to ensure a wholistic approach. She went on to state that she understood that buildings were previously built around a white tiled centre core which helped with light reflection and questioned whether this was still the practice.

Another Member argued that more specific boundaries and robust definitions of 'noticeable' and 'unacceptable' levels of loss of daylight and sunlight were needed going forward. She was of the view that this might otherwise be the subject of 'creep'. She added that good design was also, in her view, crucial and mentioned that the GLA were currently looking in more detail at this recommending the installation of bow windows for example where appropriate. The Chief Planning Officer and Development Director stated that, whilst she understood Members' frustrations around this, it was difficult to come up with absolutely clear guidelines with all applications requiring consideration on a case by case basis.

A Member commented that she would be interested to understand the number of applications received that were not approved due to daylight and sunlight impact. She also questioned whether there was currently any follow up to ascertain that acceptable levels had been maintained with those that had been approved despite having an impact. She concluded by suggesting that the production of any guidelines by the City Corporation would be best timed to align with the production of the new BRE guidelines.

The Chief Planning Officer and Development Director reiterated that the matter was at a time of flex with the BRE currently looking at this and a different set of measures. She added that she believed that these were likely to be more onerous than the present guidelines but that a degree of flexibility would still, nevertheless, have to be maintained. She went on to refer to the inevitable tension between delivering high quantities of urban housing and development whilst protecting light.

A Member referenced the conflict between quality and quantity and state that he was firmly of the view that the time had come to be more serious about quality. He asked that Officers reflect on the views expressed by the Committee today and return with a set of improved and more qualitatively driven set of proposals.

Another Member disagreed with the view that the preparation of the City's own guidelines should await the outcome of the new BRE guidelines. He suggested that there should be no further delay and that the City's own guidelines could be amended, if necessary, once the new BRE guidelines emerged. Another Member disagreed with this and suggested that the organisation keep watch on the emerging BRE guidelines which would take, at most, 6 months to be published. He added that any report to this Committee in the Autumn could update on the BRE's movement on this. A second Member also agreed that, given the current climate and limited resources, updating the City's own guidelines ahead of the BRE review would not be the best use of Officer time.

A Member asked that, when the next report was presented to Committee, it contain details of what impact being more aspirational in this field was likely to have on future planning applications.

A Member questioned if Officers were aware of what the BRE changes were likely to propose in relation to high density areas and the City of London specifically and what this was expected to add. He went on to question whether the City were making representations to the BRE on this to help inform their review and how Officers were getting across those challenges specific to the City on this. The Chief Planning Officer and Development Director confirmed that Officers were in discussion with the BRE but underlined that standards were national and, in this case, were directed from Europe. She added that the London Borough of Kensington and Chelsea was frequently cited as an example of an area where, despite high house prices, residents often experience lower levels of daylight and sunlight.

A Member reiterated the view that applicants should be requested to provide radiance CGI's with any relevant applications with immediate effect. The Chief Planning Officer and Development Director stated that she could seek this from applicants going forward although it could not be insisted upon.

**RESOLVED** – That, Members note the report and request that Officers produce a future report responding more specifically to the points raised at this meeting.

## 9. **REVIEW OF PROJECTS WITHIN THE BUILT ENVIRONMENT DIRECTORATE**

The Committee considered a report of the Director of the Built Environment providing the results of a review and proposed prioritisation of transportation and public realm within the Department of the Built Environment.

A Member made reference to the £3million of Section 106 monies that would still remain, some of which was soon to expire, and questioned whether the Committee could receive a future report detailing what was planned for these funds to avoid their expiration.

**RESOLVED** – That Members:

- a. Note the methodology and ranking of DBE projects set out in paragraphs 7-12 of the report;
- b. Note those DBE projects funded centrally during the period of the fundamental review as set out in Appendix 2;
- c. Agree the allocation of £3,917,518 S106 funding to 4 projects to mitigate the specific developments from which the funds were generated, including the interest accrued;
- d. Authorise Officers to seek an extension to time to S106 with the relevant developer/building owner where applicable as set out in Appendix 4; and
- e. Authorise officers to re-negotiate the use of any S106 deposits, not allocated in this report, that require a variation of scope, to seek their use in mitigating the impacts of the developments generating the deposits, consistent with corporate priorities.

10. **WARDMOTE RESOLUTION FROM THE WARD OF FARRINGDON WITHIN / CODE OF CONDUCT FOR CYCLE TOUR GROUPS USING NARROW LANES AND STREETS**

The Committee considered a report of the Director of the Built Environment proposing a formal Code of Conduct for cycle tour groups using narrow lanes and streets in the City in response to a Wardmote resolution from the Ward of Farringdon Within.

Officers reported that this had proved to be a particular issue on Carter Lane during the lunch time period. Members were informed that Officers had already been working alongside cycle tour groups to gain a better understanding of the issues but that a more formal approach was now proposed in the form of a Code of Conduct.

Members were informed that the cycle tour groups were choosing to use Carter Lane as alternative routes were utilised by buses and had large volumes of traffic. It was, however, proposed that the tour groups dismounted their bicycles to pass through this narrow lane at busy times. Officers were pleased to report that all four of the tour operators concerned had responded positively to the proposed Code. It was suggested that if Members of the public had any continued complaints, they should look to provide Officers with photographic evidence so that the matter could be taken up directly with the relevant tour group.

The Deputy Chairman hailed this as a positive move and thanked Officers for their efforts. Another Member agreed that this was a helpful and constructive move and questioned whether there had been any consultation with local stakeholders on the production of the Code. Officers reported that no such consultation had taken place to date but that this could be explored in terms of how the Code might now be implemented.

A Member questioned whether the fact that the Code had been well received by tour operators meant that they would adhere to it. Officers reported that all four operators had been contacted directly on the matter with two having already begun to implement the Code and provide relevant information on it to their tour guides. The remaining two had stated that they would be happy to look at implementing the Code if it were to be approved by this Committee.

A Member commented that the proposed Code of Conduct had already been well received by the press and was also something which the tour operators would hopefully find useful. She went on to question whether the Code could also incorporate the use of electric scooters in the City going forward given their increasing presence. Officers reported that use of e-scooters on public highway was illegal at present. Members were informed that the City of London Police were currently pursuing this matter but that it continued to be an issue that the Department of Transport were looking at with a potential view to legalising their use in future.

A Member stated that she had some difficulty with the report which seemed to be a sticking plaster for one particular area rather than a solution to the wider problem. She went on to highlight that no traffic was currently permitted to use Carter Lane until after 6pm. However, as this was an area with increasing pedestrian usage, it still remained very crowded after this time. She went on to question why cycle tours would be required to dismount here but not cyclists in general and stated that, in her opinion, this area should not be open to traffic at all. She suggested that traffic usage and timing both here and in other areas with increasing pedestrian usage such as Bow Lane needed to be re-visited.

Officers clarified that it was difficult to engage with individual cycle users as efficiently as with those on cycle tours on these matters.

**RESOLVED** – That Members approve the proposed Code of Conduct for cycle tour groups.

#### 11. **DOCKLESS CYCLE HIRE UPDATE**

The Committee received a report of the Director of the Built Environment updating Members on the trial of a new approach to managing dockless cycle hire in the City.

Officers reported that a six-month trial was currently underway which had seen the introduction of designated parking areas for dockless cycles in the City in an attempt to reduce the amount of obstructions on the highway. Two operators had been selected to take part in the trial which would run until the end of 2019. Other operators had been requested not to include the City of London during the trial period but responses to this request had been mixed. Officers reported that there were currently limited powers available to them here but that it was envisaged that a London-wide bye law would be introduced in due course.

The Deputy Chairman stated that it was frustrating to learn that the organisation had no greater powers to address this issue at present.

A Member enquired as to whether symbols and white lines to mark out the agreed parking locations within the City had now been completed. Officers reported that the marking of all bays would be completed by the end of this week.

A Member referred to recent occurrences where operators who were not part of the current trial had parked in the City to deliver bicycles to locations nearby. She also questioned whether there were sufficient parking spaces given that she had, only today, seen three bicycles in one space, only one of which was a bicycle from an approved operator. Officers encouraged Members to report any issues with operators and obstructions directly to them.

The Member went on to refer to the London Borough of Islington who had recently removed a number of bicycles from their streets that had failed to be reclaimed. She added that many of the bicycles used were relatively cheap and that it was therefore often easier for operators to leave them behind rather than reclaim. She questioned whether there was any concern amongst Officers that

abandoned bicycles would have to be stored and dispersed of at cost to the organisation going forward. Officers reported that the quality of e-bikes tended to be of a better standard and therefore were more costly and it was therefore hoped that this would not be a huge issue going forward.

**RESOLVED** – That Members note the report.

12. **DEPARTMENT OF THE BUILT ENVIRONMENT: 'BREXIT' UPDATE**

The Committee received a report of the Director of the Built Environment updating Members on the potential implications of Brexit for the Department of the Built Environment.

**RESOLVED** – That Members note the report and that further update reports will be made to subsequent meetings of the Committee as appropriate.

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

**'The Tulip'**

A Member questioned what the next steps were in relation to this following the Mayor of London's direction to refuse the planning application. The Chief Planning Officer and Development Director reported that, following the Mayor's direction to refuse, decision notices had been issued on behalf of the City of London Corporation. At present, the applicant was deciding whether or not to take the matter to appeal. If an appeal was pursued, this would lead to a Public Inquiry and the final decision would be taken by the Secretary of State. If an appeal was not pursued, the Mayor's decision to reject would rest.

**Mansell Street Telephone Boxes**

A Member questioned whether the telephone boxes situated on the City side of Mansell Street which was also a red route were the responsibility of the City of London Corporation. She went on to state that the equipment in both telephone boxes was not working and they now tended to be frequently used for anti-social behaviour and as toilet facilities instead. Officers were informed that this matter had been frequently raised by elected Members of the Ward of Portsoken in the past.

The Chief Planning Officer and Development Director stated that she would like the opportunity to investigate this matter further but that her initial feeling was that this would be a matter for the City of London Corporation to enforce. She undertook to revert back to the Member on this in due course.

**E-Scooters in the City**

A Member wished to pick up further on the points raised briefly under Item 10. She highlighted that the Metropolitan Police were currently undertaking work to highlight that these scooters were a danger and were, at present, illegal for use on the highway. She went on to state that, despite this, she had seen an increasing number of these in the City and questioned what Officers were doing alongside the City of London Police to address this issue locally.

Officers reported that the City of London Police had been out on the streets stopping e-scooters only this week. They added that they would follow up on this point and discuss how they might best 'reach out' on this matter alongside the City of London Police going forward.

### **Planning Applications – Notifications and Objections**

A Member highlighted that, at present, the full address of those who registered objections to planning applications was published on the City's webpages. He questioned whether this was necessary, whether there were any data privacy issues surrounding this, and whether the current policy could be amended to remove at least the house/door number of objectors going forward.

He went on to highlight that he also believed that notifications of planning applications to those who would be potentially affected by proposed developments was currently problematic. He referred specifically to a planning application opposite Lauderdale House that none of the residents of Lauderdale House had received notice of but stated that he was also aware of other examples.

With regard to potential data protection issues around the publishing of the addresses of objectors, the Comptroller and City Solicitor reported that it was important to strike an appropriate balance between privacy and transparency and promoting maximum participation in the planning process. She added that this was currently consistent with the approach adopted by other local authorities but could be re-visited if that was the desire of this Committee.

The Chief Planning Officer and Development Director responded to the points made on notification of planning applications and agreed that this needed to be looked at. She added that notification of the development specifically referred to by the Member would go to Lauderdale House residents. She went on to state that commercial occupiers were not notified but residents were when affected, and public buildings such as churches would also be notified. She added that this particular application had also been advertised within the local press and on site. Wider considerations would have cost implications and would require a review of the Statement of Community Involvement.

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

##### **Fundamental Review**

The Deputy Chairman reported that he and the Chair had recently met with representatives of both the Policy and Resources and Finance Committee to make clear the views of this Committee on the Fundamental Review. The meeting had led to an agreement that the review was not about cuts but about transformation and innovation in terms of delivering what the organisation does. They had made it clear that the Planning and Transportation Committee were not to be bypassed in the review and expected to be fully consulted where relevant. Officers were currently looking at a number of measures to respond positively to the review and these would be put to this Committee ahead of submission to Policy and Resources.

The Director of the Built Environment stated that there were two aspects to the Fundamental Review for the Department – Revenue and also Capital Projects – around which much work had already been undertaken in terms of prioritisation.

In response to further comments, the Deputy Chairman reported that it was his understanding that a full Governance Review would also take place following the Fundamental Review to ensure that the current approach continued to be fit for purpose. A Member questioned whether the size of Committees would form a part of such a review. Another Member commented that she did not see how the size of a Committee added in any way to cost. She went on to highlight that planning fees were dictated by the Government. On a separate note, the Member stated that she hoped that the Chair and Deputy Chairman of this Committee would ensure that there were no further staff lost from the Department of Built Environment as a result of the Fundamental Review given the resource issues that had already been reported to this Committee at recent meetings.

Another Member agreed with the point made around staffing but stressed that Members also had a role to play here in terms of ensuring that they were not piling up additional requests for Officers on an ad hoc basis.

Another Member stated that she believed that there had already been a significant fall in staff morale due to the review and stressed the need for Members to be sensitive to this. She went on to state that it was important to stress that the number of Committees and Sub Committees currently in place (in excess of 130) were not only City Fund Committees but also City's Cash which were essential in terms of meeting the wishes of benefactors who had bequeathed funds to the organisation that needed to continue to be managed efficiently to ensure that they continued to do as much good as possible both within the Square Mile and beyond.

A Member made the point that there had been a notable lack of information to Members about the whole review process and progress to date. She questioned when they could expect to hear more. She added that she hoped that it would be the case that all Committees would have the opportunity to consider implications relevant to them and feed in to the Policy and Resources Committee on this.

Another Member questioned whether the Policy and Resources Committee had sought any independent, external assurance in terms of how work across the organisation might best be prioritised going forward. The Deputy Chairman reported that he was not aware that this had been explored but that it would ultimately be a matter for the Policy and Resources Committee. He thanked Members for their useful contributions on this matter.

15. **EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds



that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

**16. NON-PUBLIC MINUTES**

The Committee considered and approved the non-public minutes of the meeting held on 9 July 2019.

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

There were no questions raised in the non-public session.

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

There were no additional, urgent items of business for consideration in the non-public session.

**The meeting closed at 12.35 pm**

-----  
Chairman

**Contact Officer: Gemma Stokley**  
**tel. no.: 020 7332 3414**  
**[gemma.stokley@cityoflondon.gov.uk](mailto:gemma.stokley@cityoflondon.gov.uk)**

This page is intentionally left blank

## LOCAL PLANS SUB (PLANNING AND TRANSPORTATION) COMMITTEE Friday, 19 July 2019

Minutes of the meeting of the Local Plans Sub (Planning and Transportation)  
Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Friday, 19  
July 2019 at 2.00 pm

### Present

#### Members:

Deputy Alastair Moss (Chairman)  
Christopher Hayward (Deputy Chairman)  
Randall Anderson  
Deputy Keith Bottomley  
Deputy Jamie Ingham Clark  
Shravan Joshi  
Graham Packham  
William Upton QC

#### Officers:

Gemma Stokley - Town Clerk's Department  
Annie Hampson - Chief Planning Officer and  
Development Director  
Adrian Roche - Department of the Built Environment  
Paul Beckett - Department of the Built Environment  
Peter Shadbolt - Department of the Built Environment

#### 1. APOLOGIES

There were no apologies.

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

There were no declarations.

#### 3. MINUTES

The public minutes of the meeting held on 17 May 2019 were considered and approved as a correct record.

#### MATTERS ARISING

**Facilities for Public Cycle Parking** (page 1) – A Member referred to the update on Wi-Fi coverage that was requested at the last and previous meetings of this Sub Committee. He added that he and other Members were still yet to receive this information.

**Outstanding Actions** (page 2) – Members requested that Outstanding Actions feature regularly on future agendas of this Sub Committee even if the document simply detailed that there were no outstanding actions at present.

4. **CITY OF LONDON LOCAL PLAN REVIEW: STRATEGIC ISSUES AND POTENTIAL PLAN CHANGES FOLLOWING PUBLIC CONSULTATION**

The Sub Committee considered a report of the Director of the Built Environment focusing on certain strategic issues in the draft Local Plan where consultation responses suggested either a significant change in policy approach or identified a policy conflict.

Officers reported that alongside each of these issues was a set of potential options and Officer recommendations on the way forward.

**Draft Plan Public Consultation Response**

Officers drew attention to the breakdown of responses received to the draft Plan, highlighting that there was a fairly even split here between residents and workers. Officers also highlighted those responses received via Social Media on this occasion.

The Deputy Chairman commented that he did not feel that the number of responses received, which totalled 181, was adequate given that there were approximately 8,000-9,000 residents in the City and that over half a million workers were also here each weekday.

Other Members concurred with his point and also went on to question why there was no consistency between how the responses on this Plan and the Transport Strategy were coded.

The Chair reported that he had recently discussed with the Chief Planning Officer and Development Director how the City consulted generally on such documents and who the main consultees tended to be. He added that he was also aware of certain social media apps which promoted greater input.

Officers clarified that they had written to every residential address in the City seeking input into the consultation process. They had also written to all commercial occupants, statutory bodies (including Local Authorities and Amenities) and had also held various workshops on the draft Plan. A number of sessions in office foyers had also taken place but Officers were keen to underline that these efforts did not always translate in to comments/feedback.

Members were informed that the draft Plan was a 180-page document and therefore a very different type of document to the Transport Strategy. The Transport Strategy had also had its own dedicated website set up requiring respondents to register and provide details on their background before commenting on the Strategy.

A Member questioned whether Officers had any statistics as to the number of times that the draft Plan had been viewed/downloaded. Officers stated that the draft Plan webpages had had approximately 5,000 'landings' to date.

A Member went on to express concern about the organisation seeming to still operate in siloes in terms of consultation on these types of documents. He suggested that Officers needed to work harder in order to get a better strategic

base in terms of who was to be consulted. He added that the GLA had recently done a fantastic job consulting on their Sports Strategy.

A Member referred to recent consultation on Bank Junction which had been very focused and specific. He stated that a strategic document such as this was more complex and suggested that the job of Officers and Members should perhaps therefore be to develop strategy and then consult, more specifically, around outcomes. Another Member agreed with a more specific approach and questioned what might be done going forward to direct particular consultees to particularly relevant recommendations within larger strategic documents such as this.

Members were generally of the view that it would be preferable to seek professional skills in terms of engagement in order to achieve optimum outcomes going forward.

In response to further questions, Officer stated that they would be happy to recirculate the information previously provided to this Sub Committee on what media advertisement was used regarding the draft Plan consultation. Officers also reported that the City Corporation's Comms Team had been fully engaged with this exercise.

Officers were keen to point out that some of the responses received were from bodies such as the CPA and the Barbican Association which, whilst only counting for a single response, were actually quite significant in that they represented the views of many.

The Chair questioned whether there was sufficient time to seek to professionalise the consultation process on this occasion and re-advertise the draft Plan. He suggested that he and the Deputy Chairman look to explore this further with Officers outside of the meeting given that the general mood of this Sub Committee was that the outcomes to date were not as hoped. He went on to recognise that budget and timescales would need to be considerations and also stated, in defence of Officers, that the same consultation process tended to be carried out elsewhere with a similar exercise in Westminster at the end of 2018 attracting almost identical levels of response.

### **Evidence base**

Officers highlighted that further evidence would need to be gathered through the summer and autumn to support the next iteration of the Local Plan. This would take the form of an Infrastructure Delivery Plan. It was also highlighted that there was a requirement to undertake a viability assessment of the entire plan which was seen as a key test – Officers clarified that this was not only in relation to housing but on a combination of policies within the plan.

The Chair underlined that it would be essential to make that as robust as possible. He questioned whether it was intended that there be any Member oversight of the Infrastructure Delivery Plan. Officers reported that a session to look at this in more detail alongside Members would be held in the Autumn and that utility firms and the like would also be invited to attend.

Officers concluded by stating that the current target dates for Committee approval set out within the report were partly dependent on the progress of the wider London Plan and may, therefore, be subject to change.

