



Planning and Transportation Committee

Date: TUESDAY, 14 MAY 2013
Time: 11.00am
Venue: LIVERY HALL - GUILDHALL

Members:

Randall Anderson	Deputy Henry Jones
Deputy Ken Ayers	Deputy Keith Knowles
Alex Bain-Stewart	Oliver Lodge
David Bradshaw	Paul Martinelli
Deputy John Chapman	Brian Mooney
Dennis Cotgrove	Sylvia Moys
Revd Dr Martin Dudley	Deputy John Owen-Ward
Peter Dunphy	Alderman Dr Andrew Parmley
Sophie Fernandes	Ann Pembroke
Marianne Fredericks	Deputy Henry Pollard
Deputy Bill Fraser	Chris Punter
Alderman John Garbutt	Jeremy Simons
George Gillon (Chief Commoner)	Tom Sleigh
Alderman David Graves	Graeme Smith
Christopher Hayward	Patrick Streeter
Michael Hudson	Deputy James Thomson
Gregory Jones QC	Deputy Michael Welbank

Enquiries: Katie Odling
tel. no.: 020 7332 3414
katie.odling@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1pm

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. **APPOINTMENT OF COMMITTEE**
To receive the Order of the Court of Common Council, appointing the Committee and approving its Terms of Reference.

For Information
(Pages 1 - 2)
4. **ELECTION OF CHAIRMAN**
To elect a Chairman for the ensuing year in accordance with Standing Order 29.

For Decision
5. **ELECTION OF DEPUTY CHAIRMAN**
To elect a Deputy Chairman for the ensuing year in accordance with Standing Order 30.

For Decision
6. **MINUTES**
To agree the public minutes and summary of the meeting held 16 April 2013.

For Decision
(Pages 3 - 8)
7. **APPOINTMENT OF REPRESENTATIVES TO SUB COMMITTEES**
Report of the Town Clerk.

For Decision
(Pages 9 - 12)
8. **ORDERS OF COMMON COUNCIL**
To consider Orders of the Court of Common Council of 25 April 2013, referring to the Committee for the following resolutions of the Grant Court Wardmote.
(If any these will be tabled).
9. **LONDON COUNCIL NOMINATIONS**
Report of the Town Clerk.

For Decision
(Pages 13 - 20)

10. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**
Report of the City Planning Officer relative to development and advertisement applications dealt with under delegated authority.

For Information
(Pages 21 - 32)

11. **REPORT OF THE CITY PLANNING OFFICER RELATIVE TO A PLANNING APPLICATION -**

- a) City Place House, 55 Basinghall Street and City Tower, 40 Basinghall Street, London EC2V 5DE (Pages 33 - 46)

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

- a) St Paul's Cathedral External Lighting - Outline Options Appraisal (Pages 47 - 66)
b) Environmental Enhancement Projects Programme (To Follow)

13. **MARCHE INTERNATIONAL DES PROFESSIONNELS D'IMMOBILIER (MIPIN CONFERENCE) 2013**

Report of the City Surveyor.

For Decision
(Pages 67 - 74)

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

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

16. **EXCLUSION OF THE PUBLIC**

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

Part 2 - Non-public Agenda

17. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 16 April 2013.

For Decision
(Pages 75 - 76)

18. **DETAILED OPTIONS APPRAISAL, GATEWAY 4 – TOWER BRIDGE, THE
INSTALLATION OF GLASS VIEWING PANELS INTO THE WALKWAY FLOORS**
Joint report of the City Surveyor and the Director of the Culture, Heritage and Libraries.

For Decision
(Pages 77 - 100)

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

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

Agenda Item 3

<p>GIFFORD, Mayor</p>	<p>RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 25 April 2013, doth hereby appoint the following Committee until the first meeting of the Court in April 2014.</p>
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PLANNING & TRANSPORTATION COMMITTEE

1. **Constitution**
A Ward Committee consisting of,
 - four Aldermen nominated by the Court of Aldermen
 - up to 30 Commoners representing each Ward (two representatives for the Wards with six or more Members regardless of whether the Ward has sides) or Side of Ward.

2. **Quorum**
The quorum consists of any nine Members.

3. **Membership 2013/14**

ALDERMEN

- 2 Dr Andrew Charles Parmley, Mus.M., Hon. F.S.G.
- 2 David Andrew Graves
- 2 John Garbutt
Alderman for the Ward of Broad Street

COMMONERS

9	The Revd. Dr. Martin Dudley	Aldersgate
1	Randall Keith Anderson	Aldersgate
5	Sylvia Doreen Moys	Aldersgate
1	Kenneth Edwin Ayers, M.B.E., Deputy	Aldgate
9	Michael Welbank, Deputy	Bassishaw
1	Thomas Charles Christopher Sleigh	Billingsgate
1	Patrick Thomas Streeter	Bishopsgate
5	Oliver Arthur Wynlayne Lodge, T.D., B.Sc.	Bishopsgate
29	John Richard Owen-Ward, M.B.E., Deputy	Bread Street
	Without	Bridge and Bridge
1	Christopher Michael Hayward	Broad Street
19	Stanley Keith Knowles, M.B.E., Deputy	Broad Street
6	Michael Hudson	Candlewick
7	Jeremy Lewis Simons M.Sc.	Castle Baynard
8	Ann Marjorie Francesca Pembroke	Castle Baynard
5	Sophie Anne Fernandes	Cheap
2	George Marr Flemington Gillon	Coleman Street
5	Peter Gerard Dunphy	Cordwainer
3	David John Bradshaw	Cornhill
1	Chris Punter	Cripplegate Within
11	James Henry George Pollard, Deputy	Cripplegate Without
6	Alex Bain-Stewart M.Sc., J.P.	Dowgate
1	Graeme Martyn Smith	Farringdon Within
1	Paul Nicholas Martinelli	Farringdon Within
1	Gregory Percy Jones	Farringdon Without
8	John Douglas Chapman, Deputy	Farringdon Without
1	Dennis Cotgrove, B.A.	Langbourn
1	Henry Llewellyn Michael Jones, Deputy	Lime Street
15	Brian Desmond Francis Mooney, M.A.	Portsoken
6	Marianne Bernadette Fredericks	Queenhithe
8	William Barrie Fraser, O.B.E., Deputy	Tower
1	James Michael Douglas Thomson, Deputy	Vintry
		Walbrook

4. **Terms of Reference**

- To be responsible for:-
- (a) All functions of the City as local planning authority [relating to town and country planning and development control] pursuant to the Town and Country Planning Act 1990, the Planning (Listed Building and Conservation Areas) Act 1990 and Compulsory Purchases Act 2004, the Planning Act 2008 and all secondary legislation pursuant to the same and all enabling legislation (including legislation amending or replacing the same).
 - (b) Making recommendations to Common Council relating to the acquisition, appropriation and disposal of land held for planning purposes and to exercise all other functions of the local planning authority relating to land held for planning (or highways) purposes, and making determinations as to whether land held for planning or highways purposes is no longer required for those purposes, other than in respect of powers expressly delegated to another committee.
 - (c) All functions of the Common Council as local highway, traffic, walkway and parking authority (other than in respect of powers expressly delegated to another committee) and the improvement of other open land under S.4 of the City of London (Various Powers) Act 1952.
 - (d) All functions under part II of the City of London (Various Powers) Act 1967 including declaration, alteration and discontinuance of City Walkway.
 - (e) All functions relating to the construction, maintenance and repair of sewers in the City, including public sewers (on behalf of Thames Water under an agency arrangement).
 - (f) All functions relating to the Stopping Up of highway (including as local planning authority and highway authority).
 - (g) All functions relating to street naming and numbering under the London Building Acts (Amendment) Act 1939.
 - (h) All functions relating to the control, maintenance and repair of the five City river bridges (insofar as matters not within the delegated authority of another Committee).
 - (i) All functions relating to building control under the Building Act 1984, Building Regulations 2000-10 and London Building Acts 1930-82.
 - (j) The setting of building control charges under the Building (Local Authority Charges) Regulations 2010.
 - (k) Response to and resolution of dangerous structures under the London Building Acts (Amendment) Act 1939.
 - (j) All functions relating to the City of London Corporation's commemorative blue plaques.
 - (k) All functions relating to the Local Land Charges Act 1975.
 - (l) The appointment of the City Planning Officer.
 - (m) The appointment of the Director of the Built Environment (in consultation with the Port Health and Environmental Services Committee).
 - (n) The appointment of such Sub-Committees as is considered necessary for the better performance of its duties including a Streets & Walkways Sub-Committee.

Baradell

Agenda Item 6

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 16 April 2013

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

Present

Members:

Deputy Michael Welbank (Chairman)	Tom Hoffman
Alex Bain-Stewart	Michael Hudson
Deputy John Barker	Deputy Keith Knowles
Deputy John Chapman	Oliver Lodge
Revd Dr Martin Dudley	Brian Mooney
Peter Dunphy	Sylvia Moys
John Fletcher	Deputy John Owen-Ward
Marianne Fredericks	Ann Pembroke
Alderman John Garbutt	Jeremy Simons
George Gillon (Chief Commoner)	Angela Starling
Alderman David Graves	

Officers:

Peter Nelson	- Assistant Town Clerk
Katie Odling	- Town Clerk's Department
Sarah Roberts	- Committee & Members Services Assistant
Deborah Cluett	- Comptroller and City Solicitor's Department
Philip Everett	- Director of the Built Environment
Peter Rees	- City Planning Officer, Department of the Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
David Stothard	- Department of the Built Environment
Paul Monaghan	- Assistant Director Engineering
Iain Simmons	- Department of the Built Environment
Martin Rodman	- Superintendent, West Ham Park and City Gardens
Alan Rickwood	- City Police
Alexander Williams	- City Police

1. APOLOGIES

Apologies for absence were received from Alderman Dr Andrew Parmley and Deputy Henry Pollard.

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

There were no declarations of interest from Members.

3. **ELECTION OF CHAIRMAN**

In accordance with Standing Order No. 29, the Reverend Dr Martin Dudley proposed that the Committee elect a Chairman for the purpose of ensuring the Committee was represented at other Committees where the Chairman was appointed as an ex-officio Member. This motion was seconded by George Gillon.

Alderman Graves, as the most senior Alderman present took the Chair for this item.

Deputy Welbank indicated his wish to stand and there being no further Members wishing to stand, Deputy Welbank was duly announced Chairman of the Planning and Transportation Committee until the annual election of Chairman at the next meeting on 14 May 2013.

RESOLVED – That in accordance with Standing Order 29, Deputy Michael Welbank be elected Chairman of the Planning and Transportation Committee.

4. **MINUTES**

RESOLVED – That the Minutes of the meeting held on 22 March 2013 be approved.

5. **GROWTH INFRASTRUCTURE BILL**

Consideration was given to a report of the Remembrancer which informed the Committee of the relevant provisions of the Growth and Infrastructure Bill.

RECEIVED.

6. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

The Committee received a report of the City Planning Officer relative to development and advertisement applications that he had dealt with using his delegated authority since the previous meeting.

RECEIVED.

7. **REPORT OF THE CITY PLANNING OFFICER RELATIVE TO A PLANNING APPLICATION**

7.1 **11 - 19 Monument Street, 46 Fish Street Hill And 1 - 2 Pudding Lane, EC3R**

Registered Plan No.: 13/00049/FULMAJ

Proposal: - Demolition of existing buildings and erection of a building to comprise office (Class B1) and retail (Class A1/A2) floor-space with associated cycle parking, servicing, storage and plant.

The City Planning Officer informed the Committee of the following amendments to the report -

Page 41, paragraphs 95 & 96 - On 1st April 2013 the Mayor of London adopted a new SPG, Use of Planning Obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy. The SPG introduced changes to the s106 Crossrail calculation.

The new figures in paragraphs 95 & the table in 96 should be as follows:

95. At the time of preparing this report the Mayoral CIL has been calculated to be £202,800. The full Mayoral planning obligation has been calculated to be ~~£691,240~~ **£560,940** but this would be reduced to ~~£488,440~~ **£358,140** after deduction of the Mayoral CIL. The full Mayoral planning obligation is also subject to a 10% discount if the development is commenced before 31st March 2014. It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.

The sums in the table should be amended as follows:

Planning obligation policies are summarised below:

Liability in accordance with the Mayor of London's policies	Contribution £	Forwarded to the Mayor	Retained by City Corporation
Mayoral Community Infrastructure Levy payable	202,800	194,688	8,112
Mayoral planning obligation net liability*	488,440 358,140	488,440 358,140	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	694,740 564,440	683,128 552,828	11,612

All sums calculated in respect of the City's planning obligations would remain unchanged.

Amended Conditions:

On 1st April the new carbon emissions reduction targets for new developments between 2013 and 2016, as laid out within policy 5.2 of the London Plan, came into force. As a result, the target figures in condition 10 have been amended to reflect the new, higher target of **40%** rather than the 25% figure previously in force.

Condition 10 – wording amended to reflect current London Plan carbon emission reduction targets:

“Before any construction works hereby permitted are begun a detailed assessment of the expected carbon dioxide emissions of the current scheme and of the incorporation of further measures to reduce the carbon dioxide emissions by **40%** compared to a Building Regulations compliant building shall be submitted to and approved in writing by the local planning authority.”