## **Appendix 1 – key strategic issues**

### **Strategic Policy S3: Housing**

Officers reported that responses suggested that there was overall support for the amount of housing to be delivered and also the suggested approach to this within the draft Plan. There were some specific comments from the Mayor of London to respond to in relation to this policy. Officers highlighted that they were of the view that there was a need to provide further evidence to support what had been done/what was going to be done but that they did not recommend the identification of any specific sites.

#### **S3 Housing Delivery**

A Member stated that he was of the view that there seemed to be the desire here to move planning policy away from the traditional approach and more towards a 'zoned' approach with clearly defined residential zones going forward.

Another Member stated that, whilst housing sites existed elsewhere, he was of the view that the City were a justifiable exception.

#### **S3 Affordable Housing**

A Member questioned why there was no specific reference to Social Housing here. Officers reported that the requirement was for 35% affordable housing and that most of what was needed as part of this, in the City's case, would be Social Housing as opposed to shared ownership or low rental properties.

A Member, also the current Chairman of the City's Community and Children's Services Committee, stated that the organisation currently operated a policy where they took more than the amount to build off-site which, in his opinion, was not working. He added that he was very strongly of the view that the commuted sum should never serve as an incentive and highlighted that this was already being looked at in more detail at present. Other Members welcomed this move.

Officers reported that they were of the opinion that whilst 35% affordable housing was realistic in the City, the Mayor's 50% strategic target was potentially not. It was therefore suggested that an approach stating that 50% would be delivered on the City's own estates and at least 35% within the City itself be agreed. A Member highlighted that there was a difference between affordable and Social housing and suggested that the two might be blended in order to achieve the 50% target.

As an aside, a Member observed that housing development within central London was virtually at a standstill at present which seemed to suggest that the Mayor's policy here was failing.

### **Policy H3: Residential Environment**

Officers reported that many responses here had referenced policies concerning Culture Mile and restrictions on on-street activities.

#### **H3 Uses and activities**

Officers highlighted that there were limits as to how much planning could control in terms of control of on-street activities. This could, however, be clearly linked to transport and licensing policies within the draft Plan. There would also be more detail on the Agent of Change principle although no significant changes to draft policy were recommended at this stage.

Members recognised that Licensing were often tightly constrained around what powers they had and what conditions they might apply. It was felt that Planning was a crucial element here in terms of applications centring around the night-time economy and could often have more “teeth” in terms of setting out requirements for certain hours of operation, management plans and the construction of double lobbies for noise control for example.

#### **D8 daylight and sunlight**

Members stated that they were supportive of the Officer recommendations set out here.

The Chief Planning Officer and Development Director reminded Members that a report setting out some suggested guidelines and clarification around this was due to be considered by the 30 July meeting of Planning and Transportation.

#### **Strategic Policy S4: Offices**

Officers reported that comments on this policy had centred around four areas – the scale of office delivery, where offices would be delivered, affordable workspace and protection for existing office floorspace.

#### **S4 Office Delivery**

Officers referred to the target of providing 2 million square meters of additional floorspace and highlighted that this figure was well founded and that evidence around how this would be achieved could also be provided. The present situation was being monitored with over 800,000 square meters currently under construction and a further 400,000 square meters approved but with works not yet commenced.

In terms of identifying specific sites for future development, information on this would be updated for the new iteration of the plan and timings around these coming ‘online’ also detailed.

In response to a question, Officers reported that progress against the target would effectively be reviewed every 3-4 years.

#### **S4 Affordable Workspace**

Some responses, including that from the CPA had suggested that a policy requiring large developments to set aside space for affordable workspace

should be introduced. Officers were not, however, in agreement given the comments received from the GLA and neighbouring boroughs. It was also felt that the market was offering such space anyway and Officers cited WeWork as a specific example of this. They were confident that this could be evidenced as an argument against prescribing the need for this. Members were generally supportive of this and favoured allowing the market to continue to move organically.

## **O2 protection of existing office floorspace**

Officers reported that all space was protected at present however, it would be useful to introduce more flexibility, particularly around listed buildings/heritage sites. Many were of the view that the 18-month marketing period was overly prescriptive and that the new plan may provide the opportunity for greater flexibility.

A Member stated that expertise suggested that marketing evidence was important and that he felt that the recommendation here was therefore somewhat dismissive. He added that the London Plan referred to a marketing period of 12 months as opposed to 18 and suggested that the draft Local Plan could look to adopt this going forward on the basis that it was likely to have been much debated already.

Another Member added that he felt that there needed to be a substantial and genuine effort to market and retain existing office space and that the wording around this should be more robust, particularly if there was to be a move from an 18 to a 12 month marketing period as proposed.

Officers undertook to look into this matter further on the back of Members comments and to then report back further to the Sub Committee in due course.

## **Strategic Policy S6: Culture, Visitors and the Night-Time Economy**

### **C3 Hotels**

Officers reported that there had been a major growth in hotels in the City within the last 15/20 years. The City's current approach to this was relatively neutral with assessments carried out on a site by site basis. It was felt that this continued to be generally the right approach. Members were informed that some surrounding boroughs were taking stronger views on this and looking to be more restrictive. There was, however, generally a feeling that we might look to promote more hotels given the cultural offerings in certain parts of the City – this was an argument put forward by the CPA. It was recognised that where a hotel was looking to occupy an existing office building (which tended to be the case) balance was needed.

The Deputy Chairman questioned the importance of the growth related to the Culture Mile on this policy and how Officers intended to measure what this might look like. He also referred to the demand by businesses for hotels (bed nights) and the need also for conference venues within the City. He questioned whether there was proof that there was appetite for this and how this could be evidenced that such appetite existed and was growing. He concluded by stating



that he tended to be supportive to the call for more hotels in the City although recognised that these should not be situated in predominantly residential areas.

A Member questioned whether Officers had consulted the Cultural & Visitor Development Director in terms of demand for hotel space in the City. Officers confirmed that they had held discussions with him around this and had established that approximately 80% of the demand for hotels came from businesses as expected. The leisure element was, however, growing and some further work could be undertaken to look into this further.

A Member questioned whether any preference had been expressed in terms of hotel size, recognising that there were quite a few 20 bed hotels in the budget arena already in existence in the City. He questioned whether smaller venues such as these were to be encouraged. Officers reported that some hotels in London had now taken to occupying floors of existing buildings which was another factor that could be taken into consideration going forward.

At present, Members were of the view that a neutral stance with each site considered on its merits was probably still the correct stance to adopt.

#### **C4 Evening and night-time economy**

Officers reported that responses from the Mayor on this matter were generally supportive. Some comments around a more restrictive approach and greater planning control over things such as dispersal routes and some design/management issues had been received.

The Deputy Chairman stated that there had been huge organic growth in this area in the City over the past 20 years which, to his mind, was part and parcel of becoming a 24/7 city – something that was vital in order to remain globally competitive. He agreed that this needed adequate monitoring but stated that he felt that the City could endure more growth yet in terms of evening and night-time economy without being saturated.

Another Member referred to a recent speech by the Mayor's night-time tsar at which she had made clear that the night-time economy involved offerings from 6pm-6am. He added that he felt that the City's night-time economy was now relatively vibrant and that this should be allowed to continue ensuring that there was sufficient and appropriate crossover with licencing regarding the correct controls around this.

A Member, who also currently sat on the Licensing Committee, stated that it was clear that the night-time economy in the City had evolved organically but was more prolific in certain areas which had also led to policing issues. He added that he felt that care therefore needed to be taken, from a planning perspective, to not exasperate these issues. He suggested that police input on this policy should therefore also be sought.

### **Strategic Policy S9: Vehicular Transport and Servicing**

#### **S9 freight and servicing**

Officers reported that comments from industry as to the low threshold for physical consolidation had been received. The Chair stated that any movement up from this should not in any way weaken the policy given that the Transport Strategy very clearly set out that the desire was for consolidation to be the norm going forward.

A Member questioned what was meant by other forms of consolidation and virtual consolidation. Officers reported that this could be things such as using joint suppliers and that virtual consolidation could be considered as an alternative to physical consolidation.

A Member objected to this and stated that he felt that virtual consolidation was, practically, not consolidation at all and was, at best, a small efficiency. He clarified that he was very sceptical as to the merits of this and was not personally aware of this happening in any multi-tenanted buildings at present.

Officers undertook to take this matter back and report further to the Sub Committee in due course.

A Member questioned why responses objecting to weekend deliveries in certain areas had been forthcoming given that, if these were timed correctly, there tended to be no particular noise issues associated with these.

A Member spoke of future proofing the plan and referencing, for example, the use of drone deliveries and allocated rooftop space for these within the City. Officers stated that they would look to reference that possibility within the draft Plan.

## **Strategic Policy S12: Tall Buildings**

### **S12 definition and location of tall buildings**

Officers highlighted that this matter was closely related to that on protected views. At present tall buildings within the City were defined as those standing up to 75m. It was felt that this threshold was reasonable and was higher than other surrounding boroughs. There were, however, lower thresholds for riverside developments which were currently capped at 25m.

### **S12 public space and tall buildings**

Members were in favour of greater flexibility in terms of a wider range of potential public uses going forward although they emphasised that it should be underlined that something was to be provided and allow for buildings to be 'opened up' in each case.

A Member questioned how public realm at ground floor level might be more actively encouraged.

## **Strategic Policy S21: City Cluster**

Officers reported that a mix of views as to whether the indicative boundary should be extended or made more precise had been received. Comments around what was being done at street level to manage intensification here had

also been received with the general consensus being that this should not be overly prescriptive.

A Member was concerned that the Plan seemed to ignore the fact that the majority of workers within the City Cluster used London Liverpool Street station which was not yet included in this key area of change. He added that footfall here was vital. Officers reported that the station was incorporated within a separate area but that the relationship between this and the City Cluster could be clearly highlighted within the Plan going forward in order to raise its profile.

**Strategic Policies S23: Smithfield and Barbican; S24 Culture Mile Implementation; and S25 Smithfield**

Officers reported that there was a call from some for the Plan to emphasise that there were cultural offerings elsewhere in the City beyond the Culture Mile.

Comments were also received around the need for the Plan to provide greater clarity around the future use of Smithfield Market. Officers were of the view that whilst some options could be explained, the policy should not be prescriptive at such an early stage. A Member agreed that it was too early to comment on this in any detail at this stage and that any wording in the Plan should be tentative. He added that the public realm around this site would also be very important and reference to this should also feature in the Plan.

Members were also of the view that it would be helpful to add further supporting text to the Plan to reassure residents that major projects will be required to undertake detailed assessment of issues such as noise and pedestrian flow and to identify appropriate mitigation of any adverse impacts.

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

There were no questions.

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

There were no additional, urgent items of business for consideration.

**The meeting ended at 3.31 pm**

-----  
Chairman

**Contact Officer: Gemma Stokley**  
**tel. no.: 020 7332 3414**  
**[gemma.stokley@cityoflondon.gov.uk](mailto:gemma.stokley@cityoflondon.gov.uk)**

This page is intentionally left blank

**TO: PLANNING AND TRANSPORTATION COMMITTEE**  
**FROM: AUDIT AND RISK MANAGEMENT COMMITTEE**

**10 SEPTEMBER 2019**  
**16 JULY 2019**

## **11. DEEP DIVE RISK REVIEW**

### **a) CR20 - Road Safety**

Members received a report of the Director for the Built Environment relative to a Deep Dive of CR20 Road Safety, as the risk had recently been reviewed and revised. As a result of the revision, the effect had been updated to describe the impacts of collisions on victims, and cause had been updated to reflect the adoption of the City of London Transport Strategy. It was further noted that the target date was in line with the timing to update the Transport Strategy. Members noted that the likelihood of 2 (unlikely) was insufficient, and should be increased to 3 (possible).

RESOLVED, that – the report be received and its contents noted, and the likelihood be increased from 2 to 3, increasing the current risk score to 24.

This page is intentionally left blank

**PLANNING AND TRANSPORTATION COMMITTEE – OUTSTANDING ACTIONS**

<b>Item</b>	<b>Date</b>	<b>Action</b>	<b>Officer responsible</b>	<b>To be completed/ progressed to next stage</b>	<b>Progress Update</b>
1	18 March 2019 2 April 2019 30 April 2019 24 May 2019 18 June 2019 9 July 2019 30 July 2019	<b>Daylight/Sunlight – Alternative Guidelines</b> A Member argued that the Committee should separate out the desire for Member training and the desire for alternative guidelines on daylight/sunlight, and requested that a report be brought to Committee setting out how the City of London Corporation would go about creating alternative guidelines, including timescales, and the legal implications.	Annie Hampson	Autumn 2019	UPDATE: Following a report to the 30 July Committee Members requested that this matter remain on the list of Outstanding Actions until a further report was brought back to them in Autumn 2019 responding more specifically to the various points raised.
2	18 June 2019 9 July 2019 30 July 2019	<b>Construction Works</b> A Member referred to the many construction sites within her Ward that were causing noise/disturbance issues. She asked if officers could look at how this matter might be improved and more effectively controlled and questioned whether any	Annie Hampson	Autumn 2019	

		<p>restrictions could be placed on construction when applications were first approved/granted consent.</p> <p>The Chair reiterated that Members had also requested, at the last meeting of this Committee, that Officers consider what powers, if any, might be used with regard to construction time periods and how construction in any given area might 'dovetail'.</p>			
--	--	--	--	--	--



# Agenda Item 7

<b>Committee(s):</b> Planning & Transportation Committee	<b>Date(s):</b> 10/09/2019
<b>Subject:</b> 2018/19 Business Plan Report	<b>Public</b>
<b>Report of:</b> Director of the Built Environment	<b>For Decision</b>
<b>Report author:</b> Elisabeth Hannah	

## Summary

This report sets out the progress and achievements made during the 2018/19 Business Plan.

This report uses a new approach to share data, awards and results as Infographs, additional information is available at Appendix 2.

## Recommendation

Members are asked to:

- Note the report and appendices.

## **Main Report**

### **Background**

1. The 2018/19 Business Plan of the Department of the Built Environment was approved by this Committee on 9 April 2018.
2. In June 2019 the Chamberlain presented the financial outturn report to this Committee. Future reports showing departmental business plan progress and financial information will be presented together.
3. Appendix 1 shows our new, radical, approach to presenting departmental achievements, results and data. The work of the department continues to support City of London's Corporate Plan.
4. Further information on the data and how it links to the City's aims and objectives, is in Appendix 2.

### **Appendices**

- Appendix 1 – 2018/19 Infographic
- Appendix 2 – Further information

### **Background Papers**

DBE Business Plan 2018/19  
DBE 18/19 Outturn Report

### **Elisabeth Hannah**

Business Manager

T: 07795 290028

E: [elisabeth.hannahcityoflondon.gov.uk](mailto:elisabeth.hannahcityoflondon.gov.uk)

In Oct 2018 the City became the first authority in London to make available its Local Land Charges data in digital format for searching online

**LABC Building Excellence Awards**  
 Aldgate Pavillion: Best Service Building and London Wall Place: Best Large Commercial Building

Public Realm works around Farringdon East station entrance complete  
 Liverpool St and Moorfields due to complete before opening

Schemes to relight three bridges across the Thames have been implemented

Draft Local Plan had 17 drop-in sessions, with over 2,000 downloads

- Member approval of the following strategies:
- ✓ Culture Mile Look & Feel strategy
  - ✓ Road Danger Reduction strategy
  - ✓ Eastern City Cluster strategy
  - ✓ Lighting Strategy

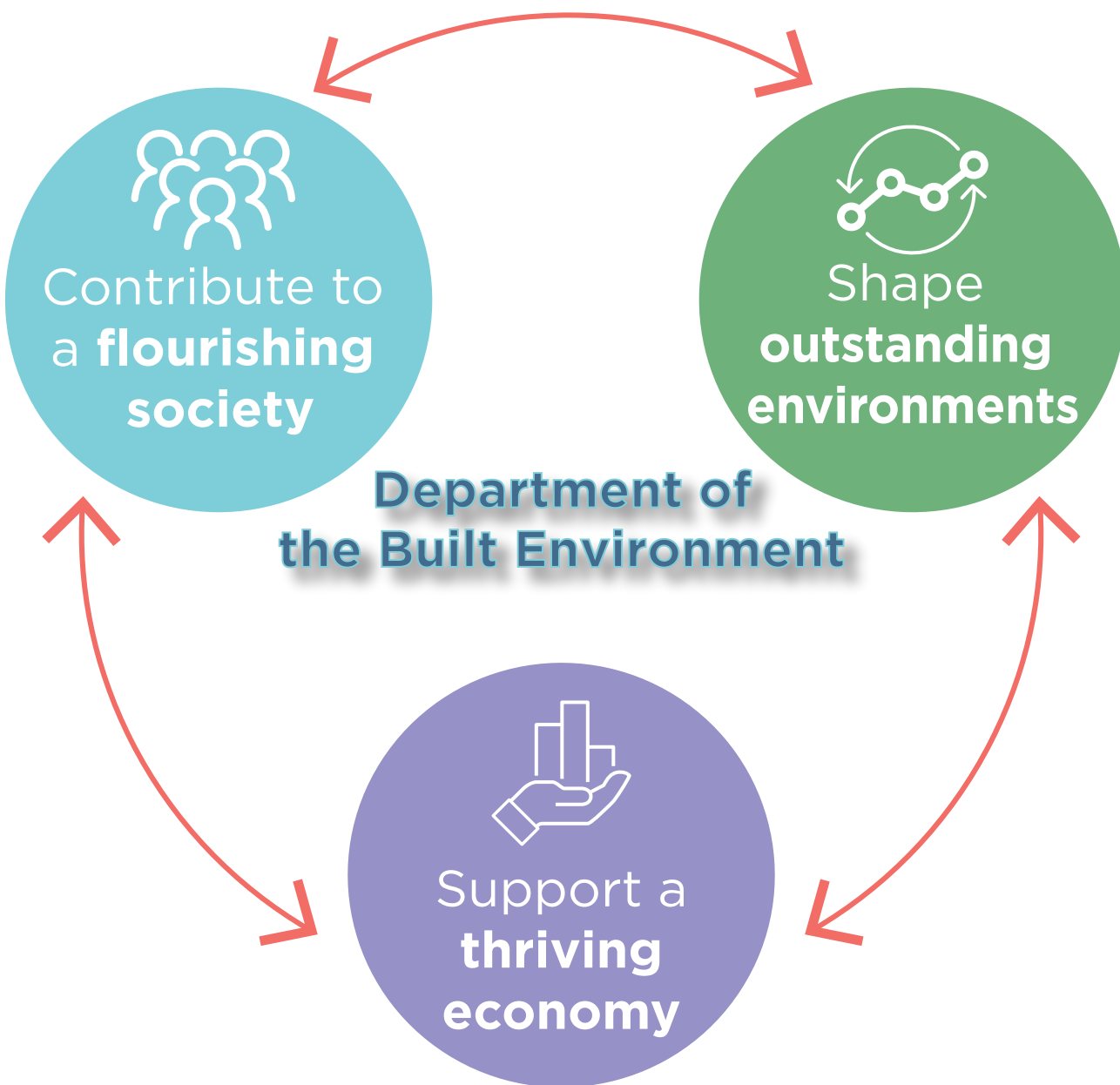
The Programme to improve mobile coverage won two awards:

- Connected Britain 2018 - Wireless Connectivity Award
- Wireless Broadband Alliance 2018 - Best Connected City Development

The multi-award winning Aldgate Highway & Public Realm Project opened in July 2018  
 Winning awards from the Civic Trust, LABC and a National Urban Design award

Number of apprentices increased from 6 to 15

An increase of 2% in Planning Applications continues to support the Future City



Continue to develop and expand effective partnerships

Amount of litter, detritus, graffiti and flyposting within the CoL is currently below 2%

Office floorspace increased by 370,000 square metres during 2018/19  
 Total office floorspace increased by 8.79 million to 9.16 million during 2018/19

Bloomberg Development won the prestigious RIBIA Stirling Prize, as well as awards at the London Planning Awards & the LABC Excellence Awards

Employment within the City 483,000 increased from in 2016 to 513,000 from 2017

10% increase in electric charging points

Introduction of a consolidation service for the Guildhall service launched November 2018

Over 26,500 visitors to Sculptures in the City

The Bank on Safety road safety scheme won 'Most Effective Road Safety, Traffic Management and Enforcement Project category at the London Transport' Awards 2019.

Transport Strategy received 6900 comments  
 2900 from individuals and 60 from organisations

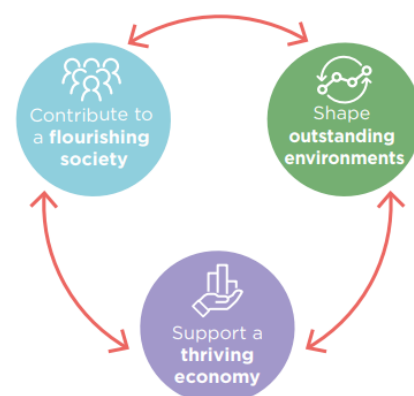
This page is intentionally left blank

## Department of the Built Environment

### A year of achievements

#### Contribute to a flourishing society

- *People are safe and feel safe.*
  - *People enjoy good health and wellbeing.*
  - *People have equal opportunities to enrich their lives and reach their full potential.*
  - *Communities are cohesive and have the facilities they need.*
- The award-winning Aldgate Highway Changes and Public Realm Improvements opened in July 2018.
  - Public Realm works around Farringdon East Station entrance complete, ensuring safe and easy pedestrian access to and from the Crossrail station as well as preventative security measures. Other projects at Liverpool Street and Moorfields now underway and on target to complete before the opening.
  - Committee approval on the Bank Experimental Scheme, to improve public safety in September 18.
  - The improvement of public permeability by new routes, open space, greenery and high-level access – examples of completed schemes with improved permeability and greenery include Fen Court and the Bloomberg Building.
  - The 18/19 Sculptures in the City had approximate 26,900 visits including school and community groups. This is the first year this data has been available.



#### Support a thriving economy

- *Businesses are trusted and socially and environmentally responsible.*
  - *We have the world's best legal framework and access to global markets.*
  - *We are a global hub for innovation in finance and professional services, commerce and culture.*
  - *We have access to skills and talent we need.*
- Local Land Charges data is now available in digital form, with a same-day service via the Land Registry internet portal. This reinforces the City's international property appeal and supported our aim towards digital services. We were the 3<sup>rd</sup> local authority in England to 'go-live' and the first in London.
  - The Draft Local Plan (*City Plan 2036*) was subject to public consultation until February 2019. Drop-in sessions over 17 locations, over 2,000 document downloads and nearly 200 separate respondents.
  - Committee approval on a following strategies: Culture Mile Look and Feel Strategy, Road Danger Reduction Strategy, Eastern City Cluster Strategy and the Lighting Strategy.
  - Planning applications increased by 2% to 1,142 in the year 18/19.

## Shape outstanding environments

- *We are digitally and physically well connected and responsive.*
- *We inspire enterprise, excellence, creativity and collaboration.*
- *We have clear air, land and water and a thriving sustainable natural environment.*
- *Our spaces are secure resilient and well maintained.*
- A 10% increase in electrical charging points including once rapid charging point in Noble Street and additional points at the Barbican Estates Willoughby House Car Park.
- November 2019, saw the introduction of a consolidation service for the Guildhall
- Implement new lighting schemes across three of the City's bridges.
- Increase in office floorspace stock and employment – office stock increased 160,000 square metres gross from 8.79 million in March 2018 to 8.95 million in Sept.2018. March 2019 stock figures not yet available. Employment in the City increased from 483,000 in 2016 to 513,000 in 2017; 2018 figures not due until autumn 2019.
- Innovative Street Lighting Strategy approved Oct18 which will significantly improve safety, reduce energy usage and enable immediate responsiveness to changing requirements

## Awards

- Bloomberg Development won the best mixed-use development in the London Planning Awards and Best Accessible Building of the LABC Excellence Awards as well as the prestigious RIBA Stirling prize for architecture.
- The Transportation team won National Urban Design Awards
- The Cleansing Team won the Institute of Courier Award (Electric Consolidation) in connection with the use electric vehicles.
- Claire Callan-Day, Street Environment Officer (T&PR Division) was awarded the Enforcement Academy Award – Outstanding Achievement at the Keep Britain Tidy Awards.
- Victoria Santos won three awards at the 'Loo of the Year Awards 2018' - National Award for Individual Cleaner, Lifetime Achievement Award for her service to public facilities and British Toilet Association Individual Cleaner Trophy.
- The CoL was presented with four awards at the 'Loo of the Year Awards 2018'.
- The Bank on Safety road safety scheme won 'Most Effective Road Safety, Traffic Management and Enforcement Project category at the London Transport' Awards 2019.
- Vince Dignam, Business Performance and Transport Group Manager (T&PR Division) became a Fellow of the CILT.
- Gordon Roy, District Surveyor and Mark Pundsack Assistant District Surveyor – Became an Associate Member of the Institution of Fire Engineers and passed the LABC assessment of Fire Safety Competence.
- Mark Pundsack, Assistant District Surveyor became a Fellow of the Institute of Structural Engineers.

- Chris Shiel, Principal Building Control Officer passed the LABC assessment of Fire Safety Competence.
- Thomas Creed, Group Engineer (District Surveyor's Division) passed his Chartered Professional Review and is now a Chartered Civil Engineer and Member of the Institution of Civil Engineers.
- Tim Munday, Building Control Officer (District Surveyor's Division) passed his Professional Review and is now a Chartered Building Engineer.

This page is intentionally left blank



# Agenda Item 8

<b>Committee(s):</b> Planning & Transportation Committee	<b>Date(s):</b> 10/09/2019
<b>Subject:</b> 2019/20 Business Plan Update Q1	<b>Public</b>
<b>Report of:</b> Director of the Built Environment	<b>For Decision</b>
<b>Report author:</b> Elisabeth Hannah	

## Summary

This report sets out the progress made during Q1 of the 2019/20 Departmental Business Plan. This report uses a new approach to share data, awards and results as Infographs, additional information is available at Appendix 2.

At the end of the July 2019, the Department of Built Environment was £71k (1.8%) underspent against the local risk budget to date of £3.84m, over all the services managed by the Director of Built Environment covering the Planning & Transportation Committee. Appendix 3 sets out the detailed position for the individual services covered by this department.

## Recommendation

Members are asked to:

- Note the report and appendices.

## Main Report

### Background

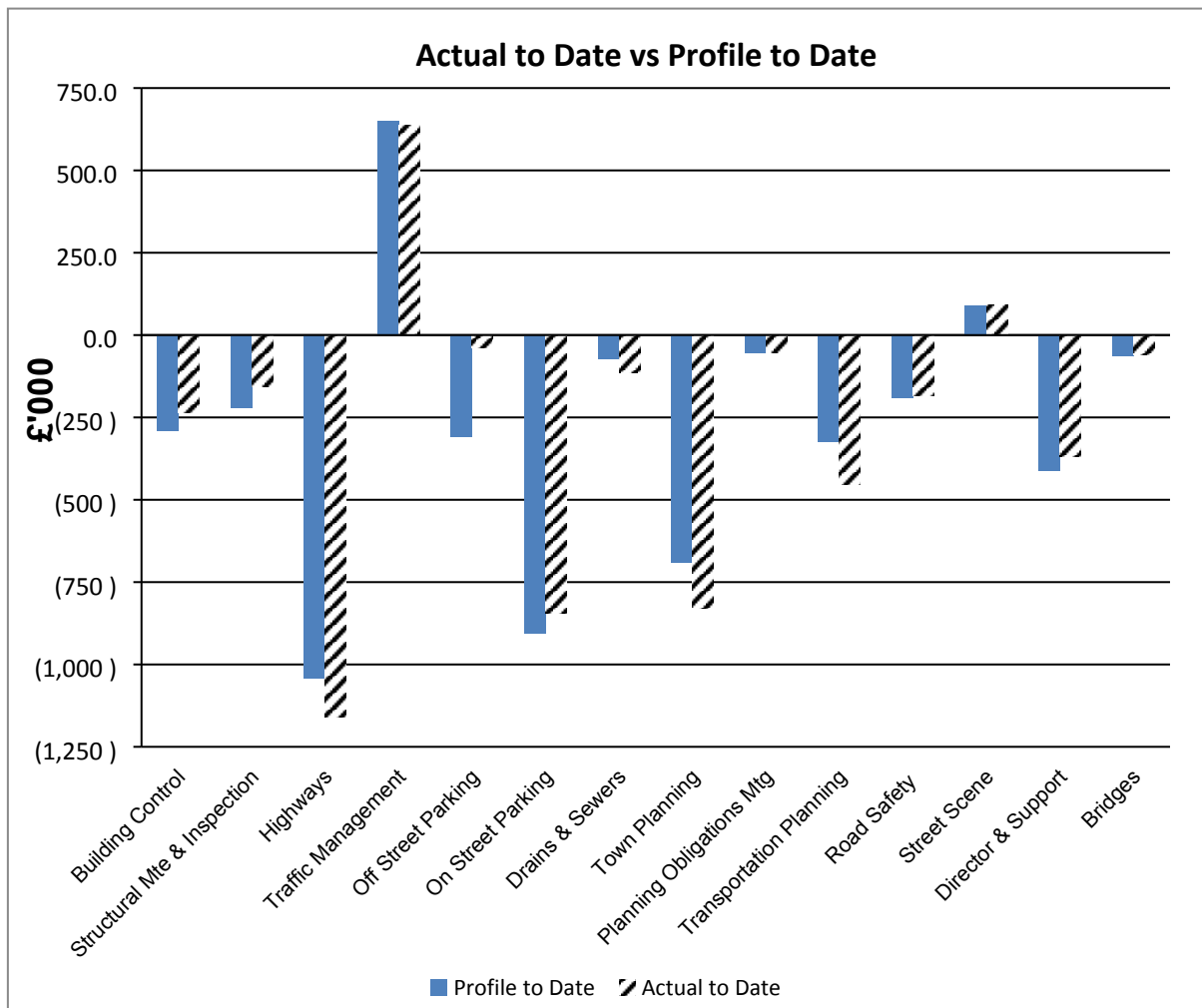
1. The 2018/19 Business Plan of the Department of the Built Environment was approved by this committee on 18 March 2019.

### Current Position

2. Appendix 1 shows our Infographic approach to presenting departmental achievements, results and data. The work of the department continues to support City of London's Corporate Plan.
3. Appendix 2 captures the achievements, deliverables and awards which support the Departmental 2019/20 Business Plan.

### Detailed Finance Information

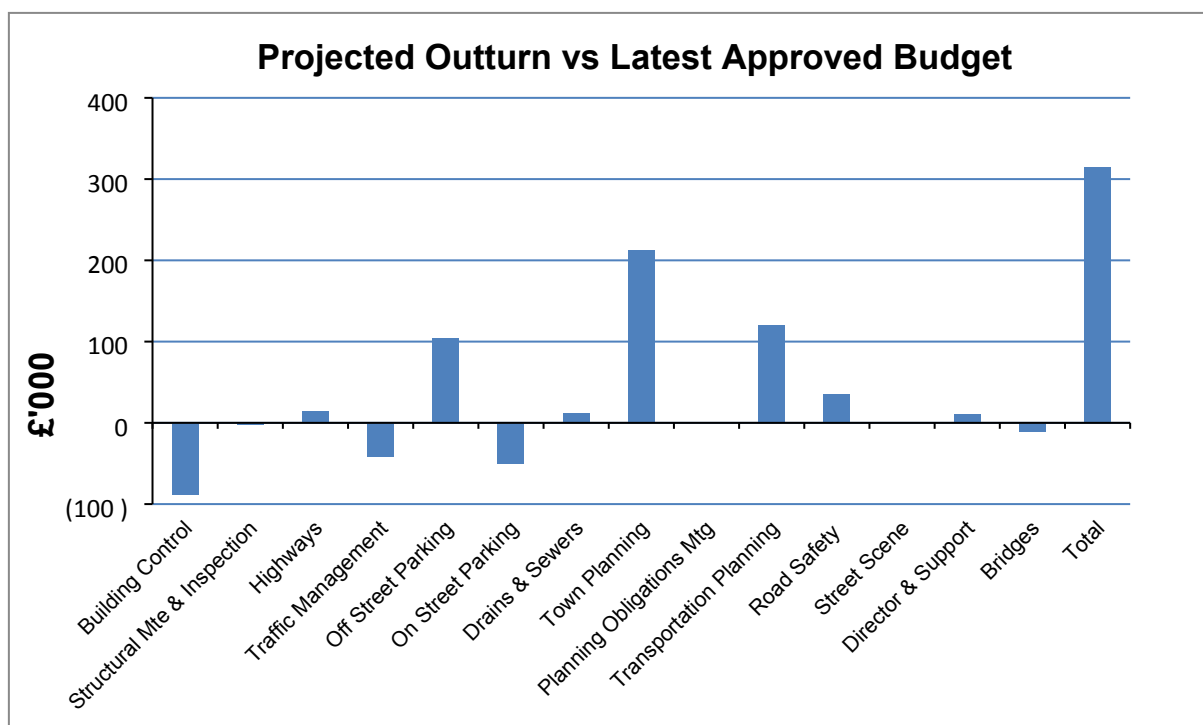
4. The end of July 2019 monitoring position for the Department of Built Environment services covered by Planning & Transportation Committee is provided at Appendix 3. This reveals a net underspend to date for the Department of £71k (1.8%) against the overall local risk budget to date of £3.84m for 2019/20.



**Notes:**

1. Graph shows the actual local risk net position against the profiled budget to date for each Division.
2. A position above the baseline shows overall net income.
3. A position below the baseline shows overall net expenditure.
4. DBE total actual to date net exp of £3,769k is £71k under the profiled budget to date of £3,840k.

5. Overall the Director of Built Environment is currently forecasting a year end underspend position of £314k (2.7%) for her City Fund and Bridge House Estate services.



**Notes:**

1. Zero is the baseline latest approved budget for each Division of Service.
2. Graph shows projected outturn position against the latest approved budget.
3. A variance above the baseline is favourable i.e. either additional income or reduced expenditure.
4. A variance below the baseline is unfavourable i.e. additional expenditure or reduced income.
5. Overall the Department is forecasting an underspend of £314k at year end.
6. The reasons for the significant budget variations are detailed in Appendix 3, which sets out a detailed financial analysis of each individual division of service relating to this Committee, for the services the Director of Built Environment supports.
7. The better than budget position at the end of July 2018 is mainly due to additional Off-Street car parking income due to increased activity levels; credits within the accounts for the On-Street Parking Mobius contract dispute from 20-17/18 which is yet to be resolved in Court; expenditure underspends on the Highways structures maintenance budget due to variances on the budget profile set, although this is expected to be fully spent by year end; and finally staffing savings

due to vacancies held throughout the Department due to the fundamental review exercise and the increased use of apprenticeships.

8. These underspends to date are partly offset by additional spends on Highways repairs & maintenance works as these have been carried out ahead of schedule during the summer months; lower than expected planning application fee income received against the budget profile; and finally under recovery of staff costs recharged to capital projects due to current staff vacancies within the Department.
9. The Director of Built Environment anticipates this current better than budget position will continue to year end, mainly due to the continued staffing vacancies held throughout the Department and continued additional Off-Street car parking income forecast. These underspends are partly offset by forecast reductions in building regulation income due to lower than expected activity levels within the City and additional costs for On-Street Parking contract enforcement charges for the ANPR vehicle and pollution sensor and costs for the removal of the pay & display machines.

## **Appendices**

- Appendix 1 – Infographic
- Appendix 2 – Supporting Data
- Appendix 3 – Finance Report

## **Background Papers**

DBE Business Plan 2018/19

**Elisabeth Hannah**  
Business Manager

T: 07795 290028

E: [elisabeth.hannah@cityoflondon.gov.uk](mailto:elisabeth.hannah@cityoflondon.gov.uk)

**Simon Owen**  
Group Accountant

T: 020 7332 1358

E: [simon.owen@cityoflondon.gov.uk](mailto:simon.owen@cityoflondon.gov.uk)

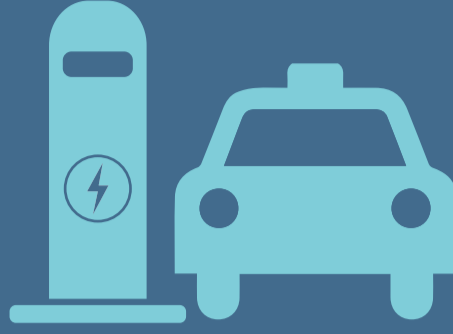


- Aldgate won the 'Creating Better Places Award' at the CIHT national awards
- Bank on Safety received a Highly Commended CIHT award under the Walking & Cycling Category

New Environmental Resilience Team formed 10 June strengthening our response to environmental and climate change issues



Implemented Article 4 Direction from 31 May enabling City Corporation to retain local planning control



During 2019 we implemented the first rapid electrical charge point



New cleansing contract successfully implemented

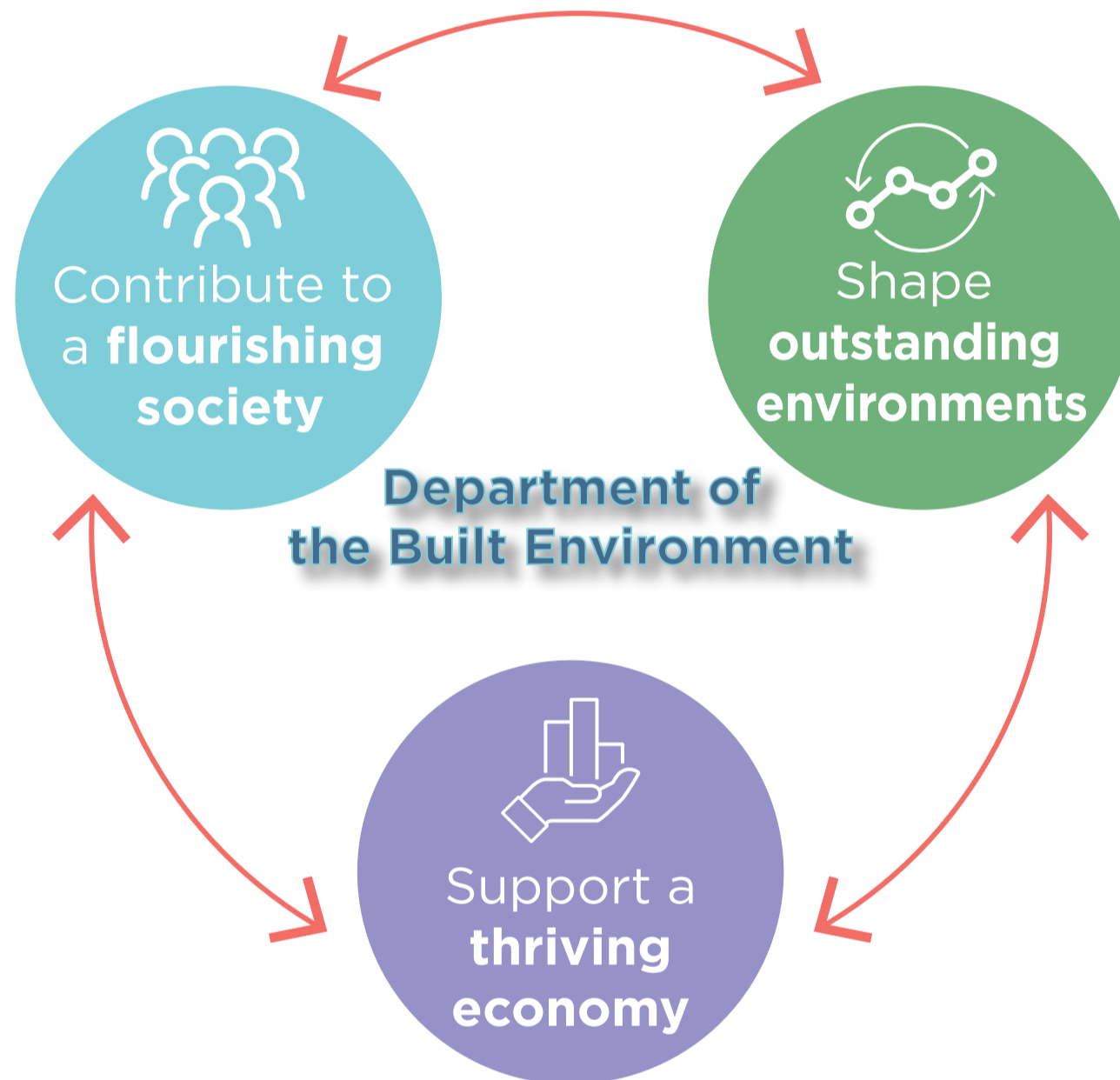
During 2019 the City had approximately **16,000**