Condition 11 – The words “sedum roof” replaced with the words “green roof” to allow for a wider range of potential environments.

Condition 35 – Drawing number PA-09 Rev. 02 amended to PA-**109** Rev. 02
Additional drawings: PA402 Rev 02, PA503 Rev 02, PA603 Rev 02

The City Planning Officer detailed site and related information to Members.

During the discussion, the main points raised were as follows –

- Some Members questioned whether the proposed height of the building was the same as that previously approved in November 2007 and considered it would not compliment the surrounding area, detracting from the status of the Monument. The City Planning Officer advised the Committee that the application approved in November 2007 was for the same height as what was being proposed today. In addition, Members were informed that as before, the objections from English Heritage should be balanced against the need to achieve economic viability for the beneficial development of the site.
- Members sought assurance that the twisted metal frontage of the proposed development would be viable in the long term. The City Planning Officer advised that he saw no reason why it would weather badly and further advised that the design of the frontage had been conditioned to ensure it was both attractive and complimented the surrounding area.

RESOLVED – That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- b) Officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 of the Town and Country Planning Act 1990 and any necessary agreements under Section 278 of the Highway Act 1980; and
- c) that the area of publicly accessible private land on the south west corner of the site and any other areas affected by building structures be stopped up to enable the development to proceed and, upon receipt of the formal application, your officers be instructed to proceed with arrangements for advertising and making of a Stopping-up Order for the various areas under the delegation arrangements approved by the Court of Common Council.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Adoption of Bank Area Enhancement Strategy

Consideration was given to a report of the Director of the Built Environment seeking approval for the adoption of the Bank Area Enhancement Strategy and informed Members of the results of the public consultation and the subsequent revisions to the Strategy,

The Committee received a presentation from the Assistant Director (Local Transportation).

During a brief discussion, Members acknowledged the issues around congestion, parked vehicles, safer cycling, the high number of empty buses passing through the junction and funding.

RESOLVED - That the revised Bank Area Enhancement Strategy be adopted.

8.2 Gateway 2 Programme

This item was deferred to a future meeting.

9. CROSSRAIL – LIVERPOOL STREET UTILITIES CORRIDOR

Consideration was given to a joint report of the Director of the Built Environment and the Comptroller and City Solicitor which informed Members about a series of proposals relative to utilities in Liverpool Street as a consequence of the Crossrail construction project at that station.

RESOLVED – That

- a) the application to the Department for Business, Innovation and Skills seeking approval for the pipe subway in accordance with the City of London (Various Powers) Act 1900 be approved, and that all other statutory processes such as notice and consultation as required by that Act are undertaken;
- b) Crossrail be appointed to construct and manage the LSUC, subject to all construction and administration costs being paid by Crossrail, and subject to Crossrail meeting the City's reasonable technical construction and maintenance liability requirements; and
- c) The Comptroller and City Solicitor be authorised to enter into such other agreements with Crossrail and / or utility companies as he may consider necessary and appropriate to facilitate the above arrangements, subject to there being no adverse financial implications for the City Corporation, and ensuring that any such agreements are consistent with the statutory pipe subway arrangements for the rest of the network.

10. CITY FUND HIGHWAY DECLARATION

Consideration was given to a report of the City Surveyor seeking approval to declare City Fund highway land to be surplus to highway requirements, to allow its disposal and regularise the permitted development scheme that was undertaken at 46/50 St Mary Axe, EC3 by FREP (St Mary Axe) Ltd. which encompassed the highway land.

RESOLVED – That the parcel of City Fund highway land at St Mary Axe, EC3 measuring 28ft (2.65m²) and encompassed by the permitted development scheme be surplus to highway requirements to enable its disposal upon terms to be subject to the approval of the Property Investment Board.

11. DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS

Consideration was given to a report of the Town Clerk which provided details of an action taken under urgency procedures relative to St Alphage House Redevelopment (Section 106 – City Walkway Covenants – Suspension of Public Access).

RECEIVED.

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

The City Planning Officer responded to a question regarding the boarding up of vacant shops advising that the Planning authority had no control over this, however, he would endeavour to provide a more detailed response to the Member following the meeting.

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

There were no items of urgent business.

14. **EXCLUSION OF THE PUBLIC**

RESOLVED - That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting to consider item 16 on the Agenda on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 5 of Part I of the Schedule 12A of the Local Government Act.

15. **CITY OF LONDON PARKING SERVICE CONTRACTS**

Consideration was given to a report of the Director of the Built Environment regarding the City of London Parking Service Contracts.

RECEIVED.

16. **RESOLUTION FROM THE AUDIT AND RISK MANAGEMENT COMMITTEE**

The resolution of the Audit and Risk Management Committee was RECEIVED.

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

There was one question raised in respect of pre-application meetings for developers and objectors.

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 items of urgent business.

The meeting closed at 12.45pm

Chairman

Contact Officer: Katie Odling
tel. no.: 020 7332 3414
katie.odling@cityoflondon.gov.uk

Agenda Item 7

Committee(s):	Date(s):
Planning & Transportation Committee	24 April 2012
Subject: Appointment of Sub Committees	Public
Report of: Town Clerk	For Decision
<u>Summary</u>	
<p>1. This annual report sets out the composition and membership of your Committee's two Sub Committees and its Working Party. You are asked to consider any changes and approve their terms of reference. You are also asked to decide whether you would like to appoint a general Reference Sub Committee, which in the past you have chosen to refrain from doing unless it becomes necessary.</p> <p>2. The Committee are also asked to nominate a representative of this Committee to sit on the City of London Conservation Area Advisory Committee (CAAC)</p> <p>3. It would be helpful if Members interested in serving on or standing down from the Sub Committees would inform Katie Odling at katie.odling@cityoflondon.gov.uk (or on 020 7332 3414) of their interest before the Committee. Those details will be reported orally at the meeting on 24 April before Members are asked to consider making the necessary appointments.</p>	
Recommendations	
<p>1) I recommend that the Committee:-</p> <p>a) appoints the Streets and Walkways Sub Committee for the ensuing year and approves its terms of reference detailed at Appendix A to this report;</p> <p>b) decides whether to defer the appointment of a general Reference Sub Committee until it is required;</p> <p>c) appoints for the ensuing year the Sub Committee and Working Party that consider the Local Development Framework and Local Implementation Plan, the membership of which to be the same for the Working Party;</p> <p>d) note the position in respect of the Energy and Sustainability Sub Committee</p>	

Main Report

Background

1. This report seeks your approval of the annual appointment of your Sub Committees and the approval of their Terms of Reference.
2. Your Committee has, for some years, chosen not to appoint a Reference Sub Committee, but has appointed an active Streets and Walkways Sub Committee and a Local Development Framework Sub Committee, the latter of which also considers the Local Implementation Plan, when required. You have also regularly appointed a Working Party linked to the Local Development Framework Sub Committee.

Streets and Walkways Sub Committee

3. The Sub Committee was originally formed in 2004 and has acted fairly independently of the Grand Committee since then. The Terms of Reference have always included responsibility for such things as traffic engineering and management, street scene enhancements, the Riverside Walkway, and road safety matters. Your Committee is therefore asked to consider this Sub Committees Terms of Reference as set out at **Appendix A** to this report. It should be noted that the Sub Committee continues to have power to act in those matters, in order to prevent potentially delaying projects by requiring the Grand Committee's approval as well, when they often involve tight timescales to complete them or use external funding.
4. The Streets and Walkways Sub Committee comprises –
 - a) The Chairman and Deputy Chairman of the Grand Committee along with seven other Members;
 - b) Together with three *ex-officio* Members representing the Finance, Police and Open Spaces, City Gardens and West Ham Park Committees.
5. Expressions of interest are sought for **seven Members of the Committee** who wish to serve on this Sub Committee.
6. The Sub Committee meets monthly on Monday mornings and has met nine times since it was last appointed in April 2012.

Chairman and Deputy Chairman of the Sub Committee

7. The Sub Committee elects its own Chairman and Deputy Chairman at its first meeting following the first meeting of the new Grand Committee which in this case will be 20 May 2013. Jeremy Simons has served as the Sub Committee's Chairman for the past two years.
8. **The Committee is therefore requested to agree the membership and the Terms of Reference (at Appendix A), with power to act, of the Streets and Walkways Sub Committee for the ensuing year.**

Reference Sub Committee

9. The Committee has not appointed a general Reference Sub Committee for the last eleven years, nor has one been required, so you may once again decide to refrain from doing so until the Reference Sub Committee is required to meet to consider a particular issue that the Grand Committee has referred to it.
10. **You are asked to decide whether you would like to refrain once again from appointing a general Reference Sub Committee until it is required.**

Local Development Framework Sub Committee

11. The Committee first appointed in October 2004 a Sub Committee with the specific task of considering the Local Development Framework (LDF), which will replace the Unitary Development Plan as the spatial planning strategy for the City. You later agreed that this Sub Committee would be suitable for considering details of the traffic-related Local Implementation Plan (LIP) as well. Its Terms of Reference are simply to consider those documents in detail and make recommendations to the Grand Committee.
12. Expressions of interest are sought for **five Members of the Committee** who wish to serve on this Sub Committee Together with an *ex-officio* Member appointed by the Policy and Resources Committee.

13. The Committee also agreed in September 2005 to appoint a Working Party to consider the LDF in more detail, when necessary. Those meetings usually take place in tandem with those of the existing Sub Committee, and they share the same membership, except the Working Party also includes two officers: the Town Clerk or his representative and the City Planning Officer or his representative.
 14. This Sub Committee and Working Party meet when necessary to progress the LDF or LIP, and the Sub Committee has met once in 2012/13. Although the meetings can be long, membership of the Sub Committee presents the opportunity to be involved in the early stages of deciding the many policies upon which the City's entire planning strategy is based.
 15. **The Committee is requested to agree for the ensuing year the membership of the Sub Committee that considers the Local Development Framework and Local Implementation Plan, which will be the same for the Working Party, although the latter will also include the officer representatives listed in paragraph 13.**
 16. **Energy and Sustainability Sub Committee**
A decision was taken by the Court in March 2013 to transfer the area of energy to the Finance Committee with the Policy and Resources Committee retaining overall responsibility for matters of sustainability. The Finance Committee met on 1 May 2013 and agreed that the consideration of energy usage and monitoring arrangements should be undertaken by the Efficiency and Performance Sub-Committee.
- Conclusion**
17. The Committee is asked to approve the membership and Terms of Reference of its Sub Committees and Working Party, and to decide whether it wishes to appoint a Reference Sub Committee or wait until one is necessary.
 18. Any Member who is interested in being appointed to one of these Sub Committees is asked to make his/her intention known when we reach this item on the agenda. However as mentioned earlier in the report, it would also be particularly helpful if you would notify Katie Odling of the Town Clerk's Department of your interest in the week before the meeting.

Background Papers:

Minutes and report on appointments, 24 April 2012

Contact:
Katie Odling
(020) 7332 3414
katie.odling@cityoflondon.gov.uk

Streets and Walkways Sub Committee – Proposed Terms of Reference

The Sub Committee is responsible for:-

- (a) traffic engineering and management, maintenance of the City's streets, and the agreement of schemes affecting the City's Highways and Walkways (such as street scene enhancement, traffic schemes, pedestrian facilities, and authorising Traffic Orders) in accordance with the policies and strategies of the Grand Committee;
- (b) all general matters relating to road safety;
- (c) the provision, maintenance and repair of bridges, subways and footbridges, other than the five City river bridges;
- (d) public lighting, including street lighting;
- (e) day-to-day administration of the Grand Committee's car parks
- (f) all matters relating to the Riverside Walkway, except for adjacent open spaces; and
- (g) to be responsible for advising the Grand Committee on:-
 - (i) progress in implementing the Grand Committee's plans, policies and strategies relating to the City's Highways and Walkways; and
 - (ii) the design of and strategy for providing signposts in the City.

Agenda Item 9

Committees: Port Health and Environmental Services Planning and Transportation	Date: 30 April 2013 14 May 2013
Subject: London Councils Transport and Environment Committee	Public
Report of: Town Clerk	For Decision

Summary

1. The City Corporation currently nominates a number of representatives to serve on three London Councils committees. Our nominations have, in all but one case, been filled on an annual basis by the Chairmen for the time being of the most relevant City Corporation Committee for the area of activity or interest concerned. This principle was agreed by the Court in 2000. For example, the Chairman of City Bridge Trust is nominated to serve on the Associated Joint Committee (London Councils Grants Committee) and the Chairman of the Policy and Resources Committee on the Leaders Committee. The relevant Deputy Chairman is also nominated to deputise for his or her Chairman.
2. The City Corporation is entitled to nominate one voting Member and up to four named deputies to serve on the Associated Joint Committee (London Councils Transport and Environment Committee) (TEC). Archie Galloway was our representative (our voting Member) previously. This was agreed on the basis that his skills and knowledge in the area was welcomed by other Members of the TEC. However, as Mr Galloway is no longer on the Court this now needs to be reviewed.
3. The principle of nominating relevant Chairmen and Deputy Chairmen has worked well over the years and as a consequence it is proposed that the City Corporation's nomination on the TEC should fall in line with the principle agreed by the Court. In the case of the TEC, this would be the Chairman of the Planning and Transportation Committee and it has been suggested on the basis that this particular area of work falls predominantly within that Committee's remit. The Deputy Chairman of the Planning and Transportation Committee and the Chairman and Deputy Chairman of the Port Health and Environment Committee would be nominated to serve as deputies.