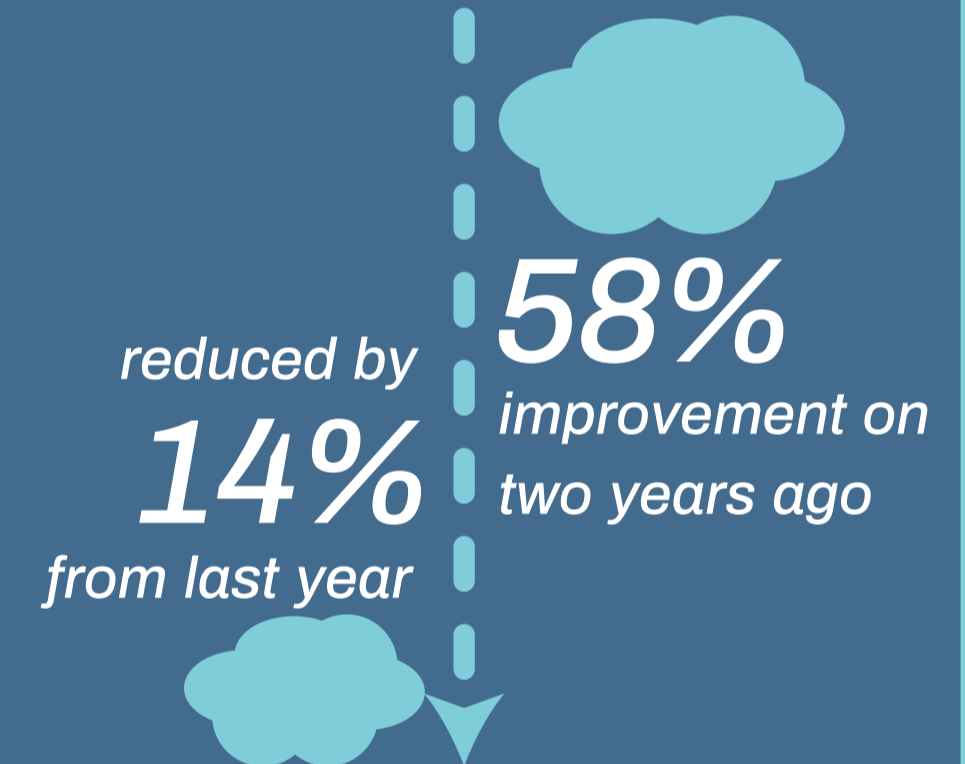
visitors to the Culture Mile



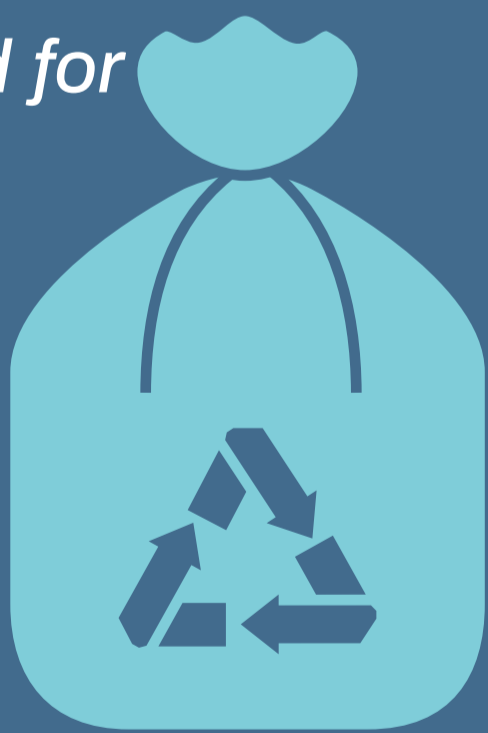
Two new apprentices started in 2019



Street lighting carbon usage



Waste planning advice continues to be provided for all planning applications



Two water points installed in the City



200 4G small cells installed on City Street furniture  
First deployment of it's kind in the UK



Transport Strategy implementation has begun



- Mitre Square 'Commended' in the Street Design Awards
- Golden Lane Playground was 'Highly Commended' in the Street Design Awards in the Children's Play category



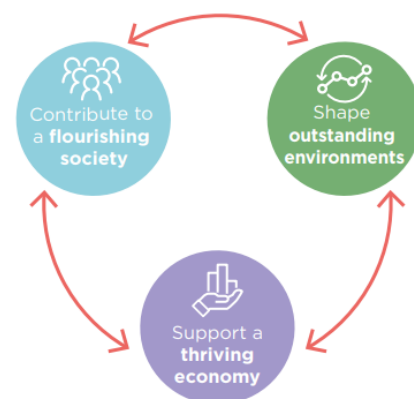
- Wireless Connectivity Award - Connected Britain 2018
- Best Connectivity City Award - Wireless Global Congress 2018

This page is intentionally left blank

## Department of the Built Environment 19/20 Q1

### Contribute to a flourishing society

- *People are safe and feel safe.*
- *People enjoy good health and wellbeing.*
- *People have equal opportunities to enrich their lives and reach their full potential.*
- *Communities are cohesive and have the facilities they need.*



- During Q1 the City had approximately 16,000 visitors to the Cultural Mile
- New Transport Strategy implementation commenced in the first quarter
- Two new apprentices joined DBE in the first quarter

### Support a thriving economy

- *Businesses are trusted and socially and environmentally responsible.*
- *We have the world's best legal framework and access to global markets.*
- *We are a global hub for innovation in finance and professional services, commerce and culture.*
- *We have access to skills and talent we need.*
- City Corporation implemented an Article 4 Direction from 31 May, enabling it to retain local planning control
- Waste planning advice continues to be provided for all planning applications

### Shape outstanding environments

- *We are digitally and physically well connected and responsive.*
- *We inspire enterprise, excellence, creativity and collaboration.*
- *We have clear air, land and water and a thriving sustainable natural environment.*
- *Our spaces are secure resilient and well maintained.*

- Our new Environmental Resilience Team was formed on 10 June, strengthening our response to environmental and climate change issues
- Carbon usage by City street lighting in Q1 is reduced by 14% compared to one year ago and by 58% compared to two years ago
- Waste planning advice continues to be provided for all planning applications
- We implemented the first rapid electrical charge point during Q1
- New Cleansing Contract was successfully launched during the first quarter
- Two water points have been installed in the City
- 200 4G small cells installed on City street furniture providing enhanced mobile coverage at street level – first deployment of its kind in the UK.
- 90% of City enabled for affordable ultrafast broadband offering speeds up to 1 gigabit per second.

### **Awards**

- Aldgate won the 'Creating Better Places Award' at the CIHT national awards
- Bank on Safety received a Highly Commended CIHT award under the Walking & Cycling category
- Mitre Square won a Commended award in the Street Design Awards
- Golden Lane Playground was 'Highly Commended' in the Street Design Awards in the Children's Play category
- Wireless Connectivity Award – Connected Britain 2018
- Best Connected City Award – Wireless Global Congress 2018



**Department of Built Environment Local Risk Revenue Budget - 1st April to 31st July 2019**  
**(Expenditure and unfavourable variances are shown in brackets)**

Appendix 3

	Latest Approved Budget 2019/20 £'000	Budget to Date (Apr-Jul)			Actual to Date (Apr-Jul)			Variance Apr-Jul £'000	Forecast for the Year 2019/20			Notes
		Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000	Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000		LAB £'000	Forecast Outturn £'000	Over / (Under) £'000	
<b>Planning &amp; Transportation (City Fund)</b>												
Building Control	(293)	(545)	255	(290)	(500)	263	(237)	53	(293)	(381)	(88)	1
Structural Maintenance & Inspection	(501)	(255)	35	(220)	(192)	34	(158)	62	(501)	(503)	(2)	2
Highways	(3,213)	(1,542)	501	(1,041)	(1,568)	409	(1,159)	(118)	(3,213)	(3,199)	14	3
Traffic Management	1,256	(360)	1,010	650	(336)	974	638	(12)	1,256	1,214	(42)	
Off Street Parking	336	(1,163)	854	(309)	(1,157)	1,118	(39)	270	336	440	104	4
On Street Parking	(3,395)	(906)	0	(906)	(846)	0	(846)	60	(3,395)	(3,445)	(50)	5
Drains & Sewers	(229)	(183)	111	(72)	(244)	130	(114)	(42)	(229)	(217)	12	
Town Planning	(2,916)	(1,067)	375	(692)	(1,046)	218	(828)	(136)	(2,916)	(2,704)	212	6
Planning Obligations Monitoring	0	(56)	0	(56)	(53)	0	(53)	3	0	0	0	
Transportation Planning	(608)	(943)	618	(325)	(920)	466	(454)	(129)	(608)	(488)	120	7
Road Safety	(432)	(194)	3	(191)	(190)	6	(184)	7	(432)	(397)	35	
Street Scene	(70)	(230)	320	90	(230)	322	92	2	(70)	(70)	0	
Director & Support	(1,164)	(413)	0	(413)	(369)	1	(368)	45	(1,164)	(1,154)	10	
	(11,229)	(8,157)	4,382	(3,775)	(7,948)	4,238	(3,710)	65	(11,229)	(10,904)	325	
<b>Planning &amp; Transportation (BHE)</b>												
London Bridge	(88)	(22)	0	(22)	(18)	0	(18)	4	(88)	(91)	(3)	
Blackfriars Bridge	(57)	(12)	0	(12)	(11)	0	(11)	1	(57)	(59)	(2)	
Southwark Bridge	(49)	(12)	0	(12)	(11)	0	(11)	1	(49)	(51)	(2)	
Millennium Bridge	(76)	(19)	0	(19)	(19)	0	(19)	0	(76)	(80)	(4)	
	(270)	(65)	0	(65)	(59)	0	(59)	6	(270)	(281)	(11)	
<b>TOTAL PLANNING &amp; TRANSPORTATION CTTEE</b>	<b>(11,499)</b>	<b>(8,222)</b>	<b>4,382</b>	<b>(3,840)</b>	<b>(8,007)</b>	<b>4,238</b>	<b>(3,769)</b>	<b>71</b>	<b>(11,499)</b>	<b>(11,185)</b>	<b>314</b>	

**Notes:**

- Building Control** - projected overspend mainly due to shortfall in Building Regulation fee income due to expected fees/activity levels lower than originally anticipated. This is partly offset by savings on vacant staff posts.
- Structural Maintenance** - variance to date is mainly due to the budget profile set for Highways structures maintenance costs. This is expected to be fully spent by year end.
- Highways** - overspend to date mainly due to R&M works carried out ahead of schedule during the summer months.
- Off Street Parking** - favourable variance based on additional car parking income current activity continuing until year end.
- On Street Parking** - underspend to date is mainly due to the Mobius contract dispute from 2017/18 which is yet to be resolved in Court and current staff vacancies. The projected year end overspend is mainly due to additional Saba contract enforcement charges for the ANPR Vehicle and pollution sensor, plus costs for removal of P&D machines.
- Town Planning** - overspend to date due to lower than expected planning application fee income received against the budget profile, however, this is expected to meet the budget target by year end. The year end projected underspend is due to staff vacancies following the new Development Management structure changes.
- Transportation Planning** - overspend to date mainly due to under recovery of staff costs from capital projects due to staff vacancies. The projected year end underspend is due to staff vacancies which are partly offset by shortfalls in staff cost recovery from capital projects.

This page is intentionally left blank

## PLANNING ENFORCEMENT REPORT YEAR 2017/2018

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	27 August 2019
<b>Subject:</b> Enforcement Monitoring Report	<b>Public</b>
<b>Ward:</b> N/A	<b>For Information</b>
<b>Registered No:</b> N/A	<b>Registered on:</b> N/A
<b>Conservation Area:</b> N/A	<b>Listed Building:</b> N/A

### Summary

Planning Enforcement addresses breaches of planning control. The Planning Enforcement Plan Supplementary Planning Document, adopted in June 2017, sets out how the City of London Corporation, ('the City'), will deal with planning enforcement. A requirement of the Plan is for the City to monitor its performance by preparing an annual report to be submitted to the Planning and Transportation Committee which will review priorities, targets and scope for charging.

Members are asked to note the following targets, the outcome of which will be reported to committee as part of the annual review in 2020.

- Ensure that the targets as set out in the Enforcement Plan SPD are met
- Reduce the number of cases older than a year by 25% at 1 April 2020
- Reduce the short term let caseload in accordance with the details set out in para. 22 below

## **For Information**

### **Planning Enforcement**

#### **Aim of the Report**

1. The Enforcement Plan SPD was adopted in June 2017. This report covers the year 2018 (January - December), with comparisons made to 2017. It details the type of breaches, what has been achieved in the planning enforcement service and identifies a number of priorities and targets aimed at improving the delivery of the service over the coming year. It also looks at future enforcement trends and the scope for charging.

#### **Breach of Planning Control**

2. A planning contravention can lead to enforcement action being taken if it is expedient to do so having regard to the development plan and any other material considerations. If a breach occurs it does not necessarily mean that enforcement action will be taken as enforcement action is discretionary and should be proportionate to the breach of planning control to which it relates. Action will not be taken if, for example, there is no harm or where the development is acceptable on its planning merits and the appropriate way forward is an application to regularise the situation. There are also time limits for taking enforcement action. For clarification Appendix 1 sets out what constitutes a breach of planning control.

#### **Policy and Guidance**

3. In considering enforcement action the local planning authority should have regard to the following plans and Guidance:
  - National Planning Policy Framework February 2019 (NPPF). Last updated 19 June 2019.
  - The London Plan March 2016
  - The Draft London Plan December 2017
  - The City of London Local Plan January 2015
  - The City Plan 2036 Shaping the Future City. City of London Local Plan Draft
  - The Enforcement Plan Supplementary Planning Document (SPD) Adopted June 2017
  - Government Planning Practice Guidance last updated 22 July 2019. (Enforcement and post-permission matters - updated 22 July 2019)
  - The Corporate Plan 2018-23
  - The Business Plan 2019-20
  - The Provisions of the European Convention on Human Rights Article 1 of the First Protocol, Article 8 and Article 14
4. The relevant policies and guidance are set out in Appendix 2.

## **The Planning Enforcement Team and Approach**

5. The planning enforcement team comprises one full time and one part time planning officer (two and half days a week). Additional resource is provided by Development Management officers in relation to projects they are currently managing e.g. breaches of conditions.
6. The planning enforcement team is responsible for:
  - investigating breaches of planning control
  - responding to licence consultations on behalf of the local planning authority in its role as a 'Responsible Authority' under the Licensing Act 2003. In 2018 there were 46 licences for new applications and 18 variations issued.
  - dealing with planning issues relating to trees including applications and Notices for works to trees, general tree inquiries and updating the Tree Strategy.
7. Priority is given to breaches where harm is being caused to a resident's amenity or a listed building, or there are traffic safety issues and it would be expedient to take enforcement action, or be in the public interest to prosecute. Cases are monitored to ensure that a land use or works do not become immune from enforcement action and therefore lawful by default. In addition, Officers have been working with other departments to ensure a more joined up approach to dealing with overlapping issues which has reduced caseload. (See section 23)
8. Enforcement in the city places an emphasis on delivery/desired outcome through negotiation rather than formal actions. This accords with Government policy and has proved to be an effective means of resolving the majority of enforcement matters. Where it is not possible to negotiate a solution and there is evidence of harm formal enforcement action is taken.

## **Source of Complaints**

9. Up to 2017 the majority of cases arose from Corporation Staff and accounted for 71% of the total complaints. These were generated via planning case work, proactive site inspections, Street Environment Officers, the Licence Liaison Partnership Group and referrals from other departments e.g. Environmental Health, Rates, Cleansing, Barbican Estates and City Surveyors. Of the remaining complaints 23% were from the general public, (although it should be noted that complaints relating to short-term lets are recorded by number of flats), and 6% via Members. In 2018 complaints via the public increased slightly with a noticeable decrease in officer complaints due to other work commitments. Members complaints remained virtually the same. Table 1 Appendix 3 details the source of enforcement complaints.

## **Analysis of Cases and Volume**

10. 2018 saw a 41% decrease in cases received. This enabled officers to concentrate on reducing the outstanding cases and resulted in a reduction of 59 cases at 2018 year end (337 down to 278). This trend is continuing and the caseload at 1 April 2019 was down to 270 cases. The number of cases closed have remained fairly static.

11. Cases over a year old are a concern and are addressed later in the report. The principal reasons for delays are the nature of the case, which can be very resource intensive and receipt of appeals which although we receive very few can be time intensive. These are all factors beyond the Corporation's control.
12. Where offenders were advised that Enforcement Action was being considered the majority of cases were resolved by negotiation without the need for formal action. In 2018 three Enforcement Notices were served. These relate to the unauthorised use of premises as a Drinking Establishment (Class A4), the unauthorised use of a premises as a Hot Food Takeaway (Class A5) and an unauthorised shopfront. Two of these were the subject of an appeal, one of which has been determined. In the case of the A5 use the Enforcement Notice was quashed and conditional planning permission granted with a strict timetable for dealing with the provision and maintenance of an acoustic screen to reduce noise levels emitted from a flue. This achieved a desired result. The second appeal relating to the A4 use is awaiting a decision. The third Enforcement Notice has been resolved in that they complied with an extant planning permission. No planning enforcement related prosecutions were brought in 2017-2018. Table 2 Appendix 3 sets out the enforcement performance statistics for the period 2017 to 2018.
13. Table 3 Appendix 3 sets out the type of cases received in 2017 to 2018. In 2017 the emphasis was on advertisements, (including banners, flags, hoardings, flyposting and projecting signs) and changes of use linked to the food/entertainment industry (restaurants, pubs and takeaways), the night time economy and short term lets. In 2018 the emphasis was largely on changes of use including short term lets with a significant reduction in the number of complaints relating to advertisements.
14. Action taken on cases is detailed in Table 4 Appendix 3. Much has been achieved through negotiation. A large number of unauthorised advertisements have been removed as well as the removal of unauthorised works and the cessation of unauthorised uses. In addition, complaints have led to developers/occupiers submitting retrospective applications.
15. In a few cases it was found not to be expedient to enforce as there was no evidence of harm. A large number of complaints were found not to involve a breach, some were found to be permitted or deemed whilst others were out of time for taking action. These still required investigation and complainants to be informed.
16. Appendix 4 contains a few examples of where enforcement action has resulted in a visual improvement to the street scene.

### **Future Trends**

17. On-going enforcement issues include short term lets, coffee kiosks in churchyards, food markets, advertisements, changes of use, telecommunications, works to listed buildings and breach of conditions.
18. It is likely that these issues will continue to dominate especially short term lets and their associated problems. Development activity will continue to give rise to issues associated with complying with conditions on permissions and consents and the display of banners during building works.
19. Any changes made to permitted development rights could impact on the number of enforcement cases. The City is part of a joint authority working

party, led by the Royal Borough of Kensington and Chelsea, who are lobbying the Government for a self-funding statutory register for short term lets to enforce the 90 day rule.

### **Service Delivery**

20. Short term lets comprise a total of 101 cases, approximately 37% of the total outstanding caseload at April 2019. Appendix 5 contains a map which shows the location of short term complaints.
21. Local authorities are finding as difficult to administer short term let legislation as was indicated in our response to Government consultation. The main challenge in dealing with this type of case is monitoring the duration of the lettings to see whether the use breaches the maximum 90-night limit per calendar year after which planning permission is required.
22. In order to process this caseload it is proposed to write to the owners of the short term lets setting out the legal position and then close the case. Complainants will be advised of the action taken and asked to notify us if they believe a breach occurs. If it appears that there is a particular issue with noise and disturbance an attempt will be made to monitor the premises. It may be necessary to issue a Planning Contravention Notice to seek information as to ownership and use of the property and to invite the recipient to respond about how any suspected breach of planning control may be satisfactorily remedied. It would be pointed out that if enforcement action were taken Enforcement Notices would be served on all interested parties and that letting through a management company does not overcome this requirement. An assessment will be made as to whether it is expedient to issue an Enforcement Notice.
23. To enhance service delivery officers work closely with colleagues and other departments to help streamline processes and co-ordinate complaints. These include:
  - Cleansing and Chamberlains on short term lets re waste collection and council tax collection,
  - Street Inspectors on flyposting,
  - Environmental Health on noise and smell complaints resulting in the implementation of a joint protocol currently under review
  - Licensing on dealing with licence consultations and attendance at hearings. An informative is now attached to licences reminding people of the need to check the planning position
  - The District Surveyors on building works
  - Attendance at the Licence Liaison Partnership Group which is a cross departmental working party
24. In line with the aims and objectives of the Enforcement Plan SPD a number of measures have been carried out. These are set out below with the specific targets in the SPD identified in italics:
  - *Acknowledging receipt of all complaints*
  - *Meeting 'investigation start target' of 90% of all complaints within 10 working days*
  - *Implementation of an annual enforcement report to be presented to Committee*

- Operating as a single point of contact with other departments/sections within the Corporation and Members on a high-profile case to demonstrate a joined-up approach (examples include Paternoster)
- Setting up a separate enforcement web page on the City's web site
- Improved use of technology to be more responsive and coordinated
- Producing an online complaints form
- Environmental Health/Planning trainee swap
- Improved legal training
- Improved licensing consultation procedure with identification of potential enforcement cases
- Work has also started on the review of the joint protocol with Environment Health.