Recommendation

4. That, in line with the principle agreed by the Court in 2000, the Chairman of the Planning and Transportation Committee be nominated to represent the City Corporation on the Associated Joint Committee (London Councils Transport and Environment Committee) (TEC) and that the Chairman of the Port Health and Environmental Service Committee, the Deputy Chairman of the Planning and Transportation Committee and the Deputy Chairman of the Port Health and Environmental Services

Committee nominated to serve as the City Corporation's named deputies.
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Main Report

Background

1. The City Corporation currently nominates a number of representatives to serve on three London Councils committees on an annual basis. In 2000 the Court of Common Council agreed that the nominations should be filled by the Chairman (and the Deputy Chairman where applicable) for the time being of the most relevant Committee. For example, the Chairman of City Bridge Trust is nominated to serve on the Associated Joint Committee (London Councils Grants Committee) and the Chairman of the Policy and Resources Committee to serve on the Leaders Committee. The relevant Deputy Chairman is also nominated to deputise for his or her Chairman.
2. The three committees to which we nominate are the Leaders' Committee, the Associated Joint Committee (London Councils Transport and Environment) (the TEC) and the Associated Joint Committee (London Councils Grants) Committee.
3. Lead Members covering certain policy areas are also nominated for consultation purposes. These nominations also accord with the principle of using the Chairman for the time being of the most relevant Committee. For example the Chairman of the Community and Children's Services Committee is nominated as the City Corporation's lead Member for children and young people, housing and health and adult services.
4. The deadline for the submission of nominations to London Councils is 31st May 2013.

Associated Joint Committee (London Councils Transport and Environment Committee) (TEC)

5. The City Corporation is entitled to nominate one voting Member and up to four named deputies to serve on the TEC. Archie Galloway was nominated as our representative (our voting Member) for a number of years. This was agreed on the basis that his skills and knowledge in that area was welcomed by other Members of the TEC. Mr Galloway is no longer on the Court of Common Council. The principle agreed by the Court of Common Council of nominating relevant Chairmen and Deputy Chairmen has worked well since its inception and as a consequence it is now proposed that the nomination to serve on the TEC should fall in line with that principle. In the case of the TEC we believe this would be the Chairman of the Planning and Transportation Committee on the basis that this particular area of work falls predominantly within that Committee's remit.
6. The City Corporation is also entitled to nominate up to four named deputies to serve on the TEC. It is proposed that the Chairman of the Port Health should be the first named deputy, the Deputy Chairman of the Planning and Transportation Committee

the second and the Deputy Chairman of the Port Health and Environmental Services Committee should occupy the third position. Members may wish to consider whether it is necessary to nominate a fourth deputy.

Conclusion

7. The overriding principle agreed by the Court in 2000 of nominating the Chairman for the time being of the most relevant City Corporation Committee to serve on London Councils committees or be the named lead Member seems a sensible basis on which to proceed. In the case of the London Councils TEC, this would be the Chairman of the Planning and Transportation Committee, with the Deputy Chairman of the Planning and Transportation Committee and the Chairman and Deputy Chairman of the Port Health and Environment Committee serving as deputies.

Background Papers:

London Councils circular on Member Structures, 10th April 2013

Court Report, 2000

London Councils Nomination - Report to the Policy and Resources Committee 2011

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Transport and Environment Committee (TEC)

Constitution

1. Each Participating Council and Transport for London shall appoint a representative to London Councils' TEC in accordance with law and its own constitutional arrangements
2. Each Participating Council and Transport for London shall as soon as practicable after becoming party to this Agreement notify the Corporate Director of Services of London Councils of the identity of its representative and the identity of any substitute representative
3. Each Participating Council and Transport for London shall be entitled by notice in writing in accordance with Clause 3.1.4 below to remove such representative from London Councils' TEC at any time or until he ceases to be entitled to be a representative of that Participating Council or Transport for London under the constitutional arrangements applicable to the appointing Participating Council or Transport for London and by like notice to appoint to London Councils' TEC any other representative from that Participating Council or Transport for London in place of the representative so removed
4. A notice of appointment or removal shall be signed by a duly authorised officer of the Participating Council or Transport for London as the case may be and shall take effect upon delivery thereof to the Corporate Director of Services of London Councils 3.1.2. Every representative appointed pursuant to Clause 3.1.2 shall hold office until he is either removed from office or dies or resigns or until he ceases to be entitled to be a representative of the Participating Council or Transport for London under the constitutional arrangements applicable to that Participating Council or Transport for London.
5. London Councils TEC shall hold at least 2 meetings each year one of which shall be an Annual General Meeting
6. Subject to Clause 3.1.5 above, meetings of London Councils TEC shall be called in accordance with the Standing Orders set out in Schedule 6 of the London Councils Agreement and the procedure to be adopted at such meetings shall be determined in accordance with those Standing Orders
7. No representative appointed by Transport for London shall be entitled to speak or vote or receive papers relating to any question arising in respect of a function to which Transport for London does not subscribe and shall not be counted as part of the quorum for the meeting or part thereof wherein such question is considered

Quorum

8. The quorum shall be one third, or the number nearest to one third, of the members of London Councils' TEC, and any sub committee of London Councils' TEC The quorum of the associated committees is one-third of the members entitled to be present.
9. If within half an hour of the time appointed for the meeting to commence, a quorum is not present, the meeting shall be dissolved.

10. Remaining business will be considered at a time and date fixed by the Chair. If he/she does not fix a date, the remaining business will be considered at the next ordinary meeting.

Terms of Reference

11. TEC is an associated joint committee of London Councils. When the Transport Committee for London (TCfL) became part of the then new Association of London Government in April 2000, there was a need to retain a separate identity because of the statutory involvement of Transport for London in the Committee's work for certain functions. Leaders' Committee agreed that TCfL should also undertake the role of the old ALG Transport and Environment panel and so the new Committee was renamed Transport and Environment Committee (TEC).
12. TEC is a statutory committee with specific responsibility for:
 - Functions under the Road Traffic Act 1991 – including appointment of parking adjudicators and determining penalty charge levels and fees for declamping, vehicle recovery storage and disposal
 - Operation of the TRACE service for locating towed-away vehicles
 - Operation of the Health Emergency Badge scheme for medical practitioners
 - Implementation and enforcement of the Greater London (Restriction of Goods Vehicles) Traffic Order 1985 ("The London Lorry Control scheme")
 - Travel concession arrangements under section 244 of the Greater London Authority Act 1999 – including negotiation of settlements with Transport for London, the Association of Train Operating Companies and independent bus operators
 - Setting of fixed penalties, issuing of Codes of Practice and other functions under the London Local Authorities Acts 2004 and 2007
 - Operation of the London taxicard scheme
13. TEC also initiates and develops policies across a range of areas:
 - transport policy issues (including road, rail and airports)
 - environment issues (including air quality and biodiversity)
 - trading standards and public protection issues
 - waste issues
14. In considering transport and environment matters which have implications and relevance to Londoners, TEC aims to ensure that:
 - The transport and environment needs of London are recognised and promoted
 - The allocation of resources and the development of policies and legislation influenced to the best effect for London; and
 - Borough interests (financial and otherwise) are represented and protected.
15. The TEC Executive is a sub Committee of TEC

TEC agreed that all the executive functions of TEC should be delegated to the Executive Sub Committee with the exception of the following:

 - election of committee officers;
 - election of members of the sub-committee;
 - agreement of budget;

- agreement of work programme;
- agreement of annual report;
- appointment of adjudicators;
- agreement of parking penalties;
- agreement to major changes in policy for the lorry ban;
- agreement to the annual concessionary fares scheme;
- agreement of the draft annual policy statement for agreement with the London Councils' Leaders' Committee the; and
- consideration and agreement of major transport and environmental policy issues.

TEC as a whole, continues the role of considering and, where necessary, confirming the actions of the Sub Committee through consideration of the minutes of the Sub Committee and calling for other actions and reports as members.

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Agenda Item 10

Committee:	Date:
Planning and Transportation	14 May 2013
Subject: Delegated decisions of the City Planning Officer and the Planning Services and Development Director	
Public	

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the City Planning Officer or the Planning Services and Development Director under their delegated powers since my report to the last meeting.
2. Any questions of detail arising from these reports can be put to David Stothard, Assistant Director (Development Management East) on extension 1238 or Ted Rayment, Assistant Director (Development Management West) on extension 1705 who will be pleased to provide any additional information.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Date of Decision
13/00183/LBC Aldersgate	168 Defoe House Barbican London EC2Y 8ND	Refurbishment of flat including removal of partition walls, and installation of kitchen and bathroom furniture.	18.04.2013
13/00252/LBC Aldersgate	282 Shakespeare Tower Barbican London EC2Y 8DR	Alterations to internal partitions walls, removal of door, and installation of suspended ceilings with inset spot lights.	18.04.2013
13/00229/PODC Bridge And Bridge Without	20 Fenchurch Street London EC3M 3BY	Details of an Interim Travel Plan pursuant to Schedule 1, Part 5, paragraph 8.1 of the section 106 agreement dated 06/10/09 (08/01061/FULMAJ) and second deed of variation dated 01/07/2011 (11/00234/FULL).	25.04.2013
13/00139/LBC Bishopsgate	64 Bishopsgate London EC2N 4AJ	Installation of an internally illuminated projecting sign.	04.04.2013

13/00140/ADVT Bishopsgate	64 Bishopsgate London EC2N 4AJ	Installation of an internally illuminated projecting sign measuring 0.6m high by 0.8m wide at a height of 3.975m above ground floor level.	04.04.2013
13/00176/LBC Bishopsgate	Coopers Hall 13 Devonshire Square London EC2M 4TH	Installation of lead cover to portico.	04.04.2013
13/00060/CLEUD Bishopsgate	210 Bishopsgate London EC2M 4NR	Certificate of lawful existing use in respect of use of the ground floor premises as a cafe (Class A3).	05.04.2013
13/00292/NMA Bishopsgate	1 - 2 Broadgate London EC2M 2QS	Non-material amendment under Section 96A of the Town & Country Planning Act 1990 to planning permission (12/01227/FULL) dated 14 February 2013 for the installation of an additional door to the retail unit and minor amendments to the previously approved doors.	18.04.2013
13/00173/FULL Bishopsgate	Dashwood House 69 Old Broad Street London EC2M 1QS	Change of use of part of level 17 from office (B1) to dual use as office (B1) and a clinic (D1).	25.04.2013
13/00193/FULL Bishopsgate	119 - 121 Middlesex Street London E1 7JF	Change of use at part ground, first, second and mezzanine floors from office (Class B1) to pilates studio (Class D2) including physio and sports massage treatment [260sqm GIA], together with minor exterior alterations.	26.04.2013
13/00224/ADVT Bishopsgate	26 Widegate Street London E1 7HP	Installation of (i) an externally illuminated fascia sign measuring 0.46m high by 1.46m wide and 3.22m above ground level and; (ii) an externally illuminated projecting sign measuring 0.60m high by 0.60m wide and 2.84m above ground level.	26.04.2013

13/00247/NMA Bread Street	9 Creed Lane London EC4M 8SH	Non-material amendment under section 96a of the Town and Country Planning Act to planning permission dated 17.08.2012 (ref. 12/00503/FULL) for the installation of a boiler flue at roof level.	25.04.2013
13/00192/MDC Billingsgate	St Marys Court 20 St Mary At Hill London EC3R 8EE	Details of a scheme to prevent noise and fume penetration to the upper floors of the development pursuant to condition 12 of planning permission (application no.11/00916/FULL) dated 20th March 2012.	04.04.2013
12/01217/FULL Billingsgate	25 Lovat Lane London EC3R 8EB	Installation of six air-conditioning condensor units and an acoustic screen at roof level.	05.04.2013
13/00159/FULL Billingsgate	27 - 28 Lovat Lane London EC3R 8EB	Extension [229sq.m GEA] and change of use from office (Class B1) [826sq.m GEA] to provide nine permanent residential units (Class C3) [Total 1055sq.m GEA] at basement (part), ground and upper floors; creation of a new residential entrance on Lovat Lane; replacement of fenestration; provision of waste and cycle storage facilities and other associated works incidental to the proposals.	19.04.2013
13/00033/FULL Castle Baynard	Baynard House 135 Queen Victoria Street London EC4V 4AA	Extension to existing ventilation housing and the installation of a new access hatch to enable maintenance works to be carried out on the cooling system for Baynard House.	12.04.2013
13/00238/MDC Castle Baynard	4 - 7 Red Lion Court London EC4A 3EB	Details of proposed sesame lift pursuant to condition 2 (e) of Planning Permission 11/00428/FULL dated 01/03/2012.	12.04.2013