### **Service Targets**

25. Subject to available resources further work could be considered in relation to checking temporary permissions/consents, (to accord with the Enforcement Plan SPD), and Building Regulation completions and to reduce the cases over a year old by 25% by 1 April 2020. More proactive work could be considered to try and seek improvements to the environment targeting for example unauthorised advertisements in conservation areas.

### **Scope for charging**

26. There appears to be little or no scope to charge for any enforcement services. Some boroughs charge for the withdrawal of an Enforcement Notice once complied with and some charge for requests to confirm compliance with an Enforcement Notice. The City has received no such requests. The scope to charge will be kept under review.
27. The Proceeds of Crime Act 2002 (POCA) is a means of recovering profits obtained by unlawful development but this is linked to prosecutions for non-compliance with an Enforcement Notice which are limited in the City.

### **Conclusion**

28. The enforcement backlog of casework has been substantially reduced and a large proportion of cases have been resolved securing improvements to both residential and visual amenity. Short term lets have been the focus of work and have proved difficult to administer for the reasons as previously outlined. Officers have been mindful of the need to support City businesses and with careful negotiation there has been the need only to serve 3 Enforcement Notices. Caseload continues to be a resource issue and in order to monitor the position it is proposed that the following actions are taken:

- Prioritization of cases to ensure compliance with the Enforcement Plan SPD.
- Monitoring of targets to ensure compliance with the Enforcement Plan SPD
- Monitoring of future enforcement trends to ensure that policy and the SPD continue to be applicable and relevant.



29. The following issues are considered to be the most important:

- Ensure that the targets as set out in the Enforcement Plan SPD are met
- Reduce the number of cases older than a year by 25% at 1 April 2020
- Reduce the short term let caseload in accordance with the approach set out in para. 22 above

30. In line with the requirements of the departmental Business Plan 2019-2020 the Enforcement Plan SPD will be reviewed in 2020.

## APPENDIX 1

### Planning Enforcement

A breach of planning control is defined as:

- the carrying out of development without the required planning permission; or
- failing to comply with any condition or limitation subject to which planning permission has been granted.

It can also include but not exclusively:

- any contravention of the limitations on, or conditions belonging to, permitted development rights
- unauthorised works to a listed building which affect the buildings special architectural or historic interest, or failing to comply with conditions attached to a listed building consent
- demolition of unlisted buildings in conservation areas without the required planning permission
- advertisements displayed without the benefit of express consent
- unauthorised works to trees the subject of Tree Preservation Orders, trees within a conservation area and works to trees in breach of a planning condition
- untidy land

A breach of planning control is not normally a criminal offence but it is the case for some works and non-compliance with Notices.

#### **Link to Enforcement Plan SPD**

**<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/Pages/Supplementary-Planning-Documents.aspx>**

## APPENDIX 2

### Policy and Guidance

In considering enforcement action the local planning authority should have regard to the following policy documents:

#### **National Planning Policy Framework (NPPF)**

This states that:

'Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.'

The government confirmed its position on planning enforcement in the National Planning Guidance on enforcement published March 2014 (last updated 22 July 2019).

#### **The London Plan**

This contains limited reference to Enforcement as does the draft plan

#### **Local Plan**

The Local Plan, adopted 2015, establishes a presumption in favour of sustainable development. The relevant Core Strategy Policy in the Local Plan advocates that when considering development proposals the City Corporation will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and will work proactively with applicants to jointly find solutions. This approach is reflected in the Draft Local Plan where reference is made to the Enforcement Plan SPD and that where possible the City will seek resolution without recourse to formal enforcement action.

#### **Enforcement Plan SPD**

The City's Enforcement Plan SPD (adopted 13 June 2017) sets out how the City Corporation investigates alleged cases of unauthorised development and the appropriate action to be taken. This document identifies priorities and includes targets to be met if there is a breach of planning control and or if a person reports a suspected breach of planning control. The SPD identifies issues for monitoring and advocates pro-active enforcement projects and championing good working relationships.

#### **The Corporate Plan**

The Corporate Plan aims to support the economy, shape the environment and contribute to a flourishing society. The Enforcement Plan helps to deliver these aims.

## **The Department of the Built Environment Business Plan**

This seeks to create and facilitate the City as a leading future world class city. Enforcement plays a key role in helping to achieve this goal and it should be noted that the departmental Business Plan sets out a requirement for the Enforcement Plan SPD to be reviewed in 2020.

## APPENDIX 3

**Table 1 Source of Complaints**

Source of Complaints	2017 (For Comparison)	2018
Public	37 (23%)	48 (50%)
Corporation Staff	114 (71%)	41 (43%)
Members	9 (6%)	7 (7%)
Total	160	96

NB: A couple of cases reported by the public have generated a lot of additional complaints. In these cases the additional complaints are not included in the figures

**Table 2 Enforcement Performance Stats**

Stats	2017	2018	increase/Decrease 2017-2018
Cases received	158	93	-65 cases (-41%)
Cases closed	156	152	-4
Cases outstanding year end	337	278	-59 cases (-18%)
Cases over 1 year at year end	227	229	+2
Enforcement Notices served	0	3	+3
Appeals relating to Enforcement Notices	0	2	+2
Discontinuance Notices Served	0	0	0
Number of Prosecutions	0	0	0

**Table 3 Type of Cases Received**

<b>Breach Type</b>	<b>2017</b>	<b>2018</b>
Advertisements (Excludes adverts on listed buildings)	42	8
Fly posting	5	0
Development and or demolition without planning permission	19	8
Breach of planning permission or conditions	16	16
Changes of use (Includes the night time economy)	36	21
Changes of use short term lets (Each individual flat)	17	25
Works and/or demolition without listed building consent (Includes advertisements on a listed building)	23	12
Breach of listed building consent/conditions	0	1
Development without prior approval	0	1
Works to trees in a conservation area without consent	0	1
<b>Total</b>	<b>158</b>	<b>93</b>

**Table 4 Reason Cases Closed**

<b>Outcome</b>	<b>2017</b>	<b>2018</b>
Advertisement consent granted	2	3
Advertisement deemed to have consent	6	11
Advertisement consent not required	0	3
Listed building consent granted	10	2
Listed building consent not required	1	4
Planning condition(s) complied with	3	3
Planning application approved	6	14
Permitted development	5	2
No breach	39	38
Not expedient to enforce	15	9
Immune from enforcement (Time limits)	3	10
Advertisement removed	43	21
Unauthorised development removed	10	1
Unauthorised use ceased	3	9
Closed Other Reasons	10	22
<b>Total</b>	<b>156</b>	<b>152</b>

## APPENDIX 4

### Enforcement Action Quality Audit 2017-2018

<b>CASE No.</b>	15/00087/ADVT
<b>ADDRESS</b>	60 Cannon Street, London EC4N 6NP
<b>CONSERVATION AREA</b>	Queen Street
<b>LISTED BUILDING</b>	No

<b>PHOTOGRAPHS</b>	
 <p>Before</p>	 <p>After</p>

<b>BREACH</b> Unauthorised advertisement (Banner)	<b>ACTION TAKEN</b> <ul style="list-style-type: none"><li>• Following negotiations advertisement removed</li></ul>
--	--

## Enforcement Action Quality Audit 2017-2018

<b>CASE No.</b>	15/00132/BPP
<b>ADDRESS</b>	191-192 Fleet Street London EC4A 2NJ
<b>CONSERVATION AREA</b>	Fleet Street
<b>LISTED BUILDING</b>	No

<b>PHOTOGRAPHS</b>	
 <p>Before</p>	 <p>After</p>

<p><b>BREACH</b></p> <p>Without planning permission, the installation of a shopfront at ground floor level</p>	<p><b>ACTION TAKEN</b></p> <ul style="list-style-type: none"> <li>• 26/07/16 planning permission refused for the retention of a shopfront</li> <li>• 12/12/18 service of an Enforcement Notice in accordance with the resolution of the planning and Transportation Committee on 26/07/16</li> <li>• 2019 works commenced in accordance with an extant planning permission as opposed to the requirements of the Enforcement Notice</li> <li>• Works now complete</li> </ul>
--	--



**Enforcement Action Quality Audit 2017-2018**

<b>CASE No.</b>	16/00004/LBWC
<b>ADDRESS</b>	68 Queen Victoria Street London EC4N 4SJ
<b>CONSERVATION AREA</b>	Bow Lane
<b>LISTED BUILDING</b>	Grade II

**PHOTOGRAPHS**



Before



After

**BREACH**



Unauthorised works to a listed building (installation of fascia panel over old signage plus new signage, external and internal) and breach of the advertising regulations (external and internal signage)

**ACTION TAKEN**

- Following negotiations fascia panel removed and historic signage revealed
- No further action required both in terms of the listed building and advertisement regulations

## Enforcement Action Quality Audit 2017-2018

<b>CASE No.</b>	16/00175/ADVT
<b>ADDRESS</b>	27 Old Jewry London EC2R 8DQ
<b>CONSERVATION AREA</b>	Guildhall
<b>LISTED BUILDING</b>	No

<p><b>PHOTOGRAPHS</b></p>  <p>Before</p>	 <p>After</p>
--	--

<p><b>BREACH</b></p> <p>Unauthorised advertisements (fascia, projecting signs and flags) and works without the benefit of planning permission (bench)</p>	<p><b>ACTION TAKEN</b></p> <ul style="list-style-type: none"> <li>• 26/01/17 advertisement consent granted for fascia and two projecting signs</li> <li>• 26/01/17 planning permission granted for tables plus seating incorporated within the window ledge.</li> <li>• 29/09/17 appeal against refusal of express consent for the display of two flags dismissed</li> <li>• Flags removed and confirmed via site visit 13/12/17</li> </ul>
---	---

## Enforcement Action Quality Audit 2017-2018

<b>CASE No.</b>	17/00049/UWDP
<b>ADDRESS</b>	5 Foster Lane London EC2V 6HH
<b>CONSERVATION AREA</b>	Foster Lane
<b>LISTED BUILDING</b>	No

### PHOTOGRAPHS



Before



After

### BREACH

Works without the benefit of planning permission (Flue)

### ACTION TAKEN

- Following negotiations cowl removed and replaced with a flat louvre to match previous flue
- Removal confirmed via a site inspection 20/7/17

**Enforcement Action Quality Audit 2017-2018**

<b>CASE No.</b>	15/00134/DWPP
<b>ADDRESS</b>	Priory Court 29 Cloth Fair London EC1A 7JQ
<b>CONSERVATION AREA</b>	Smithfield
<b>LISTED BUILDING</b>	No

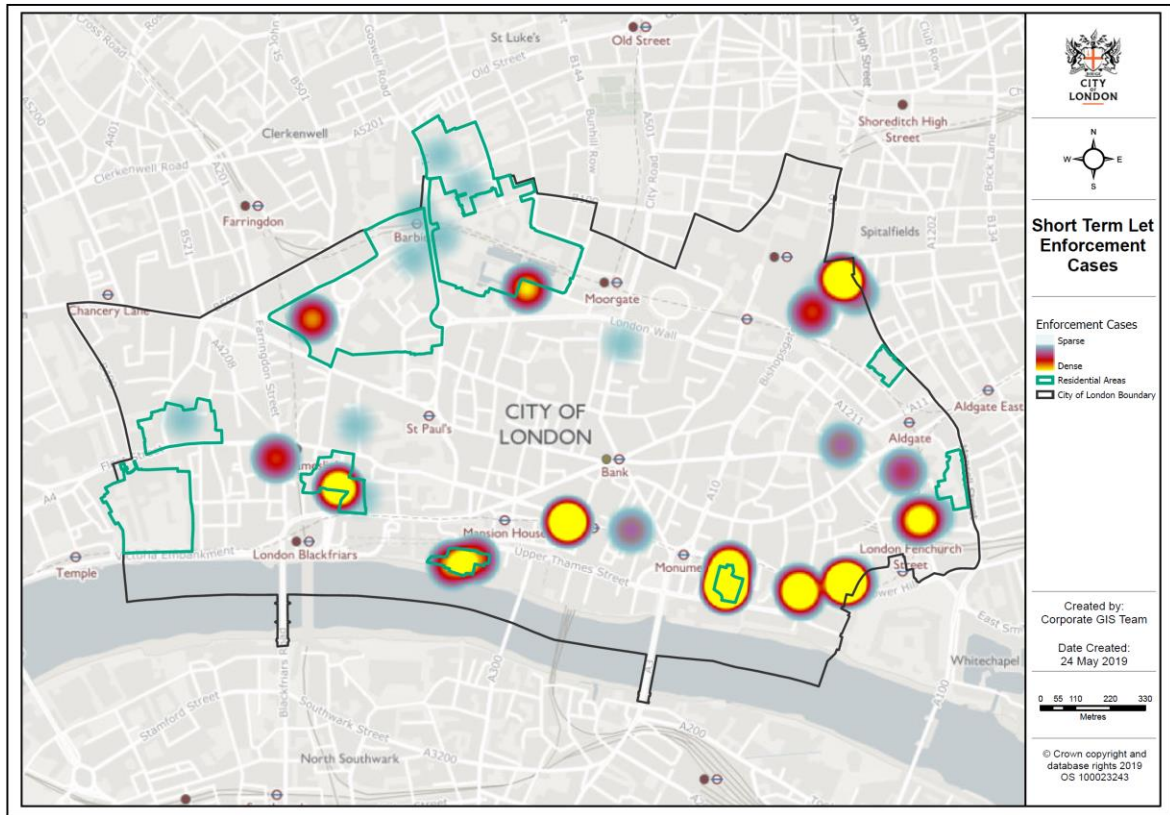
<p><b>PHOTOGRAPHS</b></p>  <p>Before</p>	 <p>After</p>
--	--

<p><b>BREACH</b></p> <p>Unauthorised installation of aerials without the benefit of planning permission</p>	<p><b>ACTION TAKEN</b></p> <ul style="list-style-type: none"><li>• Following negotiations and the lack of a need for the aerials the</li></ul>
---	--

	<p>unauthorised development was removed</p> <ul style="list-style-type: none"><li>• May 2017 site inspected confirmed aerals had been removed</li></ul>
--	---

# APPENDIX 5

## Map showing location of short term lets complaints



<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	<b>10<sup>th</sup> September 2019</b>
<b>Subject:</b> Delegated decisions of the Chief Planning Officer and Development Director	<b>Public</b>
<b>Report of:</b> Chief Planning Officer and Development Director	<b>For Information</b>

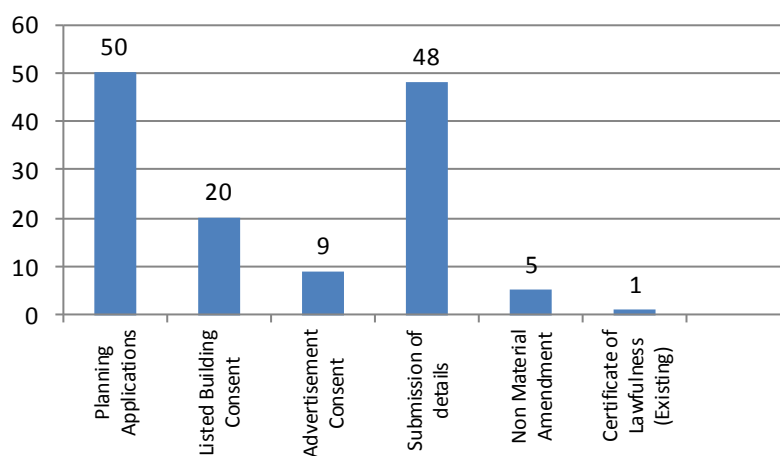
## Summary

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 Sixty-One-hundred and thirty-three (133) matters have been dealt with under delegated powers.

Forty-eight (48) relate to conditions of previously approved schemes .Twenty (20) relate to works to Listed Buildings. Five (5) applications for Non-Material Amendments and Nine (9) applications for Advertisement Consent. Fifty (50) full applications which, including Eleven (11) Change of Use and no floorspace created.

**Breakdown of applications dealt with under delegated powers**



Any questions of detail arising from these reports can be sent to [plans@cityoflondon.gov.uk](mailto:plans@cityoflondon.gov.uk).

### Details of Decisions

Registered Plan Number & Ward	Address	Proposal	Decision & Date of Decision	Applicant/ Agent
18/00381/ADVT Billingsgate	10 Lower Thames Street London EC3R 6EN	Installation and display of a blue background with (i) non-illuminated advert measuring 2.6m (w) by 1.7m (h) displayed at a height of 1.18m above ground floor level, (ii) non-illuminated advert measuring 1.8m (w) by 1.5m (h) displayed at a height of 0.8m above ground floor level, (iii) non-illuminated advert measuring 2.5m (w) by 0.7m (h) displayed at a height of 0.9m above ground floor level, on a white background, (iv) non-illuminated advert measuring 2.6m (w) by 1.7m (h) displayed at a height of 0.9m and (v) non-illuminated advert measuring 1.8m (w) by 1.2m (h) displayed at a height of 1.5m above ground floor level.	Approved 01.08.2019	The Gym Group Ltd
18/00566/MDC Farringdon Without	49 - 50 Fleet Street London EC4Y 1BJ	Details of the mounting of plant equipment pursuant to condition 4 of planning permission 17/00082/FULL dated 11.05.17.	Approved 31.07.2019	Apex Hotels
18/00851/MDC Farringdon Within	Creed Court 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square, London EC4M 7AA	Details of basements, piling configuration and an environmental risk assessment for piling pursuant to condition 9 of planning permission 13 February 2019 (ref: 17/01207/FULMAJ).	Approved 15.08.2019	Dominvs Living Ltd
18/01130/MDC Bishopsgate	Site Bounded By Stone House And Staple Hall Bishopsgate,	Details of provision of long and short term cycle spaces pursuant to Condition 45 of planning permission	Approved 13.08.2019	UOL Group Ltd



	Devonshire Row London, EC2	17/00623/FULL dated 27.07.2018.		
18/01142/MDC Cripplegate	Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ	Details of SUDs components and measures to be taken to prevent flooding pursuant to condition 19 of planning permission dated 19th July 2018 (17/00770/FULL).	Approved  08.08.2019	ISg
18/01143/MDC Cripplegate	Former Richard Cloudesley School Golden Lane London EC1Y 0TZ	Details of the ground floor slab and all below ground works pursuant to condition 7; and details of the provision of sewer vents and interceptor traps pursuant to condition 10 and 11 of planning permission dated 19th July 2018 (17/00770/FULL).	Approved  01.08.2019	ISg
18/01167/PODC Farringdon Within	Site Bounded By 34-38, 39- 41, 45-47 & 57B Little Britain & 20, 25, 47, 48- 50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Submission of Construction Impact Mitigation Details (for Phase 3) pursuant to Schedule 2 Paragraph 15.1 of the Section 106 Agreement dated 29 May 2013 related to planning permission 12/00256/FULEIA (as varied by: 14/00432/FULMAJ, 15/00417/FULMAJ, 16/00164/FULL and 16/00165/FULMAJ).	Approved  18.07.2019	Barts Square First Limited
18/01264/FULL Portsoken	Outside Guinness Court Mansell Street London E1	Erection of a stand alone bin store.	Approved  08.08.2019	Guinness Trust
18/01324/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Details of ground floor elevations pursuant to condition 18(c) of planning permission dated 30th August 2017 (planning reference 16/00590/FULL).	Approved  22.08.2019	Taylor Wimpey Uk Limited
18/01325/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane	Details of soffits, hand rails and balustrades pursuant to condition 18(e) (in part) of	Approved  22.08.2019	Taylor Wimpey Uk Limited