13/00275/MDC Castle Baynard	1 - 2 Dorset Rise London EC4Y 8EN	Part submission of details of a programme of Archaeological Work pursuant to condition 11 of Planning Permission 12/00724/FULL dated 26/10/2012	12.04.2013
13/00097/CLOP D Castle Baynard	1 Wardrobe Place London EC4V 5AG	Application for a Lawful development certificate for the change of use of 6 existing residential units for temporary sleeping accommodation of less than 90 consecutive nights to permanent dwellings (class C3).	26.04.2013
13/00098/CLOP D Castle Baynard	3 - 5 Wardrobe Place (including 37 - 41 St Andrews Hill) London EC4V 5AG	Application for a Lawful development certificate for the change of use of 23 existing residential units for temporary sleeping accommodation of less than 90 consecutive nights to permanent dwellings (class C3).	26.04.2013
13/00099/CLOP D Castle Baynard	3 - 5 Wardrobe, 5A, 5B, 6 - 10 Wardrobe Place, EC4	Application for a Lawful development certificate for the change of use of 63 existing residential units for temporary sleeping accommodation of less than 90 consecutive nights to permanent dwellings (class C3)	26.04.2013
12/01173/LBC Cripplegate	Barbican Arts And Conference Centre Silk Street Car Park Entrance London EC2Y 8DS	Proposed removal of 10 no. surface mounted signs and installation of 2 no new signs to brick work at entrance to underground car parks at Silk Street. (DECISION MADE BY SECRETARY OF STATE).	09.04.2013
13/00230/MDC Cripplegate	Barber Surgeons' Hall 1A Monkwell Square London EC2Y 5BL	Details of plant enclosure (and sample), landscaping and plant equipment mounts pursuant to conditions 3(b), 4 and 5 of planning permission dated 17/08/12 (app. no. 12/00243/FULL).	12.04.2013

12/01211/LBC Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	1. Flytower (over stage) refurbishment and upgrade of theatre flying machinery and related structures. 2. Flytower: creation of a small inter-level grid floor to enable safe maintenance access to the top of the safety curtain. In all cases works are to be internal and in backstage and/or technical areas not accessible or visible to the public. (DECISION MADE BY SECRETARY OF STATE)	16.04.2013
13/00123/LBC Cripplegate	95 Andrewes House Barbican London EC2Y 8AY	Removal of walls between kitchen and living room and installation of new fitted kitchen.	18.04.2013
13/00030/LBC Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Installation of new internal staircase within the conservatory. (DECIDED BY SECRETARY OF STATE).	22.04.2013
13/00061/LBC Cornhill	39 Threadneedle Street London EC2R 8AU	Internal alterations to the layout of the banking hall. Replacement of the air conditioning units in the lightwell. Replacement of internal advertisements.	18.04.2013
13/00101/MDC Cornhill	7 Bishopsgate London EC2N 3AR	Submission of details of mechanical plant mountings pursuant to Condition 5 of planning permission 11/00942/FULL and details of alterations to railings and of the internal entrance lobby pursuant to Condition 5a and 5c of listed building consent 11/00943/LBC.	25.04.2013

13/00211/ADVT Cornhill	7 Bishopsgate London EC2N 3AR	Display of 2 x non illuminated photographic images of the development measuring 2.11m (w) x 1.32m (h); display of non illuminated text measuring 2.44m (h) x 2m (w) and 0.28m (h) x 2.22m (w) x 2 and coloured images on existing ground level hoardings measuring 27.77m in length and 2.44m in height.	25.04.2013
13/00242/FULL Cornhill	75 - 77 Cornhill London EC3V 3QQ	Application under Section 73 to vary Condition 5 of planning permission dated 21 February 2013 (12/01101/FULL) to allow for wider health uses within Class D1.	25.04.2013
13/00132/FULL Candlewick	1 Abchurch Yard London EC4N 7BA	Subdivision of an existing duplex flat at 3rd and 4th floor levels to create two studio flats.	04.04.2013
13/00133/LBC Candlewick	1 Abchurch Yard London EC4N 7BA	Internal alterations to enable the subdivision of the existing duplex flat at 3rd and 4th floor levels into two studio flats.	04.04.2013
13/00086/FULL Candlewick	70 - 72 King William Street London EC4N 7HR	Change of use of part basement and part ground floor from office (Class B1) use to Class A1 retail use and/ or mixed A1 retail/A3 cafe (sui generis) use including the provision of a new mezzanine level above ground floor level within the retail unit and external alterations to the ground floor frontage to provide for a new shopfront and office entrance.	18.04.2013
12/01162/FULL Candlewick	Five Arrows House 18 St Swithin's Lane London EC4N 8AD	Replacement of an existing lead covered pitched roof with a new flat accessible lead covered roof and an aluminium louvred plant enclosure, including a louvred roof, access steps and associated safety rails to the enclosure.	25.04.2013

12/01164/LBC Candlewick	18 St Swithin's Lane London EC4N 8AD	Replacement of an existing lead covered pitched roof with a new flat accessible lead covered roof and an aluminium louvred plant enclosure, including a louvred roof, access steps and associated safety rails to the enclosure.	25.04.2013
13/00057/LBC Candlewick	113 Cannon Street London EC4N 5AW	Internal fit-out of the shopfront and installation of an illuminated projecting sign and two illuminated sets of fascia lettering to be located behind the glazing.	25.04.2013
13/00058/ADVT Candlewick	113 Cannon Street London EC4N 5AW	Installation of an externally illuminated projecting sign measuring 0.5m high by 0.715m wide at a height of 3.4m above ground floor level and two illuminated sets of fascia lettering behind the shopfront glazing.	25.04.2013
13/00151/FULL Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Installation of a new shopfront.	18.04.2013
13/00152/LBC Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Installation of a new shopfront.	18.04.2013
13/00153/LBC Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Internal alterations and replacement of one internal air conditioning unit and one external air conditioning unit.	18.04.2013
13/00158/ADVT Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Installation of i) one halo illuminated fascia sign measuring 0.17m high by 1.9m wide at a height above ground of 3.66m and ii) one externally illuminated projecting sign measuring 0.5m high by 0.5m wide at a height above ground of 2.73m..	18.04.2013

13/00179/LBC Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Installation of one halo illuminated fascia sign and one externally illuminated projecting sign.	18.04.2013
13/00232/FULL Coleman Street	Salisbury House 164 London Wall London EC2M 5QD	Replacement of one existing air conditioning unit.	18.04.2013
13/00257/MDC Coleman Street	Salisbury House London Wall London EC2M 5QQ	Samples of white metal panel cladding and paving pursuant to condition 2 (a) & (b) of planning permission 12/01112/FULL dated 24.01.2013	18.04.2013
13/00185/ADVT Coleman Street	Salisbury House London Wall London EC2M 5QQ	Installation of i) one letter only illuminated fascia sign measuring 0.88m high by 3.55m wide at a height above ground of 3.3m, ii) one externally illuminated projecting sign measuring 0.5m high by 0.5m wide at a height above ground of 2.53m, iii) one externally illuminated projecting sign measuring 0.5m high by 0.5m wide at a height above ground of 2.55m, iv) two non illuminated panel signs measuring 1.5m high by 0.8m wide at a height above ground of 1m and v) one internally illuminated courtyard sign measuring 2.4m high by 1.2m wide at a height above ground of 0.5m.	25.04.2013
13/00260/LBC Coleman Street	1 - 5 Moorgate London EC2R 6AB	External repair and cleaning of masonry	25.04.2013
13/00276/LBC Coleman Street	Salisbury House London Wall London EC2M 5QQ	Installation of one fascia and two projecting signs on the London Wall. Installation of two non-illuminated fascia signs within the courtyard entrance and one letter and logo illuminated fascia sign within the courtyard.	25.04.2013

13/00072/FULL Cheap	120 Cheapside London EC2V 6BT	(i) Installation of an ATM on the Cheapside frontage; (ii) Removal of five canopies on the Cheapside and Milk Street frontages; (iii) Replacement of the double doors in the Milk Street elevation with glazing.	25.04.2013
13/00171/NMA Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook, London EC4	Non material changes to planning permission 11/00935/FULEIA dated 30th March 2012 involving an extension to the basement at level -04 and changes to the roof top antenna/satellite dish compound, visitor centre windows on 6th floor, cladding of the colonnade, layout of retail units, servicing facilities and the location of bicycle parking.	04.04.2013
13/00169/FULL Cordwainer	30 - 32 Watling Street London EC4M 9BW	(i) Change of use of ground floor and part of basement (120.9sq.m) from offices (Class B1) to flexible shop/financial and professional service use (Classes A1/A2). (ii) Formation of a new ground floor entrance and windows. (iii) Alterations to the existing ground floor entrances.	25.04.2013
13/00259/ADVT Dowgate	Ocean House 22 Cousin Lane London EC4R 3TE	Installation of an externally illuminated projecting sign measuring 0.9m high by 0.6m wide and 4.0m above ground level.	04.04.2013
13/00138/FULL Dowgate	100 Cannon Street London EC4N 6EU	Removal of existing external canopy and the installation of a new canopy.	25.04.2013
13/00121/FULL Farringdon Within	81 Carter Lane London EC4V 5EP	Change of use from office use (Class B1) to residential use (Class C3) with associated external alterations including a roof extension (7.7sqm).	12.04.2013

13/00122/LBC Farringdon Within	81 Carter Lane London EC4V 5EP	Internal and external alterations, including a roof extension (7.7sqm) in association with the proposed change of use from offices (Class B1) to residential (Class C3).	12.04.2013
12/01114/FULL Farringdon Within	2 King Edward Street London EC1A 1HQ	Re-landscaping of the courtyard and installation of a wall mounted plaque.	25.04.2013
13/00128/MDC Farringdon Without	King George V Building St Bartholomews Hospital West Smithfield London	Submission of an archaeological evaluation pursuant to the part discharge of condition 37 of planning permission 04/00344/FULEIA dated 31.03.05.	04.04.2013
12/01132/MDC Farringdon Without	25 - 32 Chancery Lane & 2 Bream's Buildings London WC2A 1LS	Details of new facade, windows cleaning equipment, ground level surface, gate and mansard roof pursuant to conditions 6 (b),(c), (d), (e), (f), (g) (part), (h), (j), (k), (l), (p), and (q) of Planning Permission 11/00426/FULL Dated 13/12/2011.	12.04.2013
13/00168/LBC Farringdon Without	1 Essex Court Middle Temple London EC4Y 9AR	Repair and remodelling of ground and basement floors of One Essex Court including the removal of modern internal partitions, basement staircase and WCs. Construction of new internal partitions, basement staircase and walkway as well as ground floor WCs. Provision of new fit out and finishes throughout both floors and upgraded mechanical and electrical installation.	18.04.2013
13/00346/MDC Farringdon Without	Clifford's Inn 138 Fetter Lane, London EC4A 1BX	Details of a written scheme of Investigation for Archaeological evaluation pursuant to condition 4 of planning permission dated 15th January 2013 (Application No. 12/00789/Full).	25.04.2013

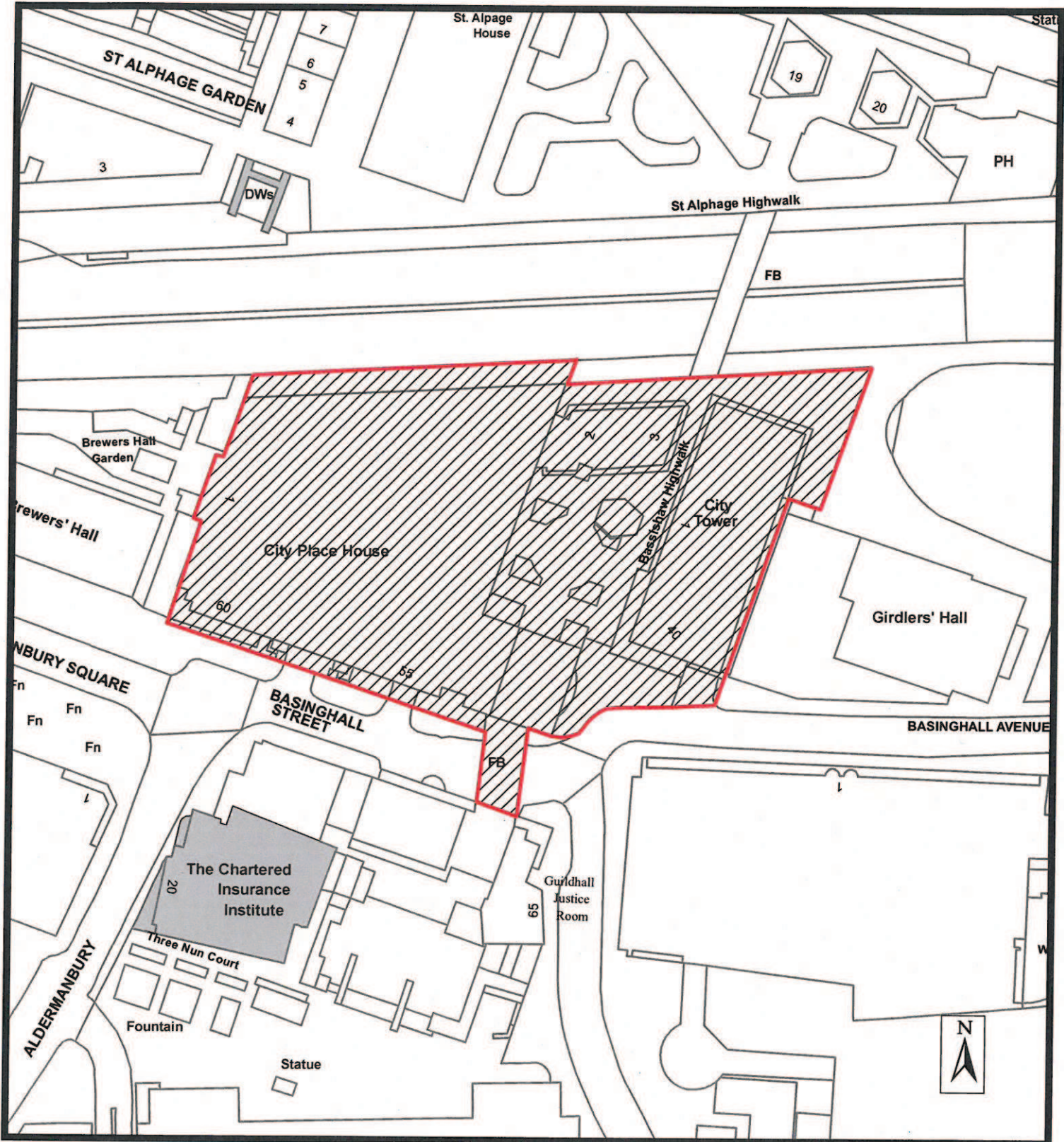
12/01181/MDC Lime Street	122 Leadenhall Street London EC3	Details of ventilation air conditioning external plant and ductwork to serve the Class A uses pursuant to condition 4(k) of planning permission 11/00142/FULL dated 5 July 2011.	04.04.2013
13/00083/MDC Lime Street	5 - 7 St Helen's Place London EC3A 6AU	Details of making good of the wall of St Helen's Church pursuant to condition 13(k) of planning permission 10/00902/FULMAJ dated 15.03.11.	04.04.2013
13/00225/MDC Lime Street	5 - 7 St Helen's Place London EC3	Details of acoustic works and fume extraction pursuant to conditions 19 and 23 of planning permission 10/00902/FULMAJ dated 15/03/2011.	05.04.2013
13/00338/NMA Lime Street	5 - 7 St Helen's Place London EC3A 6AU	Non-Material amendment under S96A of Town and Country Planning Act 1990 to planning permission 10/00902/FULMAJ to permit flexible use of part of the sixth floor for Master's flat (ancillary to Livery Hall use) or office space.	25.04.2013
12/00525/FULL Queenhithe	Millennium Bridge House 1 High Timber Street London EC4V 4AG	Replacement of an extant planning permission (08/01045/FULL) dated 29th July 2009 in order to extend the time limit for the implementation of the change of use from offices (Class B1) to hotel (Class C1) and the associated external alterations and extension at roof level (1,726sq.m) (Total 27,649sq.m and 348 rooms).	18.04.2013
13/00208/MDC Tower	8 India Street London EC3N 2HS	Details of an acoustic report and shock absorbent mountings pursuant to conditions 8 and 10 of planning permission (application no. 12/00166/FULL) dated 24th July 2012.	04.04.2013

13/00200/MDC Tower	Gartmore House 8 Fenchurch Place London EC3M 4PB	Details of an acoustic report pursuant to condition 2 of planning permission (application no. 12/00194/FULL) dated 9th November 2012.	05.04.2013
13/00068/FULL Tower	58 Fenchurch Street London EC3M 4AB	Creation of a roof terrace at 13th floor level.	18.04.2013
13/00174/LBC Tower	10 Trinity Square London EC3N 4AJ	Erection of scaffolding around the building with associated bolt fixings into the external facade at 2nd floor level only.	18.04.2013
13/00005/FULL Vintry	Ormond House 63 Queen Victoria Street London, EC4	Change of use of part of the ground floor and part of the basement from office (use class B1) and physiotherapy practice (use class D1) to retail (use class A1). (453 Sq.m)	12.04.2013
13/00006/ADVT Vintry	Ormond House 63 Queen Victoria Street London	Installation of: (i) Two internally illuminated fascia signs each measuring 0.325m high by 3.3m wide situated at a height above ground of 2.8m and (ii) one internally illuminated projecting sign measuring 0.5m high by 0.8m wide situated at a height above ground of 3.3m	12.04.2013
13/00007/FULL Vintry	Ormond House 63 Queen Victoria Street London, EC4	Installation of new shopfront including new entrance door and ATM to Queen Victoria Street.	12.04.2013
13/00008/FULL Vintry	Ormond House 63 Queen Victoria Street London	Installation of louvre panels.	12.04.2013

Committee:	Date:
Planning and Transportation	14 May 2013
Subject:	
<p>City Place House, 55 Basinghall Street & City Tower, 40 Basinghall Street London EC2V 5DE</p> <p>Non-material amendment to facilities for cyclists, provision of new entrance, three additional roof lights and modifications to the high level walkway to planning permission ref. 11/00630/FULL dated 6 January 2012, amended by minor material amendment ref. 12/00167/FULL dated 19 April 2012.</p>	
Ward: Bassishaw	Public For Decision
Registered No: 12/00947/NMA	Registered on: 27 September 2012
Conservation Area: No	Listed Building: No
<u>Summary</u>	
<p>Permission is sought for a non-material amendment to the planning permission dated 16 January 2012 (see above) to provide facilities for cyclists, a new entrance to City Tower, three additional roof lights and modifications to the high level walkway to planning permission ref. 11/00630/FULL dated 6 January 2012, amended by minor material amendment ref. 12/00167/FULL dated 19 April 2012.</p> <p>This amendment, whilst considered non-material, proposes the use of granite for the reinstated City Walkway to match that on the upper level piazza outside the Guildhall North Wing.</p> <p>There is an outstanding submission of details and materials which also proposes the use of granite.</p> <p>The use of granite no longer complies with the City's walkway standards. The proposed amendments to the buildings are considered to be acceptable and would result in additional and improved facilities for cyclists as are proposed use of granite as a walkway surface to match that on the upper piazza outside the Guildhall North Wing and that proposed for the private areas provided that the developers enter into a maintenance and management agreement for the City Walkway, to be secured by a Section 106 Agreement.</p>	
Recommendation	
<p>(1) That the non-material amendment be issued for the above proposal in accordance with the details set out in the attached schedule subject to:</p> <p>(a) planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed;</p> <p>(b) That your Officers be instructed to negotiate and execute obligations in respect</p>	

of those matters set out in "Planning Obligations" under Section 106 and The City of London Various Powers Act 1969.




Site Location Plan



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ADDRESS:
 City Place House, 55 Basinghall Street
 and City Tower, 40 Basinghall Street EC2

CASE No.
 12/00947/NMA

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





View from Basinghall Street

Case No. 12/00947/NMA

Site

1. The site comprises the City Tower 40 Basinghall Street, City Place House and the Podium building which lies at the base of the tower.
2. The site lies on the south side of London Wall opposite the St. Alphage House site. The buildings are separated at Level 3 by the high level City Walkway from Basinghall Street to London Wall.
City Tower:
 3. The existing building is a 22 storey 1960's building clad in glass and powder coated aluminium.
City Place House:
 4. The existing building is a stone clad 1992 building by Swanke Hayden Connell.
 5. Both buildings currently are being refurbished for offices (B1) and retail (A3) as permitted under planning permission 11/00630/FULL dated 16 January 2012.

Relevant Planning History

6. Planning permission was granted on the 6 January 2012 for the following:
 7. Change of use of part of former library to use class A3 and D1. Re-modelling of City Place House and City Tower facades, refurbishment and re-modelling of existing reception areas to City Place House and City Tower, public realm improvements at ground and podium level, changes to vehicle servicing and associated works, Ref 11/00630/FULL.
This permission has been amended by the following permissions:
 8. Minor material amendment dated 19 April 2012 to allow for the remodelling of the existing reception area whilst retaining the car ramp to planning permission for change of use of former library and re-modelling of existing reception areas, public realm improvements at ground and podium level, changes to vehicle servicing and associated works, ref 11/00630/FULL dated 6 January 2012.

Proposal

9. The application is for a non-material amendment to the planning permission dated 16 January 2012 (see above) to facilities for cyclists, provision of new entrance at podium level, three additional roof lights and modifications to high level walkway to planning permission ref. 11/00630/FULL dated 6 January 2012, amended by minor material amendment ref. 12/00167/FULL dated 19 April 2012.

10. This amendment proposes the use of granite for the reinstated City Walkway to match that on the upper level piazza outside the Guildhall North Wing.
11. There is an outstanding submission of details and materials which also proposes the use of granite.
12. The use of granite is no longer considered to comply with the City's Walkway standards for City Walkway due to increased repair and maintenance costs and the applicants therefore propose to enter into a maintenance agreement with the City to be included in a Section 106 Agreement under which they will undertake the maintenance responsibility.

Consultations

13. The views of other City of London departments have been taken into account in the consideration of this proposal and some detailed matters remain to be dealt with under conditions and the Section 106 agreement.

Policy Context

14. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
15. On 14th January 2013 public consultation commenced on the Draft Local Plan and this ended on 11th March. It is expected that a revised Local Plan will be issued in autumn 2013 and the final plan adopted in 2014. At this stage the policies in the Draft Local Plan are of limited weight and the weight to be given to relevant policies will increase as the plan advances towards approval and adoption.
16. The Draft Local Plan incorporates the Core Strategy which has been carried forward with limited alterations. These alterations include, "Protecting existing office accommodation where there are strong economic reasons why the loss of offices would be inappropriate (policy CS1 – Offices) and greater restriction on where additional housing should be located (policy CS21 Housing). It includes new policies for Development Management.
17. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations, St. Paul's and Monument Views, Sustainable Design and Construction, London Views Management Framework and the City Open Spaces Strategy 2008.
18. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

19. The Corporation, in determining this non-material amendment, has the following main statutory duties to perform:-

to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

20. The principal issues in considering this application are:
- The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
 - The acceptability of the amendments to the original permission and the acceptance of the use of a non- standard surface material for the walkway surface.

Economic Development Issues

21. The building is being refurbished and modified to provide high quality office accommodation to meet the demands of the City's commercial occupiers.

Design

22. The changes to the design of the existing buildings have been considered and permitted by the planning permission granted on the 6 January 2012. The amendments propose a relocation and increase and improvement to the provision of the cyclist showering and changing facilities with separate male/female showering and changing facilities and facilities for users with disabilities. A new separate entrance from Basinghall Street, comprising a revolving door and fully automatic pass door and 3 additional circular roof lights to the podium.
23. The amended facilities for cyclists would be an improvement over those provided by the original scheme. The proposed entrance would provide access to the building from podium level and is designed to accord with the scheme permitted previously.

Highwalk Modifications

24. The proposed changes to the buildings' landscaping and the walkway were granted permission subject to conditions requiring approval of details of the materials for the buildings' landscaping and walkway. The landscaping and walkway are on private land (but the walkway is to be re-declared as City Walkway once completed). The developers have proposed the use of granite for the walkway surface rather than the standard York Stone in order to match the granite used on the upper level of the Guildhall North Wing Piazza. The walkway would be realigned to accord with the proposed realignment of the walkways from the St. Alphege House development.

25. These proposals are considered to be acceptable aesthetically and are subject to the developers entering a maintenance and management agreement with the City.

Planning Obligations

26. Under Section 106 of the Town & Country Planning Act 1990 an agreement or planning obligation can be made between parties, usually the developer and the local authority, or a unilateral undertaking can be submitted by a prospective developer:
- restricting the development or use of land in any specified way;
 - requiring specified operations or activities to be carried out in, on or under or over the land;
 - requiring the land to be used in any specified way; or
 - requiring a sum or sums to be paid to the authority on a specified date or dates or periodically.
27. Planning obligation arrangements were modified by the Community Infrastructure Levy Regulations 2010 ('the CIL Regulations'). The Regulations introduce statutory restrictions on the use of planning obligations to clarify their proper purpose, and make provision for planning obligations to work alongside any Community Infrastructure Levy ('CIL') arrangements which local planning authorities may elect to adopt.
28. Regulation 122 states that it is unlawful for a planning obligation to constitute a reason to grant planning permission when determining a planning application if the obligation does not meet all the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
29. The National Planning Policy Framework (March 2012) stated that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It repeated the tests set out above and then stated that where planning obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. (NPPF paragraphs 203-206).
30. It is proposed that a Section 106 Agreement be entered into to secure that the walkway is offered to the City for de-declaration as City Walkway, and that the developer and any successors in title, will clean,

maintain, repair and replace materials both on the re-cladded City Walkway and in the private areas in a manner acceptable to the City. The Section 106 Agreement will secure step-in rights for the City to carry out maintenance, cleansing and repair of the City Walkway and re-charge the cost to the developer should the developer default on their covenant to maintain, cleanse and repair.

Conclusion

31. The proposed amendments to the building are considered to be acceptable and would result in additional and improved facilities for cyclists. The proposed use of granite as a walkway surface to match that on the upper piazza outside the Guildhall North Wing and on the private land is considered to be acceptable in this instance provided that the developers enter into a maintenance and management agreement for the City Walkway, to be secured by a Section 106 Agreement.