	London EC1Y 0RS	planning permission dated 30th August 2017 (planning reference 16/00590/FULL).		
18/01328/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Details of the entrances on Golden Lane, Fann Street and Brackley Street pursuant to condition 18(g) of planning permission dated 30th August 2017 (planning reference 16/00590/FULL).	Approved 22.08.2019	Taylor Wimpey Uk Limited
18/01330/MDC Cripplegate	Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Details of the windows, including the reveals pursuant to condition 18(i) of planning permission dated 30th August 2017 (16/00590/FULL).	Approved 22.08.2019	Taylor Wimpey Uk Limited
18/01331/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Details of balconies pursuant to condition 18(k) and details of juliet balconies pursuant to condition 18(l) of planning permission dated 30th August 2017 (planning reference 16/00590/FULL).	Approved 22.08.2019	Taylor Wimpey Uk Limited
19/00023/ADVT Cordwainer	2A Bow Lane London EC4M 9EE	Retention of: (i) a fascia sign measuring 0.7m (h) by 1.7m (w) displayed at a height of 3.12m above ground floor level with an internally illuminated laser cut advert measuring 0.9m (w) by 0.16m (h); (ii) one externally illuminated projecting sign measuring 0.5m (w) by 0.5m (h), displayed at a height of 2.8m above ground floor level, with advert measuring 0.35m (w) by 0.09m (h); and (iii) two non- illuminated laser cut bronze pilaster signs measuring 0.06m (h) by 0.3m (w) displayed at a height of 1.6m above ground floor level.	Approved 25.07.2019	Mr Mark Bull
19/00093/FULL Broad Street	60 London Wall London EC2M 5TQ	Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow variation of conditions 53 and 54 of planning permission 19/00580/FULL dated 27.06.2019 to allow for	Approved 08.08.2019	CSHV 60 London Wall SARL

		amendments of retail mix, internal layout and approved drawing numbers.		
19/00105/FULL Farringdon Within	Central Criminal Court Old Bailey London EC4M 7EH	The installation of a replacement CCTV network, comprising 28 external CCTV cameras (10 replacement and 18 additional and the installation of two surface mounted rising vehicle blockers and a vehicular swing arm barrier.	Approved 25.07.2019	City Surveyor's Department
19/00106/LBC Farringdon Within	Central Criminal Court Old Bailey London EC4M 7EH	The installation of a replacement CCTV network, comprising 28 external CCTV cameras (10 replacement and 18 additional) and 45 internal CCTV cameras (14 replacement and 31 additional), the creation of a new Security Control room, and the installation of two surface mount rising vehicle blockers and a vehicular swing arm barrier at vehicular entrances.	Approved 25.07.2019	City Surveyor's Department
19/00119/FULL Farringdon Within	33 - 37 Charterhouse Square London EC1M 6EA	Change of use from B1 (office) to flexible use as D1 (school) in association with Charterhouse Square School or B1 (office) with internal alterations and refurbishment and works to the roof to facilitate a terrace for outdoor teaching; comprising canopy and glass frontage along with stair and lift cores (1,091sq.m GIA)	Approved 22.08.2019	UCG/Cognit a Schools Ltd
19/00125/FULLR 3 Bassishaw	Guildhall London EC2P 2EJ	The installation of a replacement CCTV network, comprising 33 external CCTV cameras ( 30 replacement and 3 additional)	Approved 25.07.2019	City Surveyor's Department
19/00126/LBC Bassishaw	Guildhall London EC2P 2EJ	The installation of replacement CCTV network comprising 8 external replacement cameras and 8 internal replacement cameras (15 replacement and 1 new camera ) and RVS equipment	Approved 25.07.2019	City Surveyor's Department

19/00147/MDC Lime Street	22 - 24 Bishopsgate London EC2N EC2N 4BQ	Details of proposed finished floor levels at ground and basement levels in relation to OD levels pursuant to Condition 4 of planning permission 16/00849/FULEIA dated 11.09.2017.	Approved 06.08.2019	DP9 Limited
19/00151/MDC Lime Street	22 - 24 Bishopsgate London EC2N	Details of ground elevations including entrances pursuant to Condition 16 (f) of planning permission 16/00849/FULEIA dated 11.09.2019.	Approved 06.08.2019	DP9 Limited
19/00152/MDC Lime Street	22 - 24 Bishopsgate London EC2N	Details of escape doors, gates and doors to the vehicular lifts and bicycle entrance pursuant to Condition 16g of planning permission 16/00849/FULEIA dated 11.09.2019.	Approved 06.08.2019	DP9 Limited
19/00182/FULL Walbrook	The Mansion House Mansion House Street London EC4N 8BH	The installation of a replacement CCTV network, comprising 17 CCTV cameras ( 8 replacements and 9 new cameras).	Approved 25.07.2019	City Surveyor's Department
19/00183/LBC Walbrook	The Mansion House Mansion House Street London EC4N 8BH	The installation of a replacement CCTV network, comprising 17 external and 34 internal CCTV cameras (4 replacements and 30 new) and associated wiring.	Approved 25.07.2019	City Surveyor's Department
19/00192/FULL Billingsgate	St Mary-At-Hill Church St Mary At Hill London EC3R 8EE	Additional support for the existing external bracket clock on the east wall of the church.	Approved 25.07.2019	The PCC of St Mary at Hill
19/00215/FULL Cripplegate	Barbican Estate Silk Street London EC2Y 8DS	The installation of a replacement closed circuit television camera (CCTV) network, comprising thirty two (32) Fully Functional dome cameras and sixteen (16) static dome cameras.	Approved 25.07.2019	City Surveyor's Department
19/00216/LBC Cripplegate	Barbican Centre Silk Street London EC2Y 8DS	The installation of a replacement closed circuit television camera (CCTV) network, comprising forty seven (47) Fully Functional dome cameras and one	Approved 25.07.2019	City Surveyor's Department

		hundred and twelve (112) static dome cameras, the upgrade of a new Security Control Suite including security staff welfare room, the installation of two vehicular swing arm barriers and a highway deflection barrier at vehicular entrances, the installation of five pairs of hooped pedestrian barriers at the foyer entrance at Level -1, and the installation of an automatic access control system comprising magnetic door contacts and associated card readers.		
19/00236/MDC Farringdon Without	Inner Temple Treasury Building The Terrace Crown Office Row London EC4Y 7HL	Submission of details of (i) particulars and samples of the stone pursuant to condition 2 (a) (in part) (ii) a scheme for protecting nearby residents and commercial occupiers during construction pursuant to condition 3 (construction management plan); (iii) construction logistics plan pursuant to condition 4 of planning permission dated 14 February 2018 (ref: 17/00077/FULMAJ).	Approved 19.07.2019	Mr Richard Snowdon
19/00244/LBC Bridge And Bridge Without	35 Eastcheap London EC3M 1DT	Internals alterations in connection with the fit out of the Class A4 use including the addition of an acoustic lobby, secondary glazing, bar and seating areas, toilets and back of house storage area.	Approved 16.07.2019	Nightlight Leisure Limited
19/00248/ADVT Bridge And Bridge Without	35 Eastcheap London EC3M 1DT	Installation and display of (i) one non illuminated projecting sign measuring 0.6m in diameter at a height above ground of 3.2m.	Approved 31.07.2019	Nightlight Leisure Limited
19/00437/LBC Bridge And Bridge Without	35 Eastcheap London EC3M 1DT	Installation of one non illuminated projecting sign at ground floor level.	Approved 31.07.2019	Nightlight Leisure Limited
19/00258/FULL	18 - 20 Creechurch	Retention of the replacement ground floor windows and	Approved	Fuller Smith And Turner

Aldgate	Lane London EC3A 5AY	doors on the Mitre Street and Creechurch Lane elevation.	22.08.2019	PLC
19/00270/MDC Bishopsgate	135 Bishopsgate London EC2M 3YD	Submission of details of all new lighting pursuant to condition 5(h) of planning permission dated 20th September 2018 (18/00816/FULL).	Approved 22.08.2019	Bluebutton Properties UK Limited
19/00301/FULL Tower	Station Forecourt Fenchurch Street Railway Station Fenchurch Place London	Installation of a freestanding coffee kiosk (Class A1) (8.9sq.m).	Approved 18.07.2019	Costa Ltd
19/00302/ADVT Tower	Station Forecourt Fenchurch Street Railway Station Fenchurch Place London EC3M 4AJ	Installation and display of (i) one internally illuminated roof letters measuring 0.25m high by 2.92m wide at a height above ground of 2.75m; (ii) one internally illuminated fascia sign measuring 0.5m high by 3.57m wide at a height above ground of 2.1m; (iii) one internally illuminated fascia sign measuring 0.5m high by 2.85m wide at a height above ground of 2.1m and (iv) one non illuminated painted graphic sign measuring 2m high by 2.85m wide at a height above ground of 0.1m.	Approved 18.07.2019	Costa Ltd
19/00279/LBC Dowgate	1 - 2 Laurence Pountney Hill London EC4R 0EU	Installation of spline lock mechanisms to eleven internal doors.	Approved 25.07.2019	Miss Stacey Hunt
19/00281/MDC Candlewick	32 Lombard Street London EC3V 9BQ	Submission of a BREEAM certificate pursuant to condition 15 of planning permission dated 21st July 2015 (App No 14/01103/FULL).	Approved 08.08.2019	McKay Securities
19/00282/FULL	153 Fenchurch Street London	Replacement of front elevation windows.	Approved	GLUK (2015)

Langbourn	EC3M 6BB		18.07.2019	
19/00300/NMA Lime Street	6 - 8 Bishopsgate & 150 Leadenhall Street London EC2N 4DA & EC3V 4QT	Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 17/00447/FULEIA dated 13.09.2018 to allow for amendments to the scheme comprising alterations to the facade, an increase in the balustrade height (L11, 25, 26) from 1.4 to 1.6m, introduction of balustrades at L48, introduction of doors and louvres at L48 and L50, alterations to the west entrance to include an additional revolving door, alterations to the south entrance, repositioning of the viewing gallery lobby, alterations to the retail unit in terms of layout, configuration and access, alterations to the bicycle parking provision and bicycle access and associated facilities, alterations to the loading bay height and layout and changes to the size and location of the BMU enclosures.	Approved 22.08.2019	Gerald Eve LLP
19/00304/CLEUD Castle Baynard	Flat LG02 4 - 7 Red Lion Court London EC4A 3EB	Certificate of lawful existing use in respect of the use of part lower ground floor as a self-contained dwelling (Class C3).	Grant Certificate of Lawful Development 25.07.2019	Red Lion Court Development Ltd
19/00305/FULL Cheap	In Front of 1 St Martin's-le- Grand London EC1A 4AS	Installation of a Parklet on the loading space forward of number one St Martin's-le-Grand for a temporary period until 04 October 2020.	Approved 06.08.2019	London Festival of Architecture
19/00311/FULL Castle Baynard	20 St Andrew Street London EC4A 3AG	i) Installation of ventilation louvres to south west elevation at ground floor level in lieu of	Approved 16.07.2019	UMR Group LLP

		the existing glazing; (ii) Installation of a helium quench pipe and associated steel truss support at roof level within the existing rooftop plant enclosure (maximum height AOD: 52.37m).		
19/00317/FULL Bassishaw	100 Wood Street London EC2V 7AN	Change of use of part ground floor from office (Class B1) to a flexible use for either retail / restaurants and cafes (Class A1/A3) (234sq.m). Installation of new doors, windows and louvres; remodelling of exterior steps towards St Mary Staining Churchyard; installation of exterior lighting in St Alban's Court; and provision of exterior seating.	Approved 18.07.2019	Pontegadea UK Ltd (C/o Colliers International )
19/00335/FULL Aldgate	Billiter Street London EC3	Installation of two small structures: a public bench, and a planter that will contain a selection of plants and ornamental grasses for a temporary period until 23rd September 2019.	Approved 06.08.2019	London Festival of Architecture
19/00338/MDC Farringdon Within	Creed Court 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square London EC4M 7AA	Details of foundations and piling configuration pursuant to condition 8 of planning permission dated 13 February 2019 (application number 17/01207/FULMAJ).	Approved 15.08.2019	Dominvs Investments 1 Limited
19/00366/MDC Coleman Street	44 Moorfields London EC2Y 9AL	Submission of details of the glazing and a scheme for the protection of nearby occupiers from noise, dust and other environmental effects pursuant to conditions 2 and 3 of planning permission dated 07/03/2019 (app. no. 19/00029/FULL).	Approved 06.08.2019	British Red Cross
19/00370/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1	Details of plant, plant screens, flues, fire escapes and other excrescences at roof level pursuant to condition 18 (f) of planning permission dated 30th August 2017 (planning reference 16/00590/FULL).	Approved 23.07.2019	Taylor Wimpey UK Limited



19/00404/FULL Farringdon Without	12 West Smithfield London EC1A 9JR	Installation of a parklet on an existing parking bay for a temporary period until 03 November 2019.	Approved  06.08.2019	Fatkin Ltd
19/00412/FULL Castle Baynard	20 St Andrew Street London EC4A 3AG	Use of part ground floor (354sq.m) and part basement (81sq.m) for Class D1 use (medical outpatients) (total floorspace 435sq.m).	Approved  16.07.2019	UME Group LLP
19/00414/MDC Farringdon Within	Creed Court 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square London EC4M 7AA	Details of a programme of archaeological work pursuant to condition 7 of planning permission dated 13 February 2019 (application number 17/01207/FULMAJ).	Approved  15.08.2019	DP9 Limited
19/00427/FULL Vintry	PNB House 77 Queen Victoria Street London EC4V 4AY	Replacement of the flat roof on 6th floor over the plant room.	Approved  01.08.2019	PNBJ III Limited C/o CBRE LTD (property Management)
19/00440/FULL Bridge And Bridge Without	16 Eastcheap London EC3M 1BD	Demolition of part of existing roof level and erection of new sixth floor (390sq.m GIA). Change of use from office (Class B1) to a flexible use of shop / restaurant & cafe (Class A1/A3) at ground floor and a flexible use of shop / restaurants & cafes / assembly and leisure (Class A1/A3/D2) at lower ground floor (538sq.m). Associated elevational changes and installation of plant.	Approved  27.08.2019	7RE London Limited
19/00444/FULL Billingsgate	51 Eastcheap London EC3M 1JA	Installation of five air conditioning units and acoustic enclosures within the lower ground floor lightwell.	Approved  25.07.2019	WeWork
19/00446/FULL Farringdon Without	Inner Temple Treasury The Terrace Crown Office Row London	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 20 of planning permission dated 14.02.2018 (17/00077/FULMAJ) to	Approved  16.07.2019	Mr Richard Snowdon

	EC4Y 7HL	incorporate a minor material amendment to replace the existing window with a new louvred door on the east elevation.		
19/00452/FULL Dowgate	Livery Hall Dyers Hall 10 Dowgate Hill London EC4R 2ST	i) Formation of a new doorway within the eastern wall of the internal lightwell; ii) removal of an existing window and the formation of new opening for a replacement window; and iii) provision of a new flying staircase across the width of the internal lightwell.	Approved 22.08.2019	The Worshipful Company of Dyers
19/00453/LBC Dowgate	Livery Hall Dyers Hall 10 Dowgate Hill London EC4R 2ST	i) Formation of a new doorway within the eastern wall of the internal lightwell; ii) removal of an existing window and the formation of new opening for a replacement window; and iii) provision of a new flying staircase across the width of the internal lightwell.	Approved 22.08.2019	The Worshipful Company of Dyers
19/00475/MDC Bishopsgate	135 Bishopsgate London EC2M 3TP	Submission of particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces; details of hand rails and balustrades; external surfaces; new lighting; seating and a landscaping scheme pursuant to condition 5(a), (d), (g), (h), (j) and 13 of planning permission dated 20th September 2018 (18/00816/FULL).	Approved 22.08.2019	Bluebutton Properties UK Limited
19/00478/LBC Bishopsgate	9A Devonshire Square London EC2M 4YN	Internal fit-out of the offices including the strip out of the existing partitions and services, installation of new services.	Approved 18.07.2019	Cogent BC
19/00485/MDC Billingsgate	Sugar Quay Lower Thames Street London EC3R 6EA	Details of the method of minimising the transmission of structure borne sound or vibration pursuant to condition 27 of planning permission dated 11th May 2016 (14/01006/FULMAJ).	Approved 31.07.2019	Barratt London
19/00487/FULL	Austin Friars	Change of use of part	Approved	The Cut

Broad Street	House 2 - 6 Austin Friars London EC2N 2HD	basement from office (Class B1) to a flexible use for either office (Class B1) or gymnasium (Class D2) (242 sq.m).	23.07.2019	Gym Limited
19/00488/MDC Lime Street	Leadenhall Court 1 Leadenhall Street London	Site survey and survey of highway and other land at the perimeter of the site pursuant to condition 5 of planning permission dated 28th March 2019 (18/00740/FULEIA).	Approved 25.07.2019	1 Leadenhall Limited Partnership
19/00489/FULL Farringdon Within	9 Newbury Street London EC1A 7HU	(i) Change of use of upper floors from office (Class B1) to residential (Class C3) to create a two-bedroom apartment (86.6sq.m); (ii) external alterations and extension at ground floor level including installation of a replacement shopfront and infill extension at the rear of the building; (iii) external alterations and extension at roof level including replacement of existing roof access and creation of a roof terrace; and (iv) associated external alterations (total uplift in floorspace 10.2sqm).	Approved 01.08.2019	Simply Crafted Asset Managemen t
19/00490/FULL Farringdon Within	66 - 67 Long Lane London EC1A 9EJ	Alterations to existing shopfront including the subdivision of existing shop, creation of two new entrances and the infill of the existing entrance door.	Approved 18.07.2019	Abrahams
19/00493/LBC Langbourn	81 - 82 Gracechurch Street London EC3V 0AU	Installation of an external name plaque (166mm x257mm).	Approved 20.08.2019	Mr Paul Brattle
19/00500/LBC Cripplegate	2 Brandon Mews Barbican London EC2Y 8BE	Internal alterations and refurbishment.	Approved 16.07.2019	Ms Caroline Rae
19/00501/MDC Farringdon Within	Site Bounded By 34-38, 39- 41, 45-47 & 57B	Details of a programme of archaeological work pursuant to condition 15 of planning	Approved 01.08.2019	DP9 Ltd

	Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	permission dated 16/03/2017 (application number 16/00165/FULMAJ)		
19/00503/FULL Farringdon Without	48 - 49 Chancery Lane London WC2A 1JF	Installation of a new entrance door and a new canopy on the Chancery Lane elevation and the installation of a new door on the Quality Court elevation.	Approved 06.08.2019	Aviva
19/00504/FULL Farringdon Without	48 - 49 Chancery Lane London WC2A 1JF	Creation of a roof terrace at fifth floor level including the installation of new sliding doors and a metal balustrade in association with the office use.	Approved 06.08.2019	Aviva
19/00513/FULL Farringdon Within	11 - 12 Half Moon Court London EC1A 7HF	Installation of two air conditioning condenser units within a basement lightwell.	Approved 23.07.2019	Mr Ian Griffiths
19/00517/FULL Bishopsgate	University House 109 - 117 Middlesex Street London E1 7JF	Replacement of a window with a door on the fifth floor of building to facilitate access to the existing roof terrace.	Approved 13.08.2019	Coventry University
19/00635/NMA Lime Street	Leadenhall Court 1 Leadenhall Street London EC3V 1PP	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 18/00740/FULEIA dated 28th March 2019 to vary the wording of Condition 11 to allow details to be submitted prior to construction (excluding site preparatory works such as demolition, enabling works and piling works/operations) instead of prior to demolition.	Approved 01.08.2019	1 Leadenhall Limited Partnership
19/00544/MDC	19 - 33 Liverpool Street	Details of the rear facade ventilation openings pursuant	Approved	DP9 Ltd