Background Papers

Internal

Nil

External

Letter dated 24.09.12 DP9

Letter dated 18.04.13 Hardscape

Certificate of Conformity Grupimar

Email dated 19.04.13 DP9

Appendix A

London Plan Policies

London Plan Policies

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

Policy 7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Policy 7.6 Buildings and structures should:

- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- h meet the principles of inclusive design

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

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

CS19 Improve open space and biodiversity

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

SCHEDULE

APPLICATION: 12/00947/NMA

City Place House, 55 Basinghall Street & City Tower, 40 Basinghall Street London

Non-material amendment to facilities for cyclists, provision of new entrance, three additional roof lights and modifications to the high level walkway to planning permission ref. 11/00630/FULL dated 6 January 2012, amended by minor material amendment ref. 12/00167/FULL dated 19 April 2012.

INFORMATIVES

- 1 The Plans and Particulars accompanying this application are:
1869.PL.000 Rev A, 1869.PL.031 Rev B, 1869.PL.033 Rev D,
1869.PL.034 Rev D, 1869.PL.035 Rev B, 1869.PL.040 Rev
D, 1869.PL.047 Rev D, 1869.PL. 061 Rev D, 1869.PL. B1 Rev A,
1869.PL.B2 Rev A.
- 2 You are advised that the drawings hereby approved supercede the relevant drawings submitted as part of the considerations of planning permission 12/00167/FULL dated 6 January 2012 and minor material amendment dated 19 April 2012 and are subject to the conditions imposed on those permissions.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

CS19 Improve open space and biodiversity

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Committee(s):	Date(s):
Planning and Transportation Committee Project Sub Committee Finance Committee	14 th May 2013 16 th May 2013 24 th May 2013
Subject: St Paul's Cathedral External Lighting - Outline Options Appraisal	Public
Report of: Director of the Built Environment	For Decision

Summary

Dashboard

Project Status : Green

Timeline indicating the stage at which the project is: Gateway 3

Total Estimated Cost : between £425,000 and £1,105,000

Spend to Date : £50,000 for evaluation

Overall project risk : Green

Context

This report seeks approval of a new scheme for St Paul's Cathedral external lighting which is approaching the end of its 25 year life span. The scheme is to be fully funded by external sponsorship and a total contribution of £100,000 from the City Finance Contingency Committee. The scheme is to be managed by the City on behalf of the Cathedral which will be the recipient of the external sponsorship funding.

St Paul's Cathedral is of international, religious, architectural and cultural significance and is arguably England's most important classical building. It is one of the most recognised landmarks on the London skyline. The Cathedral is grade I listed and is located in St Paul's Cathedral Conservation Area.

Since 1966, the City of London has taken responsibility for the installation and maintenance of the external lighting of the Cathedral as well as all associated running costs. This is specified in the "St Paul's Cathedral New Floodlighting" report that was approved in 1989 by the Finance Committee and the Coal, Corn and Rate Finance Committee (renamed Finance Committee in 1992).

The current lighting scheme, which uses large energy consuming flood lights on and off the Cathedral, was installed in 1989 and is now approaching the end of its 25 year life span. The current system is inflexible and fails to highlight the architectural features of the Cathedral. It also uses High Intensity Discharge (HID) technology that is currently in poor condition and likely to be out dated in 10 years time and is being superseded by new energy efficient technology.

As one of the City's most iconic buildings, the floodlighting of St Paul's is intended to make it stand out when viewed from across London. Increasingly the Cathedral is viewed in the context of ever taller illuminated towers in the City. In order to

ensure that the Cathedral maintains its preeminent position and to address the sustainability issues of its current out of date lighting, the proposal seeks to illuminate the Cathedral in an architecturally sophisticated manner using modern technology.

In order to progress the project for relighting the Cathedral, Members approved a feasibility study in 2008, which was led by the Dean and Chapter of St Paul's Cathedral. In September 2010, Members of the Planning and Transportation Committee approved a budget of £50,000 from the City of London Strategic Project Funding for evaluation.

The evaluation was carried out with a strong input from the Dean and Chapter of St Paul's using their lighting consultants Speirs & Major. They were the consultants responsible for the successful illumination of the interior of the Cathedral as part of its 300 years restoration. The evaluation key objectives were:

- Replace the current lighting equipment which is approaching the end of its life;
- Create a flexible lighting scheme that highlights the architecture of the building;
- Deliver annual savings of approximately 50% of running costs (electrical and maintenance);
- Reduce light pollution and energy use in line with the Corporation's commitment to sustainability;
- Improve the quality of the evening environment in this area and therefore, London as a whole;
- Identify an external funding strategy for the implementation of the project.

A number of options have now been evaluated and are presented in this report.

Brief description of project

3 options were evaluated in detail, these are:

- Replacing the current scheme like for like;
- Implementing a new design using High Intensity Discharge (HID) lighting;
- Implementing a new design using Light-Emitting Diodes (LED) technology (preferred option see Appendix 1 for illustrations).

The current lighting scheme installed in 1989 provides intense light into the whole building, using strong HID fittings that are located in St Paul's Cathedral and Carter Lane gardens, on buildings and posts in St Paul's Churchyard, and on the Cathedral itself. The intended effect of the design is to mimic the Cathedral illuminated by moon light, however the scheme is currently incomplete and does not allow for any flexibility in the lighting of the building at different times of the year, on different days, etc. The existing HID fittings do not light the Cathedral to the best effect, when compared to new LED technology that allows a much more subtle approach to lighting. It should also be noted that the current rapid

development of modern LED technology will likely make it difficult to source HID lighting elements in 10 years time and therefore to maintain the lighting equipment.

The recommended option (Option 3) is to replace the current lighting scheme using the latest LED technology that will better highlight the buildings architectural features. The new design would continually adapt to the level of lighting needed (i.e. for special events, at different times of the night...) delivering considerable energy savings and reducing City maintenance costs by approximately 68%. The current cost to run and maintain the lighting is £32,700 per year, and could be reduced to £10,600 (see figures in Appendix 3). The project would also assist in achieving a reduction in light pollution and the City's carbon footprint in line with the Corporation's commitment to sustainability.

The design of the proposed scheme was developed with the Cathedral and it is welcomed and supported by their Fabric Advisory Committee, which assesses all proposals for architecture alterations to the building. However their preferred option for the lighting units to implement this design is for the more efficient LED technology.

The new design will involve new fittings to be installed. Some will be in existing locations but many new locations on the building itself are proposed that will make maintenance and access easier. Planning application and listed building consent will be required and any resultant issues or requirement will be investigated and reported at Gateway 4 (detailed options appraisal).

In order to fund the project it was originally envisaged that the project would fund about 50% of the required expenditure through "spend to save" initiative due to the efficiency of modern lighting, with the balance being met from sponsorship channelled through the Cathedral from external parties. However on 24 May 2012, new project funding guidelines were approved by the Resource Allocation Sub-Committee specifying that "spend to save" funded projects have a pay-back period of no more than 5 years rather than 25 years originally proposed for this project. Given the changes to "spend to save" calculations for projects, but taking into account the significant savings that can be made through the use of modern technology, it is recommended that the City funds the progression of the project to the stage where partnership/sponsorship can be effectively secured, and the sponsorship approach reduces the City contribution enabling the 5 year payback requirement to be met. In order to progress the scheme it is proposed that a contribution of £100,000 be provided from the Finance Committee Contingency Budget. This funding to be utilised to develop a clear sponsorship plan and implement sponsorship activities, as well as to prepare the detailed design (Gateway 4). It is anticipated that the implementation phase of the project will be fully funded by external sponsorship.

To achieve a successful sponsorship that is tailored for the Cathedral and the City, it is proposed to hire a sponsorship specialist to prepare and promote a clear Sponsorship Package and to create and manage solid sponsorship relationships. The Cathedral will oversee the work of this specialist, with input from the City Public Relations office in:

- Identifying the Cathedral and the City sponsorship objectives;
- Preparing the sponsorship programme;
- Checking National and European regulations regarding sponsorships;
- Identifying potential City businesses and international companies that would be interested in the sponsorship;
- Approaching City businesses and international companies;
- Preparing and organising high level presentations using high quality materials (i.e. high quality prints to show the lighting design, 3d model, etc.);
- Organising lighting trials and mock-ups in liaison with lighting designers;
- Developing and negotiating the sponsorship agreements;
- Preparing the implementation plan.

It is anticipated that the Cathedral will be the direct recipient of the sponsorship funding and will therefore have a central role in the approach and choice of the sponsorship. The sponsorship consultant and sponsorship funding will then have to follow the Cathedral's procurement rules. It should be noted that the Cathedral and the City have already been approached by the sponsors of the Olympic re-lighting scheme for Tower Bridge who are showing a keen interest in the St Paul's Lighting project.

To complete the Sponsorship Package and prepare the Gateway 4 (detailed design option), it is recommended that £25,000 is allocated from the Finance Committee Contingency Budget (see detailed finance table in Appendix 2).

Options

Description	Option 1 Like for Like	Option 2 New Design: HID	Option 3 New Design : LED
Total Estimated Cost	£425,000	£915,000	£1,105,000
Tolerance +/-	5%	5%	5%
Likely Funding Strategy	City funding – to be identified	External sponsorship, and a £100,000 from the Finance Committee Contingency Budge	External sponsorship, and a £100,000 from the Finance Committee Contingency Budge

NB Full details of all of the options are available in paragraph 23 of the Main report.

Recommendations

Option(s) recommended to develop to next Gateway

It is recommended that :

Planning & Transportation Committee and Project Sub Committee approve the following:

- 1) Option 3 to relight St Paul's Cathedral with a new LED lighting scheme at an estimated total cost of £1,105,000 funded by external sponsorship and £100,000 from the City Finance Committee Contingency Budget;**
- 2) A sponsorship specialist be engaged to support the City and the Cathedral in developing a clear plan to identify sponsorship opportunities and prepare a Sponsorship Package;**
- 3) This project proceed to Gateway 4 (detailed options appraisal) funded by £25,000 from the £100,000 City Finance Committee Contingency Budget. This project proceed to Gateway 4 (detailed options appraisal) funded by £25,000 from the £100,000 City Finance Committee Contingency Budget.**

Finance Committee approve the following:

- 4) A total contribution of £100,000 from the City Finance Committee Contingency Budget be allocated to St Paul's lighting project to meet the cost of preparing the Sponsorship Package and securing external funding for the implementation of the project, including developing the project to the next Gateways.**

Next Steps

The City, in partnership with the Cathedral, to prepare and agree the sponsorship strategy and appoint an expert with strong experience to develop and promote the Sponsorship Package. This is to be done with the input of the City Public Relations office. Thereafter, the next step will be to approach and contact key City corporate businesses and major international companies to seek funding. High quality marketing materials and lighting trials and mock-ups will be prepared to help to promote the project and to secure the sponsorship. Detailed design and costing are also to be prepared after Gateway 4.

Resource requirements to reach next Gateway and source of funding

£25,000 from within the proposed £100,000 contribution from the Finance Committee Contingency Budget.

Financial assessment/Investment Appraisal to be provided in the detailed options Appraisal report

To be provided at the next Gateway.

Plans for consultation prior to the next Gateway report

It is proposed to continue to consult and work with St Paul's Cathedral. Other relevant parties will also be consulted including:

- Externals: English Heritage, the GLA, City businesses, international companies;
- Internals: The Public Relation Office, the City Surveyor, the Built Environment and the Open Spaces Departments, the Access Team, and the Bridge House Estates.

Tolerances

Project costs have been provided by chartered quantity surveyors in January 2013 and analysts are forecasting reductions in the price of LED fittings of 15%, year on year through to 2015. Therefore the prices set out in this report reflect a 15% reduction since an initial evaluation in March 2012, and we are pro-actively monitoring the market to ensure the best value options are explored. Further cost reductions are therefore expected by the time the project is implemented.

It should be noted that there is a low risk of the existing main distribution equipment not being in good condition and needing to be replaced. The main distribution equipment has been investigated as far as possible at this stage and conclusion shows that it is in good condition. Further investigated are to be carried out and confirmed in the Gateway 4 report.

Main Report

Overview

<p>1. Evidence of Need</p>	<p>The current lighting scheme is approaching the end of its 25 years life span and is now in need of replacement. A feasibility study was undertaken for the Dean and Chapter of St Paul's Cathedral in May 2008 which identified a preliminary proposal for a future project, pending options.</p>
<p>2. Success Criteria</p>	<ul style="list-style-type: none"> • Reduced energy consumption • Reduced maintenance costs • Reduced CO2 emissions • Enhanced lighting design • Safer and more pleasant evening environment in the area • More attractive nightscape for the City, within London
<p>3. Project Scope and Exclusions</p>	<p>At this stage, this project does not include the replacement of the main distribution equipment, which should be of sufficient quality to be retained. This will be further investigated at the next stage of design development.</p>
<p>4. Link to Strategic Aims</p>	<p>To support and promote the City as the world leader in</p>

	<p>international finance and business services.</p> <p>To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.</p> <p>This proposal will improve the evening environment of one of the most popular City destinations for residents, tourists and visitors.</p>
5. Within which category does the project fit	Improvements in efficiency.
6. What is the priority of the project?	Advisable.
7. Governance arrangements	Partnership with St Paul's Cathedral.
8. Resources Expended To Date	£50,000 on evaluation (£35,000 Fees and £15,000 Staff Costs).
9. Results of stakeholder consultation to date	The City Lighting Team and St Paul's Cathedral have evidenced a need for the external lighting to be replaced and upgraded. The City lighting team and the Fabric Advisory Committee of St Paul's Cathedral are both supportive of LED technology (Option 3) that provides high performance to emphasise the architecture of this high profile monument.
10. Consequences if project not approved	The current lighting for the Cathedral is approaching the end of its 25 years life span and needs replacing. The City of London is responsible for maintaining and running the external lighting of St Paul's Cathedral. If the project is not approved, and sponsorship obtained, City funds are likely to be needed to replace deficient lighting or the St Paul's lighting may fail. City lighting engineers have advised that the current lighting equipment is in poor condition and its future useful life cannot be guaranteed. Therefore, there is a serious risk for the current lighting to fail if a new scheme is not implemented.