Bishopsgate	London EC2M 7PD	to condition 7(e) of planning permission dated 5 June 2018 (18/00206/FULL).	16.07.2019	
19/00548/FULL Cheap	31 - 33 Foster Lane Basement Unit London EC2V 6HD	Change of use of part ground floor and basement from restaurant/bar (Class A3/A4) to a gym (Class D2) (555sq.m).	Approved 16.07.2019	UP Fitness
19/00550/MDC Bishopsgate	10 Devonshire Square London EC2M 4YP	Details a noise survey pursuant to condition 3(b) of planning permission 18/00419/FULL dated 28/6/2018.	Approved 16.07.2019	WeWork
19/00551/FULL Farringdon Without	Central Markets Farringdon Street London EC1A 9NB	Replacement of the existing photographic artwork on hoardings on the General Market facade fronting on to Farringdon Street with a new photographic artwork for a temporary period of one year.	Approved 31.07.2019	Museum of London
19/00552/MDC Langbourn	120 Fenchurch Street London EC3M 5BA	Submission of details of ventilation equipment (condition 18k), Noise and odour (condition 31) and plant noise assessment (condition 32) of planning permission 18/00031/FULMAJ dated 15.01.2019.	Approved 01.08.2019	D & D London
19/00553/LBC Broad Street	Drapers Hall Throgmorton Avenue London EC2N 2DQ	Essential repairs to the Livery Hall roof and ceiling; to include structural repairs to the timber roof trusses, strengthening of the plaster canvas wads, localised repairs to the external roof coverings and improved access to the ceiling void.	Approved 18.07.2019	The Drapers' Company
19/00554/FULL Tower	Leonardo Royal Hotel 8 - 14 Cooper's Row London EC3N 2BQ	Replacement of the existing facade cladding.	Approved 16.07.2019	Jurys Hotel Management (UK) Limited
19/00557/MDC Coleman Street	74 Coleman Street London EC2R 5BT	Submission of details of archaeological evaluation, a programme of archaeological work, foundations and piling configuration pursuant to conditions, 6, 7 and 8 of	Approved 13.08.2019	Stirling Securities Limited

		planning permission dated 14 March 2019 (application number 18/01309/FULL)		
19/00559/MDC Aldgate	Eastgate House 40 Dukes Place London EC3A 7NH	Details of a Servicing Management Plan pursuant to condition 6 of planning permission 18/00466/FULL dated 17/7/2018.	Approved 23.07.2019	UK College of Business And Computing
19/00565/FULL Tower	109 Minories London EC3N 2LU	Installation of a shopfront.	Approved 18.07.2019	Co-operative Group Food Limited
19/00566/LBC Cripplegate	Barbican Arts & Conference Centre Silk Street London EC2Y 8DS	Proposed painted timber enclosure to house and secure distro box (terminal for new 3 phase electrical supply) to Level 4 Conservatory Terrace.	Approved 18.07.2019	Barbican Arts & Conference Centre
19/00567/FULL Candlewick	111 Cannon Street London EC4N 5AW	Removal of an existing door and replacement with a window to match other existing windows.	Approved 23.07.2019	Fidelity Investment Management Limited
19/00572/FULL Dowgate	1 - 2 Laurence Pountney Hill London EC4R 0EU	Retention of CCTV camera installed outside the rear entrance of the building on Suffolk Lane.	Approved 23.07.2019	Miss Stacey Hunt
19/00574/FULL Castle Baynard	59 Fleet Street London EC4Y 1JU	Installation of new timber shopfront.	Approved 15.08.2019	Elias Cleaners Limited
19/00576/FULL Coleman Street	27 Finsbury Circus London EC2M 7EA	Change of use of ground floor unit (Room 19) from Office (Use Class B1) to a flexible use for either B1 (Office) or D1 (Health Clinic) (15.45sqm).	Approved 01.08.2019	London Travel Clinic
19/00578/MDC Billingsgate	Retail Unit 2 20 Eastcheap London EC3M 1EB	Submission of a Visitor Management Plan pursuant to Condition 9 of planning permission 18/01138/FULL, dated 02 April 2019.	Approved 25.07.2019	Rocket Leisure Limited
19/00579/NMA Cripplegate	Former Bernard Morgan House 43 Golden Lane London	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning	Approved 08.08.2019	Taylor Wimpey UK Limited

	EC1Y 0RS	permission 16/00590/FULL dated 30th August 2017 to amend the approved plans to allow minor changes to the balcony doors, balustrades, windows and Fann Street entrance.		
19/00582/MDC Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT	Submission of details of boiler systems pursuant to condition 32 of planning permission dated 04/05/2018 (app. no. 17/01095/FULEIA).	Approved 13.08.2019	LS 21 Moorfields Developme nt Managemen t Ltd
19/00583/FULL Castle Baynard	1 Fetter Lane London EC4A 1BR	Change of use at part first floor level (Room 101 from Class B1 (office use) to a flexible use for either Class B1 or Class D1 use. (10 Sq.m)	Approved 01.08.2019	DocTap
19/00584/MDC Farringdon Without	1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London	Submission of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 4 of Planning Permission 17/00937/FULL dated 26.03.18.	Approved 13.08.2019	The Honourable Society of The Middle Temple
19/00585/MDC Cripplegate	Former Richard Cloudesley School Golden Lane Estate London	Submission of details of a WSI for an Archaeological Evaluation and Mitigation, Addendum and No. 2 Addendum pursuant to condition 6 of planning permission dated 19th July 2018 (planning reference 17/00770/FULL).	Approved 01.08.2019	ISg
19/00587/ADVT Bridge And Bridge Without	27 - 29 Eastcheap London EC3M 1DT	Installation and display of (i) one internally illuminated fascia sign measuring 0.82m high by 1.2m wide at a height above ground of 2.7m and (ii) one internally illuminated projecting sign measuring 0.6m in diameter at a height above ground of 3.3m.	Approved 31.07.2019	Portland Restaurants Ltd
19/00590/MDC	22 Bishopsgate	Submission of Construction	Approved	DP9 Limited

Lime Street	London EC2N 4BQ	Management Plan pursuant to Condition 3 of planning permission 16/00849/FULEIA dated 11.09.2017	27.08.2019	
19/00595/FULL Tower	The Three Tuns Public House 36 Jewry Street London EC3N 2ET	Retention of a serving bar (Class A4) on the flat roof area above second floor level.	Approved 31.07.2019	Ei Group Plc
19/00598/FULL Farringdon Without	322 High Holborn London WC1V 7PB	Installation of four condensers at roof level.	Approved 31.07.2019	Beaumont Business Centre Limited
19/00599/MDC Cheap	1-3, 4, 5, 7 & 8 Fredericks Place & 35 Old Jewry London EC2R 8AE	Submission of a noise impact assessment pursuant to condition 13 of planning permission dated 04/10/2016 (app. no. 15/01308/FULL).	Approved 18.07.2019	The Mercers' Company
19/00602/FULL Bridge And Bridge Without	51 - 54 Gracechurch Street London EC3V 0EH	Change of use of the basement and ground floors from mixed use for either Class A1/A2/A3 use to Class A3 (Restaurant) use and the installation of a mezzanine floor for Class A3 use (405sq.m).	Approved 22.08.2019	Vagabond Wines Ltd
19/00604/LBC Cripplegate	404 Willoughby House Barbican London EC2Y 8BN	Widen WC doorway and install sliding door.	Approved 25.07.2019	Ms Lesley Doyal
19/00605/FULL Cornhill	Unit 13-14 (Basement & Ground Floor) Royal Exchange Threadneedle Street London EC3V 3LQ	Replacement of the existing timber stallriser panels with ventilation grilles to the shopfront at Unit 14-15, in association with internal works to facilitate new basement UKPN intake room with internal ducting and connections.	Approved 15.08.2019	The Royal Exchange Investments Limited
19/00606/LBC Cornhill	Unit 13-14 (Basement & Ground Floor) Royal Exchange Threadneedle Street	Works to facilitate new basement UKPN intake room with associated internal ducting and connections including replacement ventilation grille at street level	Approved 15.08.2019	The Royal Exchange Investments Limited



	London EC3V 3LQ	to the shopfront stallriser of Unit 14-15.		
19/00608/MDC  Tower	76 - 86 Fenchurch Street, 1 - 7 Northumberland Alley & 1 & 1A Carlisle Avenue London EC3N 2ES	Submission of details of mechanical plant mountings pursuant to condition 21 of planning permission dated 20/01/2016 (app. no. 15/00702/FULMAJ).	Approved  13.08.2019	Partners Group Fenchurch IC Limited
19/00609/FULL  Tower	1 Portsoken Street London E1 8BT	Replacement of the existing glazing with new glazing.	Approved  01.08.2019	DP9 Ltd
19/00610/FULL  Cornhill	33 Old Broad Street London EC2N 1HZ	Reinstatement of original building line and shopfront design with matching stall riser and mullions details. Removal of existing ATMs, retail entrance doors and associated signage and glazing.	Approved  25.07.2019	Lloyds Bank
19/00619/FULL  Farringdon Without	Inner Temple Garden Inner Temple London EC4Y 7HL	Construction of two soakaways, associated pipework and gullies within the Inner Temple Garden.	Approved  25.07.2019	Honourable Society of The Inner Temple
19/00621/MDC  Tower	Walsingham House 35 Seething Lane London EC3N 4AH	JLLDetails of a post construction BREEAM assessment demonstrating that a target rating of Excellent has been achieved pursuant to condition 12 of planning permission 14/01226/FULMAJ dated 08.01.16.	Approved  06.08.2019	Devonport Properties Limited
19/00622/FULL  Coleman Street	56-60 Moorgate, 62-64 Moorgate & 41-42 London Wall London EC2	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 32 (approved drawings) of planning permission dated 14/02/2017 (15/01312/FULMAJ) for use of part of the ground floor and part basement for a flexible use for either shop/deposit taker/restaurant (Class A1/A2/A3) (432sq.m).	Approved  01.08.2019	Thor Limited

19/00626/LBC Farringdon Within	Flat 4 St Bartholomew House 58 West Smithfield London EC1A 9DS	Installation of secondary glazing to the inner faces of the windows.	Approved  13.08.2019	Mr Graham Green
19/00627/ADVT Coleman Street	150 - 151 London Wall London EC2M 5QD	Installation and display of one internally illuminated fascia sign measuring 0.6m high by 1.6m wide located at a height of 3.5m above ground floor level, one internally illuminated fascia sign measuring 0.2m high by 2.4m wide located at a height of 3.5m above ground floor level and one externally illuminated projecting sign measuring 0.5m high by 0.5m wide located at a height of 2.7m above ground floor level.	Approved  13.08.2019	Specsavers Opticians
19/00628/FULL Vintry	1 College Hill London EC4R 2RA	Change of use of the basement floor from Office (Class B1a) to a flexible use for either Class D1 (non- residential institution) or Office (Class B1a) (292 sqm).	Approved  08.08.2019	COIF Nominees Limited
19/00633/ADVT Billingsgate	10 Lower Thames Street London EC3R 6EN	Installation and display of one non-illuminated advertisement measuring 1.3m (w) by 0.8m (h) displayed at a height of 4.8m above ground floor level; one non-illuminated advertisement measuring 5.4m (w) by 0.2m (h) displayed at a height of 4.6m above ground floor level; one non-illuminated advert measuring 0.9m (w) by 1.3m (h) displayed at a height of 0.7m above ground floor level, with signage measuring 0.6m (w) by 0.5m (h).	Approved  08.08.2019	Notemachin e UK Ltd
19/00631/LBC Aldersgate	381 Shakespeare Tower Barbican London EC2Y 8NJ	Alterations of internal walls and doors to make minor amendments to the room layouts. New full height doors and installation of suspended ceilings.	Approved  31.07.2019	Mr Lawrence F Turner OBE
19/00634/MDC	76 - 86 Fenchurch	Submission of an Acoustic Report pursuant to condition	Approved	Partners Group

Tower	Street, 1 - 7 Northumberland Alley & 1 & 1A Carlisle Avenue London EC3N 2ES	18 of planning permission dated 20/01/2016 (app. no. 15/00702/FULMAJ).	13.08.2019	Fenchurch IC Limited (Guernsey)
19/00641/MDC  Coleman Street	120 Moorgate London EC2M 6UR	Submission of a scheme indicating the provision to be made for disabled people to gain access to each retail unit pursuant to condition 21 of planning permission dated 7th May 2019 (18/01352/FULL).	Approved  13.08.2019	120 Moorgate Luxembourg Sarl
19/00645/MDC  Vintry	30 Cannon Street London EC4M 6XH	Particulars and samples of the materials to be used on all external faces of the building (including the soffit panels on the Bread Street entrance) and details of the new glazing pursuant to condition 2 (a) and (b) planning permission and listed building consent dated 15/10/2015 (15/00889/FULL and 15/00890/LBC) (as amended by 19/00324/NMA and 19/00318/LBC).	Approved  15.08.2019	DP9 Ltd
19/00647/MDC  Farringdon Without	16 Took's Court London EC4A 1LB	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 2 of planning permission dated 6th June 2019 (19/00110/FULL).	Approved  01.08.2019	Haji
19/00648/MDC  Bishopsgate	61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helen's Place And 33-35 St Mary Axe (North Elevation Only), London EC3	Submission of an acoustic report for new plant pursuant to condition 15 of planning permission dated 3rd March 2012 (12/00129/FULL).	Approved  01.08.2019	The 100 Bishopsgate Partnership

19/00649/FULL Coleman Street	The Telegraph Public House 11 Telegraph Street London EC2R 7AR	Relocation of the entrance doors on the Telegraph Street elevation	Approved 15.08.2019	Simple Simon Design Ltd
19/00655/MDC Bread Street	2 - 6 Cannon Street London EC4M 6YH	Submission of a post construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved pursuant to condition 13 of planning permission 14/00780/FULMAJ dated 30.07.15	Approved 13.08.2019	4 Cannon Street Ltd
19/00660/FULL Bridge And Bridge Without	8 Eastcheap London EC3M 1AE	Retention of works for the replacement of two windows on the St George's Lane elevation and four windows to the lightwell with louvred openings.	Approved 20.08.2019	ETC Venues Ltd
19/00664/MDC Castle Baynard	The Old Deanery Dean's Court London EC4V 5AA	Details of materials for reuse; mortar and pointing samples: materials to be used on all external faces: exact alignment of the location of the wall base; details of brickwork (growth pockets) in the wall: details of retained bricks for re use: details of taking up, storage reuse and relaying of paving materials in the courtyard: details of materials not reused; measures for the protection of trees roots, details of roots sleeving, position of the foundation beam and piles pursuant to conditions 4 (a) (in part), (b), (c),(d), (e), (f), (g) (h) and 8 of planning permission dated 13th December 2018 (17/01280/FULL) and listed building consent 13th December 2018 (17/01281/LBC).	Approved 02.08.2019	The Church Commission ers For England
19/00668/FULL Aldersgate	1 London Wall London EC2Y 5EA	Reconfiguration of the main entrance at ground floor level.	Approved 27.08.2019	One London Wall Limited

19/00670/ADVT Coleman Street	12 Moorgate London EC2R 6DA	Installation and display of: i) two non-illuminated tray signs measuring 0.3m in height by 0.5m in width situated at a height of 1.5m above ground level; ii) one non-illuminated fascia sign measuring 0.35m in height by 2.87m in width situated at a height of 6.15m above ground level; and iii) one non-illuminated fascia sign measuring 0.35m in height by 2.87m in width situated at a height of 6.15m above ground level.	Approved 20.08.2019	Wework
19/00672/LBC Aldersgate	202 Lauderdale Tower Barbican London EC2Y 8BY	Internal refurbishments including alterations to internal walls and doors to make minor amendments to the room layouts.	Approved 15.08.2019	Samantha A Wren
19/00673/FULL Cheap	Abacus House 33 Gutter Lane London EC2V 8AS	Change of use from Class B1 use to Class D2 use at part sub-basement level (163sq.m).	Approved 22.08.2019	Quant Golf Limited
19/00678/ADVT Tower	55 Mark Lane London EC3R 7NE	Installation and display of one non-illuminated projecting sign measuring 0.5m high by 0.5m wide by 0.05m deep at a height above ground of 3.42m.	Approved 20.08.2019	Mr Shaun Smith
19/00682/MDC Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Details of biodiversity enhancements for birds pursuant to condition 18 (m) of planning permission dated 30th August 2017 (16/00590/FULL).	Approved 15.08.2019	Taylor Wimpey UK Limited
19/00685/LBC Aldersgate	392 Lauderdale Tower Lauderdale Place Barbican London EC2Y 8NA	Refurbishments to the 41st floor, including installing new bifold glazed doors between the roof terrace and conservatory and fitting a shower/WC cubicle in the conservatory.	Approved 15.08.2019	Joanne Bloxham
19/00693/NMA Cripplegate	Former Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 16/00590/FULL	Approved 25.07.2019	Taylor Wimpey UK Limited

		dated 30th August 2017 to remove condition 18 (d).		
19/00694/FULLR 3 Bishopsgate	Central Public Realm Area 100 Bishopsgate London EC2M 1GT	Temporary Installation of a sculpture 'Spectacle' by Jonathan Trayte to be taken down on or before 1 September 2020.	Approved 20.08.2019	City of London
19/00712/MDC Coleman Street	120 Moorgate London EC2M 6UR	Submission of a landscaping plan detailing measures to maximize greening and biodiversity pursuant to condition 9 of planning permission dated 7th May 2019 (18/01352/FULL).	Approved 20.08.2019	120 Moorgate Luxemburg SarL
19/00726/MDC Farringdon Within	Fleet Building, 40 Shoe Lane, 70 Farringdon Street, Plumtree Court, 42 Shoe Lane, 12 Plumtree Court And 57 Farringdon Street London, EC4A	Submission of a Plant Noise Egress Assessment pursuant to condition 32 of planning permission dated 28.10.2013 (App No 12/01225/FULEIA).	Approved 20.08.2019	Farringdon Street Partners Limited & Farringdon Street Ltd
19/00745/LBC Cripplegate	27 Stanley Cohen House Golden Lane Estate London EC1Y 0RL	Works to remove an existing water tank and boiler cupboard from a kitchen.	Approved 20.08.2019	Patricia Niven
19/00762/NMA Coleman Street	120 Moorgate London EC2M 6UR	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 18/01352/FULL dated 7th May 2019 to allow for relocation of the approved ground floor Class A1 and Class A2 uses on the Moorgate facade and associated minor changes to the internal layout.	Approved 15.08.2019	120 Moorgate Luxembourg SarL
19/00761/MDC	Flat 9 & 10 23 Middle Street	Details of windows, railings and doors pursuant to	Approved	Mr Richard Law

Farringdon Within	London EC1A 7AB	condition 2 of planning permission dated 11.07.2019 (19/00536/FULL).	31.07.2019	
-------------------	--------------------	--	------------	--

This page is intentionally left blank



<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	<i>Enter Committee Date</i>
<b>Subject:</b> Valid planning applications received by Department of the Built Environment	<b>Public</b>
<b>Report of:</b> Chief Planning Officer and Development Director	<b>For Information</b>

### 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](mailto:plans@cityoflondon.gov.uk).

### Details of Valid Applications

<b>Application Number &amp; Ward</b>	<b>Address</b>	<b>Proposal</b>	<b>Date of Validation</b>	<b>Applicants or Agents</b>
19/00822/FULLR3 Aldersgate	Beech Street, London, EC2Y 8DR	Installation of an artwork for a temporary period of one year.	06/08/2019	City Public Realm - DBE
19/00829/FULL Aldgate	The Baltic Exchange, 38 St Mary Axe, London, EC3A 8BH	Replacement of five existing antennas with six new antennas at roof level and ancillary development thereto.	07/08/2019	Cornerstone & Vodafone Ltd
19/00642/FULL Bassishaw	55 Gresham Street, London, EC2V 7HQ	(i) Installation of louvre panels at ground floor level on the east elevation (ii) Installation of three CCTV cameras at seventh floor level and four cameras at ninth floor level (iii) creation of a cooking area and bar at ninth floor terrace level and alterations to existing glazed facade (iv) Installation of new curved sliding door at ground floor level.	03/07/2019	Investec Asset Management Limited
19/00815/FULL Bassishaw	Brewers' Hall, Aldermanbury Square, London,	Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow variation	05/08/2019	The Worshipful Company of Brewers