Outline Options Appraisal

11. Commentary on the options considered	The recommended option (Option 3) is the most expensive to install, however it is considered that it has the most benefits in terms of reduction in light pollution and the City's carbon footprint and reduces City running costs by 68%. The likely evolution of the LED
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	technology over the next 25 years outweighs its cost. It should also be noted that seeking sponsorship for a new LED technology scheme is likely to be more successful than seeking sponsorship for an ageing technology like HID that provides less marketable benefits.
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Information Common to All Options

12. Key benefits	The benefit of the three options is the replacement of lighting fittings that are currently in poor condition for the continued lighting of an important heritage building.
13. Estimated programme and key dates	It is anticipated that the Gateway 4 report will be submitted to Committee in the first quarter of 2014 and that the implementation stage could start in 2015.
14. Potential risk implications	See risk implications for each option in paragraph 25.
15. Anticipated stakeholders and consultees	It is proposed to continue to consult and work with St Paul's Cathedral. Other relevant parties will also be consulted including: <ul style="list-style-type: none"> • External: English Heritage, the GLA, The Bridge House Estates, City Businesses, International Lighting Companies • Internal: The City Surveyor, the Built Environment and the Open Spaces Departments, the Access Team, the City Public Relation Office.
16. Legal implications	<ul style="list-style-type: none"> • A license between the City and St Paul's Cathedral will be needed; • Planning permission and listed building consent will be needed to fix the new fittings on buildings;
17. HR implications	N/A
18. Anticipated source(s) of funding – capital and revenue	External sponsorship is to be investigated, (i.e. Corporation businesses as well as technical sponsorship from lighting/electrical companies, Bridge House Estate's funding...) including a £100,000 contribution from the City Finance Committee Contingency Budget.

<p>19. Affordability</p>	<p>Options 1 and 2 are cheaper in terms of the capital cost, however the running costs are much higher and HID technology is likely to be superseded by LED technology over the next 10 to 15 years.</p> <p>The capital cost for option 3 is the highest but this option proposes a more energy efficient technology that requires less maintenance and will significantly reduce running costs, thereby saving the City money approximately £22,100 per year as estimated by quantity surveyors.</p> <p>The recommended sponsorship approach minimises the City's contribution to a total of £150,000 (£50K expended to Gateway 3 and a further £100,000 proposed) to achieve some £1,000,000 in sponsorship funding to enable the proposed scheme to go ahead.</p>
<p>20. Next steps</p>	<p>A sponsorship specialist to start developing the Sponsorship Package in partnership with the Cathedral, and identify potential sponsors. The next step will be to approach key City corporate businesses and major international companies to seek funding. High quality marketing materials and a lighting trials and mock-ups will be prepared to help to promote the project and to secure the sponsorship. Detailed design and costing are also to be prepared.</p>

Outline Options Appraisal Matrix

See attached.

Appendices

Appendix 1	Visuals
Appendix 2 & 3	Finance tables
Appendix 4	HID and LED technologies

Contact

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Telephone Number	02073323634

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
21. Brief description	<p>Replacement of the current scheme like for like</p> <ul style="list-style-type: none"> • keep the existing lighting design • replace all the light fittings like for like using the same technology (HID lighting) • reuse the existing control equipment 	<p>New Scheme using HID technology</p> <ul style="list-style-type: none"> • New scheme design in line with the Cathedral's lighting strategy • New light fittings using HID technology • New control equipment 	<p>New Scheme using LED technology</p> <ul style="list-style-type: none"> • New scheme design in line with the Cathedral's lighting strategy • New light fittings using the latest LED technology • New control equipment
22. Scope and Exclusions (where different to section 3)	N/A	N/A	N/A
23. Key benefits (where different to section 12)	<p>The main benefits of this option are as follows:</p> <ul style="list-style-type: none"> • replacement of lighting fittings • no benefits in term of lighting quality nor long-term reduction of energy and maintenance costs 	<p>The main benefits of this option are as follows:</p> <ul style="list-style-type: none"> • replacement of lighting fittings • Running cost savings (energy and maintenance) of approximately 45% • Reduced CO2 emissions • Improved lighting and evening environment 	<p>The main benefits of this option are as follows:</p> <ul style="list-style-type: none"> • replacement of lighting fittings • Running cost savings (energy and maintenance) of approximately 68% • Greatly reduced CO2 emissions • Best lighting and evening environment

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
			<ul style="list-style-type: none"> • Best control options • Most recent technology that is likely to last longer
24. Estimated Programme (where different to section 13)	N/A	N/A	N/A
25. Potential risk implications	<p>This option presents the risk of eventual redundancy of HID technology that might become superseded by LED technology over the next 10 to 15 years. This would result in much higher maintenance costs or worse, an obsolete scheme.</p> <p>This option would not allow the controls of the lighting to be modified. The existing controls are dated and require the City to enter various buildings to access the control gear, which is not the most efficient solution.</p> <p>There is also a risk of the existing distribution equipment not being in good condition and needing to be</p>	<p>This option presents the risk of eventual redundancy of HID technology that might become superseded by LED technology over the next 10 to 15 years. This would result in much higher maintenance costs or worse, in an obsolete scheme.</p> <p>There is a risk of external sponsorship funding not being sufficient to cover the cost of the project due to the use of outdated HID technology.</p> <p>There is a risk for the sponsorship requirements not being agreed between the City, the Cathedral and the external sponsorship, and consents not being obtained from building owners and the City</p>	<p>There is a risk of external sponsorship funding not being sufficient to cover the cost of the project. It should be noted that, the City has already been approached by potential sponsors interested in the project and the LED technology.</p> <p>There is also a risk for the sponsorship requirements not being agreed between the City, the Cathedral and the external sponsorship, and consents not being obtained from building owners and the City Planning Department.</p> <p>There is also a risk of the existing distribution equipment not being in good condition and needing to be</p>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
	replaced.	Planning Department. There is also a risk of the existing distribution equipment not being in good condition and needing to be replaced.	replaced.
26. Anticipated stakeholders and consultees (where different to section 15)	N/A	N/A	N/A
27. Legal implications (where different to section 16)	N/A	N/A	N/A
28. HR implications (where different to section 17)	N/A	N/A	N/A

<u>Financial Implications</u>	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
29. Total Estimated cost (£)	The total estimated cost for this option is £425,000. This is made up of pre-implementation costs of £100,000 and implementation costs of £325,000 funded by the City.	The total estimated cost for this option is £915,000. This is made up of pre-implementation costs of £100,000 funded from the Finance Committee Contingency Budget and implementation costs of £815,000 funded from external	The total estimated cost for this option is £1,105,000. This is made up of pre-implementation costs of £100,000 funded from the Finance Committee Contingency Budget and implementation costs of £1,005,000 funded from external

		<p>contributions/sponsorship.</p> <p>Project costs have been provided by Chartered Quantity surveyors in January 2013 and approved by City Lighting engineers. See Appendix 3 for detailed cost estimate and running costs estimate</p>	<p>contributions/sponsorship.</p> <p>Project costs have been provided by Chartered Quantity surveyors in January 2013 and approved by City Lighting engineers. See Appendix 3 for detailed cost estimate and running costs estimate.</p> <p>Several analysts are forecasting reductions in the price of LED fittings of 15% year on year through to 2015. Further cost reductions are therefore expected by the time the project is implemented.</p>
30. Anticipated source of project funding (where different to section 18)	<ul style="list-style-type: none"> City of London funding 	<ul style="list-style-type: none"> External funding contributions £100,000 from the Finance Committee Contingency Budget 	<ul style="list-style-type: none"> External funding contributions £100,000 from the Finance Committee Contingency Budget
31. Estimated capital value/return (£)	N/A	N/A	N/A
32. Fund/budget to be credited with capital return	N/A	N/A	N/A
33. Estimated ongoing revenue implications	The running costs for this option	The running costs for this option	This is the most efficient option in

(£)	have been estimated at a total of £32,700 over 1 year (£22,600 of electricity costs and £10,100 of maintenance cost). This option would not result in any revenue savings for the City.	have been estimated at a total of £18,000 over 1 year (£12,200 of electricity costs and £5,800 of maintenance cost). This option would result in revenue savings of 45% for the City.	terms of running costs (see all cost details in Appendix 3) The running costs for this option have been estimated at a total of £10,600 over 1 year (£6,700 of electricity costs and £3,900 for maintenance). This option would result in revenue savings of 68% for the City.
34. Anticipated source of ongoing revenue funding (where different to section 18)	N/A	N/A	N/A
35. Fund/budget to be credited with income/savings	N/A	N/A	N/A
36. Affordability (where different to section 19)	N/A	N/A	N/A
37. <u>Recommendation</u>	Not recommended	Not recommended	Recommended
38. Reasons	It is not recommended to implement this option as the current lighting design and the associated technology result in high running costs to the City.	It is not recommended to implement this option as the HID technology results in relatively high running costs to the City. It should also be noted that HID	It is recommended to implement this option as it would reduce the City of London's running costs by 68% in line with the Corporation's commitment to sustainability. This

	<p>In addition, this option does not promote the architecture of the cathedral and does not provide any adaptability to the level of lighting throughout the night.</p> <p>It should also be noted that HID technology is likely to become obsolete over the next 10/15 years.</p>	<p>technology is likely to become obsolete over the next 10/15 years and external funding will be difficult to obtain for out of date technology.</p>	<p>option is also considered the most flexible and future proof as lighting technology is rapidly evolving and options 1 and 2 could become costly and difficult to maintain in 10 years time.</p> <p>This option is also supported by the Fabric Advisory Committee of St Paul's Cathedral and the City Lighting Team.</p>
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Appendix 1 – Visuals

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Proposal - South elevation



Proposal - West Elevations with Lantern & Bell Towers internally illuminated /non illuminated

Appendix 2 – Finance Committee Contingency Funding table

Tasks	(£)
To proceed to Gateway 4 – Detailed Option Appraisal	
Sponsorship consultant specialist to prepare Sponsorship Package	11,000
Lighting consultant to provide technical assistance and test the main distribution system	4,000
Marketing and publicity package (design)	3,000
Built Environment Department Staff Cost	7,000
Sub Total Fees and Staff Costs	25,000
To proceed to Gateway 5 – Authority to Start Work	
Sponsorship consultant specialist to secure sponsorship	12,000
Marketing and Publicity package (prints & materials, 3D model)	8,000
Lighting consultant to develop detailed design and prepare lighting trials and mock-ups to test lights and assist sponsorship	18,000
Legal fees to prepare sponsorship agreement	5,000
Consultants	7,000
City Staff Cost	25,000
Sub Total Fees and Staff Costs	75,000
TOTAL	100,000

Appendix 3 – Comparative table

Comparative Cost in use over full 25 years life if LED brightness increases by 15% and electricity prices increase by 15% over the next two years			
OPTIONS	OPTION 1 Like for like using HID (£)	OPTION 2 New scheme using HID (£)	OPTION 3 New scheme using LED (£)
IMPLEMENTATION COSTS			
Capital cost (excluding fees and staff costs)	190,000	680,000	870,000
Fees and staff costs	135,000	135,000	135,000
Implementation costs sub total	325,000	815,000	1,005,000
CITY RUNNING COSTS			
Power consumption over 1 year	22,600	12,200	6,700
Maintenance over 1 year	10,100	5,800	3,900
Running costs sub total over 1 year	32,700	18,000	10,600
Running costs sub total over 25 years	817,500	450,000	265,000
Total implementation and 25 years running costs	1,142,500	1,265,000	1,270,000

Appendix 4 – HID and LED technologies

High-intensity discharge lamps (HID lamps) are a type of electrical gas-discharge lamp which produces light by means of an electric arc between tungsten electrodes housed inside a translucent or transparent fused quartz or fused alumina arc tube. HID lamps are typically used when high levels of light over large areas are required.

High-intensity discharge lamps make more visible light per unit of electric power consumed than fluorescent and incandescent lamps since a greater proportion of their radiation is visible light in contrast to heat. Most HID lamps produce significant UV radiation, and require UV-blocking filters to prevent UV-induced degradation of lamp fixture components and fading of dyed items illuminated by the lamp.

An LED lamp is a solid-state lamp that uses light-emitting diodes (LEDs) as the source of light. LED lamps offer long service life and high energy efficiency (the same light for less electricity) than most other lighting. LED sources are compact, which gives flexibility in designing lighting fixtures and good control over the distribution of light with small reflectors or lenses. Because of the small size of LEDs, control of the spatial distribution of illumination is extremely flexible, and the light output and spatial distribution of a LED array can be controlled with no efficiency loss. However, initial costs are higher than those of fluorescent and incandescent lamps.