	EC2V 7HR	of condition 9 (approved plans) of planning permission dated 7th March 2019 (18/01198/FULL) to allow the following amendments: i) alterations to the entrance doors on the southern and eastern elevations; ii) relocation of risers at roof level; iii) addition of a stepped roof to accommodate improved internal ceiling heights; iv) removal of a rooflight; v) replacement of a louvre in a dormer window on the eastern elevation with glazing ; and vi) alterations to plant.		
19/00121/FULL Billingsgate	Plantation Place, 30 Fenchurch Street, London, EC3M 3BD	Change the use of part basement from Class A1 (retail storage) to a flexible use for either Class A1 or Class B1 (250sq.m).	27/06/2019	One Plantation Place Unit Trust
19/00694/FULLR3 Bishopsgate	Central Public Realm Area, 100 Bishopsgate, London, EC2M 1GT	Temporary Installation of a sculpture 'Spectacle' by Jonathan Trayte to be taken down on or before 1 September 2020.	05/07/2019	City of London
19/00705/FULL Bishopsgate	Broadwalk House, 5 Appold Street, London, EC2A 2DA	Installation of a new entrance to Broadwalk House on the Appold Street frontage.	09/07/2019	Bluebutton Properties UK Limited
19/00706/FULL Bishopsgate	Broadwalk House, Appold Street, London, EC2A 2AG	Refurbishment of the existing external terraces at levels 3 and 6 of Broadwalk House.	09/07/2019	Bluebutton Properties UK Limited
19/00731/FULL Bishopsgate	Bishopsgate Institute, 230 Bishopsgate, London, EC2M 4QH	Installation of new air conditioning units and dehumidifiers and associated ductwork with the external lightwell and internally at basement level to serve the basement archive.	15/07/2019	Bishopsgate Institute

19/00789/FULL Bishopsgate	135 Bishopsgate, London, EC2M 3TP	Installation of four louvres at levels 5 and 7 of western facade fronting Liverpool Street Station.	30/07/2019	McCann Worldgroup
19/00796/FULL Bishopsgate	Umi House, 4 - 10 Artillery Lane, London, E1 7LS	Change of use of part ground floor and basement from office (Class B1) to flexible use for either office (Class B1) or shop (Class A1) or restaurant (Class A3) use. Refurbishment of the existing building, construction of roof terrace, extension of the lift core, installation of windows and alterations to the front and rear facades.	31/07/2019	Sterling Securities Ltd
19/00810/FULL Bishopsgate	2 Devonshire Square, London, EC2M 4UJ	Installation of new front railings adjacent to the existing entrance.	02/08/2019	BS Initiative Ltd
19/00710/FULMAJ Bishopsgate	Site Bounded By Stone House And Staple Hall Bishopsgate, Devonshire Row, London, EC2	Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 52 (approved drawings) of planning permission 17/00623/FULL dated 02.02.2017 to enable minor material amendments to the approved scheme for a mixed use development comprising a luxury hotel, residential accommodation, retail uses (A1 and A3), hard and soft landscaping works including provision of a new public plaza, alterations to vehicular and pedestrian access and highways layout together with ancillary plant, servicing and associated works. (56,526sq.m. GEA). The minor material amendments are for the use of 90sq.m for Class A1 retail storage in lieu of approved Class C3 back of house hotel space at basement level 1; use of 82sq.m. for dual use Class	05/08/2019	DP9 Limited

		B1/Class A3 (sui generis) in lieu of approved Class A3 restaurant at ground floor; use of 21sq.m for Class B1 use in lieu of approved Class A1 use at first floor level; use of 281sq.m. for Class B1 offices in lieu of approved Class A1 at second floor level and use of 783sq.m as Class B1 in lieu of approved Class C3 back of house hotel space at first and second floor level. (Total Class B1 offices 1,121sq.m.)		
19/00852/FULL Bishopsgate	Broadgate Circle, London, EC2M 2QS	Use of Broadgate Circle for a temporary Christmas forest with food trucks, pergola, seating and ancillary facilities, including display of two illuminated signs.	14/08/2019	Exchange Square Management Limited
19/00837/FULL Bishopsgate	155 Bishopsgate, London, EC2M 3TQ	Change of use at ground floor level to include (i) change of use from office lobby (Class B1) to office/cafe/bar (Sui Generis); (ii) change of use of retail (Class A1) to flexible office/retail/professional services and/or restaurant (Class B1/A1/A2/A3);(iii) change of use of ground floor retail Class A1 unit to flexible retail/professional services/restaurant and cafe (Class A1, A2 and/or A3) (iv) change of use of ground floor retail Class A1 unit to flexible retail/professional services/restaurant and/or cafe (Class A1, A2 and/or A3) and (v) change of use of ground floor wine bar Class A4 unit to flexible retail/professional services/restaurant and/or cafe/bar (Class A1,A2,A3	16/08/2019	Bluebutton properties UK Limited

		and/or A4) (Total floorspace 933sqm); External alterations and improvements to facades of retail units and office frontages at ground floor; public realm improvements fronting Bishopsgate, to include external landscaping and outdoor seating; provision of external terraces to offices at levels 4 and 7; provision of cycle storage (total 92) and other works incidental to the development.		
19/00759/FULL Bread Street	St Paul's Underground Station, Cheapside, London, EC2V 6AA	Installation of a InLink communications totem.	22/07/2019	British Communications Plc
19/00660/FULL Bridge And Bridge Without	8 Eastcheap, London, EC3M 1AE	Retention of works for the replacement of two windows on the St George's Lane elevation and four windows to the lightwell with louvred openings.	25/06/2019	ETC Venues Ltd
19/00496/FULL Broad Street	12 Throgmorton Avenue, London, EC2N 2DL	Installation of new external steel access ladders with protection cages and safety balustrades at levels 10, 11, 14, 15 and 16.	28/05/2019	Blackrock
19/00720/FULL Broad Street	Unit 6 - 8, 65 London Wall, London, EC2M 5TU	Change of use of rooms 6, 7 & 8 of the lower ground floor from office (Class B1(a) use to a flexible use of either offices (Class B1(a) use or a yoga studio (Class D1) use (83.6sq.m).	11/07/2019	Salty Yoga CIC
19/00727/FULL Broad Street	12 Throgmorton Avenue, London, EC2N 2DL	Replacement of two sets of existing sliding entrance doors and side panels to Throgmorton Avenue with two sets of revolving doors and two side access doors.	12/07/2019	Blackrock
19/00755/FULL Broad Street	Drapers' Hall, Throgmorton Avenue, London, EC2N 2DQ	Repair of stone pavilion on Throgmorton Avenue.	30/07/2019	Throgmorton Properties Limited

19/00686/FULL Candlewick	55 King William Street, London, EC4R 9AD	Change of use of part of the ground floor from Betting shop (Sui Generis) to Beauty Salon (Sui Generis) (240sq.m).	17/07/2019	Shavata Brow Studios
19/00742/FULL Candlewick	21 Lombard Street, London, EC3V 9AH	Change of use of part ground floor and lower ground floor from office (Class B1) to a flexible use as either office (Class B1) or gymnasium (Class D2) and the installation of a new door (1,215sq.m)	17/07/2019	Mr Elrington
19/00683/FULL Castle Baynard	16 - 18 New Bridge Street, London, EC4V 6AG	Replacement of two existing antennas, one dish and one cabinet with four new antennas one dish and two equipment cabinets. Replacement of two Remote Radio Units (RRU) with six RRUs Antennas dishes. The retained GPS unit and RRUs would be supported on four new support poles.	02/07/2019	Waldon Telecom Limited
19/00630/FULL Castle Baynard	11 Gough Square, London, EC4A 3DE	Replacement of principle entrance doors and side panels.	09/07/2019	Ilchester Estates
19/00709/FULL Castle Baynard	1 - 2 Dorset Rise, London, EC4Y 8EN	Installation of emergency waste water storage tanks and timber housing within the basement lightwell to Bridewell Place.	09/07/2019	Premier Inn
19/00718/FULL Castle Baynard	167 - 169 Fleet Street, London, EC4A 2EA	Replacement of three existing antennas, one dishes, one equipment cabinet and 3 Remote Radio Units (RRU) with six new antennas, one dish, two equipment cabinets and nine RRUs all supported on new support poles and a replacement free-standing frame.	10/07/2019	Waldon Telecom Limited
19/00739/FULL Castle Baynard	Pleydell House, 3 Pleydell Street, London, EC4Y 8DB	Installation of a dry riser inlet cabinet located on the south elevation.	16/07/2019	Simply Planning
19/00750/FULL	10 Godliman	Extension to existing roof	19/07/2019	Jurys Management

Castle Baynard	Street, London, EC4V 5AJ,	terrace at seventh floor level.		(UK) Ltd
19/00779/FULL Castle Baynard	South of Junction With Tudor Street And, Temple Avenue, London, EC4	Installation on the carriageway of a cycle hire docking station associated with the London Cycle Hire Scheme, containing a maximum of 33 docking points for scheme bicycles plus a terminal to secure and release bicycles and provide registration and payment facilities and way- finding mapping.	26/07/2019	Transport for London
19/00809/FULL Castle Baynard	Queen Victoria Street, O/s Blackfriars Station, London, EC4V 4ED	Installation on the footway of a Santander Cycle Hire docking station, containing a maximum of 36 docking points for scheme cycles, plus a terminal.	02/08/2019	Transport for London
19/00864/FULL Castle Baynard	Flat 2, 9 Bride Court, London, EC4Y 8DU	Replacement of casement windows and door.	16/08/2019	Mr Paul Downes
19/00753/FULL Cheap	Wax Chandlers' Hall, Gresham Street, London, EC2V 7AD	Change of Use of fourth floor from Livery hall (Sui Generis) to office (B1) (130sq.m).	22/07/2019	The Worshipful Company of Wax Chandlers
19/00772/FULL Cheap	2 Gresham Street, London, EC2V 7QP	External refurbishment works, including: the refurbishment of both entrances at Gresham Street and St Martins le Grand, replacement of the ground floor corner windows and removal of the granite plinth fronting Gresham Street, a new cycle ramp, replacement loading bay doors and a new roof terrace.	25/07/2019	St Martin's Property Investments
19/00696/FULL Coleman Street	Chartered Accountants' Hall, Moorgate Place, London,	Roofing repairs, and replacement of two non- original glazed roof lanterns.	05/07/2019	Institute of Chartered Accountants In England & Wales

	EC2R 6EA			
19/00805/FULL Coleman Street	London Metropolitan University, 84 Moorgate, London, EC2M 6SQ	Change of use of part basement, part ground floor and first to seventh floors from educational (Class D1) use to office (Class B1) use. (8,083sq.m)	01/08/2019	City of London
19/00803/FULL Coleman Street	1-5 London Wall Buildings, London, EC2M 5PD	Refurbishment of part ground and first floor level including alterations to London Wall Buildings 2 and 3 entrances (ancillary to Class B1 use) comprising replacement lighting; part facade cleaning; refurbishment of entrance doors, windows, steps and handrails; replacement planting and mattwells; and other associated works.	01/08/2019	AG EL LWB B.V.
19/00817/FULL Coleman Street	17 Moorgate, London, EC2R 6AR	Alterations to the shopfront at ground floor level.	05/08/2019	Co-operative Group Food Ltd
19/00826/FULL Coleman Street	Unit 7-8, 167 Moorgate, London, EC2M 6XQ	Replacement of the rear fire exit doors/frame on the Moorfields elevation.	06/08/2019	Landsec
19/00823/FULL Coleman Street	City Point, 1 Ropemaker Street, London, EC2Y 9AW	Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal existing projecting (non-structural) columns; installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices.	12/08/2019	Wavegrange Ltd
19/00703/FULL Cornhill	13 - 17 Old Broad Street, London,	Change of use of ground floor from Shop (Class A1) for a flexible use for either	08/07/2019	GENO Lion Plaza GmbH & Co. KG



	EC2N 1DW	Shop (Class A1) or Financial and Professional services (Class A2) or Restaurant and Café (Class A3) or Drinking establishment (Class A4) or Assembly and Leisure (Class D2) use (7031sq.m).		
19/00751/FULL Dowgate	Dyers' Hall, 10 Dowgate Hill, London, EC4R 2SU	Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow variation of condition 5 (approved plans) of planning permission dated 14th March 2019 (18/01268/FULL) to allow the lift shaft to be increased in height by 600mm.	19/07/2019	The Worshipful Company of Dyers
19/00736/FULL Farringdon Within	Stationers Hall, Stationers Hall Court, London, EC4M 7DD	Installation of five air conditioning units, three at third floor level (above the Cardroom) and two at approximately second floor level (on the south facing wall of the Great Hall).	15/07/2019	Worshipful Company of Stationers And Newspaper Makers
19/00592/FULL Farringdon Within	41 Farringdon Street, London, EC4A 4AN	Installation of a new shop front.	18/07/2019	Dalton
19/00733/FULL Farringdon Within	10 Carthusian Street, London, EC1M 6EB	Change of use at ground floor and basement levels from a Cafe (A3) to a Sui Generis use (Nail and Beauty Salon) (77sq.m)	24/07/2019	Mr Duy Khanh Tran
19/00798/FULL Farringdon Within	60-64 West Smithfield, London, EC1A 9DY	(i) Erection of a single storey roof extension above the existing second floor at the rear of the building to create a one bedroom residential apartment (Class C3); (ii) Associated works to create access to the apartment; (iii) Extension of adjacent restaurant extract flues to sit above the proposed new building height. (total additional floorspace 53sq.m GEA).	31/07/2019	Featherbay Limited
19/00691/FULL Farringdon Without	322 High Holborn,	Re-rendering of two external columns and	05/07/2019	Beaumont Business Centre

	London, WC1V 7PB,	ancillary works		Ltd
19/00692/FULL Farringdon Without	322 High Holborn, London, WC1V 7PB	Erection of link bridge at 4th floor level between 322 High Holborn and 44 Southampton Buildings.	05/07/2019	Beaumont Business Centre Ltd
19/00689/FULL Farringdon Without	28 Chancery Lane, London, WC2A 1LB	Installation of Louvre panels to Unit 7 at ground floor level.	22/07/2019	Honi Poke
19/00662/FULL Langbourn	Leadenhall Market, Gracechurch Street, London, EC3V 1LT	Installation of 31 speakers.	04/07/2019	City of London
19/00695/FULL Langbourn	14 Cullum Street, London, EC3M 7JJ	Change of use of part of ground floor from office (Class B1) to a flexible use for either office (Class B1) or a clinic (Class D1) (153.1sq.m)	05/07/2019	ONE 55 Fenchurch Sa
19/00713/FULMAJ Langbourn	130 Fenchurch Street, London, EC3M 5DJ	Application under Section 73 of the Town and Country Planning Act to vary condition 38 (approved plans) of planning permission dated 29th March 2019 (16/00809/FULMAJ) to enable minor material amendments to the include: (i) revised facades to provide an alternative glazing solution including associated external changes; (ii) minor alterations to the internal layout of the building as a result of the proposed alternative glazing solution; and (iii) other minor associated changes.	10/07/2019	130 Fenchurch Street LP
19/00791/FULL Langbourn	48 - 51 Leadenhall Market, London, EC3V 1LT	Replacement of fixed windows with sash windows at ground floor level and installation of two extractor grilles at fascia level.	30/07/2019	Granier Bakery Cafe
19/00535/FULL Portsoken	Granier Bakery Cafe, Aldgate	Creation of mezzanine (140sq.m) and change of use of part of the ground	02/07/2019	Granier Bakery Cafe

	House, 33 Aldgate High Street, London, EC3N 1DL	floor and mezzanine from Cafe as part of a Bakery (Class A1) to cafe/restaurant/bar (Class A3/A4) (298sq.m).		
19/00699/FULL Portsoken	Aldgate House, 33 Aldgate High Street, London, EC3N 1AH	Change of use of part of the ground floor and mezzanine (395 sqm) from office (Class B1(a)) to restaurant (Class A3) and associated works including ground floor extension (165 sqm) and extension of existing internal mezzanine (289 sqm)	05/07/2019	Aldgate House Nominee No.1 Limited Aldgate House Nominee No.
19/00728/FULL Portsoken	9 Harrow Place, London, E1 7DB	Change of use of the ground and first floor from shop (Class A1) to a cafe (Class A3) (92sq.m).	15/07/2019	Ms Annarita Baioni
19/00849/FULL Portsoken	Petticoat Tower, Petticoat Square, London, E1 7EF	The installation of 144 small antennas, pole mounted on 16 free-standing support frames upon the roof of the building, the installation of one equipment cabinet within an internal room and development ancillary thereto.	13/08/2019	Luminet Solutions Limited
19/00740/FULL Tower	St John's House, 50 Vine Street, London, EC3N 2PU	Installation of dry riser inlet cabinet to the northern elevation.	16/07/2019	Simply Planning
19/00763/FULL Tower	Flat 3A, 12 Trinity Square, London, EC3N 4AL	Change of Use from residential (Class C3) to short-term let accommodation for more than 90 days in a year (Class C3).	25/07/2019	Mr Panos Koumi
19/00835/FULL Tower	10 Minories, London, EC3N 1BJ	Change of use of ground and basement floor from shop (Class A1) use to Beauty Salon (Sui Generis) (70sq.m).	09/08/2019	Mr Constantin Palici
19/00729/FULL Vintry	10 Queen Street Place, London, EC4R 1BE	Installation of 1x air handling unit and 5x air-conditioning units within a new two-metre-high acoustic enclosure to an external rear balcony, with associated installation of an	15/07/2019	ION Trading

		access door, at second floor level.		
--	--	-------------------------------------	--	--

<b>Committee(s)</b>	<b>Dated:</b>
Planning & Transportation Committee – For information	10 09 2019
<b>Subject:</b> Department of the Built Environment: ‘Brexit’ Update	<b>Public</b>
<b>Report of:</b> Carolyn Dwyer, Director of the Built Environment	<b>For Information</b>
<b>Report author:</b> Richard Steele, DBE	

## Summary

This short report updates Members on the potential implications of Brexit for the Department of the Built Environment.

The report notes that risks are also being considered corporately and focusses on those issues which have a particular relevance for the Department. A key consideration is to ensure that the plans, strategies, projects and services being delivered by the Department can still be delivered during and after Brexit. The Department’s role in ‘shaping’ the future City will remain important to ensure that it remains a ‘vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK’, as set out in the Corporate Plan.

## Recommendation(s)

Members are recommended to:

- Note this report and that further update reports will be made to subsequent meetings of the Committee as appropriate.

## Main Report

### Background

1. The UK Government’s commitment to the withdrawal of the UK from the EU will have wide ranging implications for the country, the City, the City Corporation and the Department of the Built Environment. It will create opportunities to be seized and risks to be mitigated. The opportunities and risks will depend on the detailed withdrawal arrangements which are yet to be agreed. Meanwhile a priority is to ensure that foreseeable risks have been mitigated where practical and that the service remains resilient in uncertain times.

## **Risks**

2. Risks which apply to all parts of the organisation are being addressed corporately, but these will still need to be mitigated to some extent at departmental level to ensure that the Department remains in a position to implement its business plan. Examples include the potential short-term and longer-term impacts on supply chains, staff retention, income streams and the demand for services. Such risks could affect delivery of the Department's projects and services if they were to constrain availability of staff and materials. They could also affect the Department's income streams and the demand for its services if Brexit were to lead to significant changes in behaviour. These risks affect all departments and the Director of the Built Environment represents the Department at the corporate working group.
3. Brexit will have short-term and long-term effects on economic and employment growth, in the City and elsewhere, depending on the detailed arrangements to be agreed. Whatever those arrangements, London's strong underlying strengths as a global business centre will remain, meaning it is necessary to plan for sustainable long-term growth.
4. Evidence so far suggests that there is a continuing strong demand to invest in and develop in the City. 829,000 square metres of new office stock have been completed since 2016, leading to a net increase in City office stock from 8.72 to 9.16 million square metres. Employment in the City has also increased from 484,000 to 513,000 during this period. There are another 0.88 million square metres of office floorspace under construction. Planning applications for large developments have continued to be received resulting in large committee agendas at times. Pre-application discussions are also continuing in relation to a number of major development projects.

## **Conclusion**

5. At this stage the Department considers that it will be able to deliver its services and implement its business plan during and after Brexit. However the uncertain wider situation means that further updates will continue to be provided by the Director in spoken or written form to subsequent committee meetings as appropriate.

### **Richard Steele**

Department of the Built Environment

T: 020 7332 3150 E: [richard.steele@cityoflondon.gov.uk](mailto:richard.steele@cityoflondon.gov.uk)

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

Document is Restricted

This page is intentionally left blank



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

Document is Restricted

This page is intentionally left blank