The main difference to other light sources is the directed light that requires less Lumen compared to light sources which would need reflectors or lenses to do the same. Compared to fluorescent bulbs, advantages claimed for LED light bulbs are that they contain no mercury, that they turn on instantly, and that lifetime is unaffected by cycling on and off. LED light bulbs are also mechanically robust when most other artificial light sources are fragile.

Efficiency of LED devices continues to improve and the efficiency of conversion from electric power to light is generally higher than for incandescent lamps. LED lighting is recommended worldwide as it reduces energy consumption.

Agenda Item 13

Committee(s):	Date(s):
Policy and Resources	2 May 2013
Planning and Transportation	14 May 2013
Property Investment Board	14 May 2013
Subject: Marché International des Professionnels d'Immobilier (MIPIIM property conference) 2013	Public
Report of: City Surveyor	For Decision

Summary

1. The purpose of this report is to inform your Committees of the City of London Corporation's activities at the MIPIIM property exhibition in March 2013, and to gain your Committees' approval for City of London Corporation attendance at MIPIIM 2014.
2. A team of 10 City of London representatives attended MIPIIM 2013, including the Chairman of Policy & Resources Committee, the Chairman of Planning & Transportation Committee, and a representative of the Property Investment Board.
3. Outcomes from the trip include (summary):
 - 14 meetings with high level representatives of property companies active in the Square Mile.
 - A meeting with a design company commissioned by the City Property Advisory Team (CPAT) to review concepts for the development of a new brochure promoting the City.
 - The public launch of an important piece of property research commissioned by the City.
 - Promotion of the City as a place to invest and base a business.
 - A successful City-hosted dinner with 9 high-level guests.
 - A key-note speech by the Chairman of Policy & Resources
 - Promotion of the City's existing and future building stock.

Recommendation(s)

- That this report on MIPIIM 2013 is received.
- That the Policy & Resources and Planning & Transportation Committees, and the Property Investment Board, decide that the City of London Corporation should attend MIPIIM 2014 with a total budget not exceeding £85,000.

Main Report

Background

1. In May 2012, approval was given for the City of London Corporation's attendance at MIPIIM (Marché International des Professionnels d'Immobilier) 2013 in Cannes, 12th-15th March, at a cost not exceeding £85,000 to be met from existing budgets. Provision of £17,500 came from the City Surveyor's Department (Property Investment Board), £7,500 from the Department of the Built Environment (Planning and Transportation Committee), £5,000 from Public Relations (Policy & Resources Committee), and the remainder from the City Property Advisory Team's (CPAT) local risk budget.
2. MIPIIM is widely recognised as the world's leading and most influential event for the Property Industry. It is a global marketplace that offers the opportunity to connect with key players in the industry, from investors to end-users and local government to international corporations.
3. This was the City of London Corporation's twentieth attendance at MIPIIM and was organised by the City Property Advisory Team (CPAT).
4. City of London Corporation attendance was based on the following objectives:
 - Marketing the City and its fringes as the world's leading international financial and business services centre with representative offices in Brussels, China and India.
 - Providing support for City constituents at MIPIIM.
 - Demonstrating to our existing occupiers the commitment of the City Corporation to the commercial development of the City and its fringes.
 - Promoting the City Corporation's role as facilitator and enabler for inward investment, inner City regeneration and economic development research.
 - Developing the City Corporation's contacts and alliances both within the City and overseas.
 - Promoting the City's property stock as being relevant and available for the needs of City type occupiers.
5. Attendance at MIPIIM 2013 was higher than 2012, with approximately 20,000 delegates from 79 countries. The City Corporation delegation found that senior executives from the property industry were very much in attendance and keen to capitalise on the opportunity to do business.
6. The focus of The City of London Corporation's attendance centred on four main areas of activity:
 - a) Exhibition attendance – this includes supporting the City Corporation's part of the larger London exhibition, focused on Central London.
 - b) City Corporation seminar where themes of significance for the City of London are developed and debated.

- c) Hosting high-level events for specially invited key individuals (a City dinner and Seminar for senior guests and delegates), and 14 private meetings with developers.
 - d) Keynote Speech on the London Stand (Policy & Resources Chairman).
7. City of London Corporation representatives attending MIPIM included three Members (the Chairman of the Policy & Resources Committee, the Chairman of the Planning and Transportation Committee, and a representative of the Property Investment Board), in addition to the City Surveyor, the City Planning Officer, and the Director of the Built Environment. The senior team was supported by three representatives from the City Property Advisory Team, and one PR officer.

Achievements

City Corporation profile on the London Stand:

8. The London Stand is located in a prominent area of the Palais des Festivals complex, alongside that of Paris. Over 244 companies and more than 710 delegates were registered with the London Stand (many more businesses and delegates with a London connection were not specifically registered to the Stand) and the City Corporation was one of the principal exhibitors. The 1:500 City of London Model from the City Marketing Suite was again the central focus of the London Stand. The Model helped the City Corporation to achieve a very high profile and attracted much attention from delegates throughout the exhibition. A broad range of literature and research material produced by the Corporation complemented the City Model and was much in demand.
9. The City stand - with two meeting rooms, reception and a screen showing the City of London short film - was in a central position within the main London Stand, directly opposite the City model. The City stand was again a major draw for City stakeholders who developed their own contact programmes around the City Model. City officers manning the reception talked to many MIPIM delegates who came to ask questions and pick up City of London research reports and other literature. Useful contacts were made in this way over the four days. Stand events during the exhibition allowed delegates to pre-plan peak networking opportunities.

Meetings & networking opportunities:

10. Meetings held with 14 senior developer representatives and one design company were held over a 48 hour period, offering the chance to focus on significant issues, foster new relationships, and cement existing relationships and alliances.

Companies met (with development schemes in brackets):

- Helical Bar (Mitre Square, St Bartholomew Square)
- British Land (122 Leadenhall Street, 5 Broadgate)

- Land Securities (20 Fenchurch Street, Old Bailey / Ludgate Hill, 1 New Street Square)
- Exemplar (London Fruit and Wool Exchange)
- Brookfield (St Alphage House, 100 Bishopsgate, Principal Place)
- Beltane Global (71 Queen Victoria Street, St Paul's House, 108 Cannon Street)
- CarVal Investors/Quadrant (Moorgate Exchange, 100 Cheapside)
- Mitsui Fudosan (70 Mark Lane, 10 Moorgate)
- Greycoat/CORE/Generali (120 Fenchurch Street)
- Crossrail (Farringdon and Liverpool Street Station over site development)
- MEC UK Ltd (Park House, 6-8 Bishopsgate/150 Leadenhall Street)
- Orion Capital Management (100 Cheapside, Carmelite House)
- Axa (60 Holborn Viaduct, 6 Bevis Marks)
- Aldgate Developments (Aldgate Tower)
- Stepladder (design company)

11. The opportunities to network at MIPIM were extensive, both within the exhibition itself and at other events organised as part of the programme. Events provided an opportunity to discuss key issues and allowed Corporation delegates to further promote the City itself, and continue the Corporation's work in attracting and supporting investors, developers and occupiers. Networking opportunities attended included events by London First, Jones Lang LaSalle, Linklaters, Aecom, Hoare Lea, Generali and Herbert Smith.

City Corporation events and speeches:

12. The City Property Advisory Team organised a seminar entitled "Taking Stock – the relationship between businesses and office provision in the City", based on a piece of research by Ramidus Consulting, commissioned by CPAT and the Economic Development Office. The seminar was chaired by the Chairman of Policy & Resources, with a panel of experts contributing: Mark Swetman of Hines, Gerald Kaye of Helical Bar, Matthew Elliott of Deloitte Real Estate, and Clive Bush of Exemplar. Over 100 delegates attended the seminar. The session began with a presentation by report author, Sandra Jones of Ramidus Consulting, on the findings of the research. Each panel member was then asked to comment on the findings, based on their experience. This was followed by a Q&A session, which brought out a number of interesting issues to follow-up. The seminar was extremely well-received and emphasised the change in the breadth of the City property offer over the last 10 years and the nature of businesses occupying space. The research provides a qualitative and quantitative basis to inform on-going development of office policy.

13. The Chairman of Policy & Resources Committee gave a key-note address to the London Stand in front of the City model. The Chairman emphasised the City's position as the leading financial centre in the world and delivered key messages about issues facing the future development of the Square Mile. The Chairman highlighted the Corporation's support for investment in the City's infrastructure, and the need to ensure the City is 'fit for purpose' as a leading business centre with a top quality retail, hotel and cultural offer.

14. Corporation Members hosted a dinner for nine high level guests, comprising senior representatives from British Land, Crossrail, Helical Bar, British Property Federation, Brookfield, Greycoat, CarVal Investors, and two Deputy Mayor's from the Greater London Council (Richard Blakeway, Deputy Mayor for Housing, Land and Property, and Sir Edward Lister, Chief of Staff and Deputy Mayor, Policy and Planning).

Media coverage:

15. The Corporation's attendance at MIPIM secured coverage in both the UK trade press and specialist publications. The Evening Standard referenced the visit beforehand, while City Planning and Estates Gazette both conducted interviews. The City of London Corporation and Policy Chairman Twitter accounts were also used to promote the visit and seminar.

Outcomes from the trip

16. There were a number of meetings with developers where Members and Senior Officers attending agreed how to tactically progress key issues relating to current planning applications and properties held within the City Corporation's investment portfolio.
17. A meeting was held with the Crossrail team to discuss progress with proposals for over site development for Farringdon Station (including Lindsey Street) and Moorfields / Liverpool Street and the associated area enhancements for which a strategy for future engagement relating to the improvements was discussed.
18. A range of other relevant issues for CoL to consider also came up, including the future profile of occupiers in the City. While the size of the financial sector appears to be reducing, other sectors such as Technology, Media and Telecommunications (TMT) are growing and showing an interest in the City as a place to locate. Research shows that firms historically based in the West End are also choosing to move to the City, due to the lower rents, as well as the quality of buildings and the built environment. The issue of residential development in the City remained a topic for debate, along with resilience of power supply and Rights of Light.
19. A meeting with a design company commissioned by the City Property Advisory Team (CPAT) to review concepts for the development of a new brochure promoting the City as a place to locate a business.
20. The high demand for invitations to attend the City seminar was a clear demonstration of the value of the City Corporation attending MIPIM.
21. CoL's promotion of the City as a place to invest and base a business generated enquiries from both developers and occupiers, which were followed up on the team's return to the UK.
22. The dinner, speech and seminar were designed to develop key high level relationships whilst further promoting the City and encouraging an informed dialogue on key issues affecting the future development of the City.

23. The City model forms the centrepiece of the London Stand and is a valuable tool for promoting the City in a focussed way, showcasing the developments of the future in the context of the City's existing stock. Members of the team use the model as a focal point for meeting with high level dignitaries and property professionals from the UK and a number of other EU countries. In addition it was a focus for discussion with inward investors and occupiers to discuss opportunities and provide some background about the Square Mile as a business location.

MIPIM 2013 Expenditure

24. Authorised funding for MIPIM 2013 was £85,000. Expenditure for the event was as follows:

	Budgeted (£)	Actual (£)
a. Exhibition		
City model, stand with meeting rooms and reception, (11 delegate passes included), transportation of model, literature to and from MIPIM	58,275	58,275
b. Travel & Transfers, accommodation, and subsistence	19,675	17,045
c. Seminar – room hire; technical support & equipment hire, printing	4,250	2,258
d. Hospitality	<u>2,800</u>	<u>2,916</u>
Total Expenditure	85,000	80,494

25. Expenditure came in under budget. The Team was able to take advantage of special early bird offers on some flights, and all flights were Economy class, securing significant savings.

Current Position

26. This report has set out for your Committees the wide range of activities and considerable achievements of MIPIM 2013, and has given details of the amount spent by the City Corporation in attending. Members are asked to agree to take a delegation to MIPIM 2014.

27. The benefits of attending MIPIM are set out above and it is considered appropriate that the City of London should have a similar presence at MIPIM 2014. The team to attend MIPIM should include a similar delegation of Members as 2013, including representatives of the Policy & Resources Committee, Planning and Transportation Committee and Property Investment Board. It is proposed that Members be accompanied by the same Officer team that attended MIPIM in 2013. The aim for the attendance will remain those objectives set out in Para 4 above.
28. Based on this report, the Committee is asked to decide if the City of London Corporation should attend MIPIM 2014 with a budget not exceeding £85,000. Should costs or circumstances change for any reason, a report will be brought to your committee in November with further recommendations.

Financial & Risk Implications

29. It is expected that the cost of attending MIPIM in 2014 will be similar to that in 2013, and will not exceed £85,000. Contributions will be sought from departments/Committees on the same basis as for 2012: £17,500 from the City Surveyor's Department (Property Investment Board), £7,500 from the Department of the Built Environment (Planning and Transportation Committee) and £5,000 from Public Relations (Policy & Resources Committee), and the shortfall from the City Property Advisory Team's (CPAT) local risk budget. Should costs or circumstances change for any reason, a report will be brought to your committees in November with further recommendations.

Strategic Implications

30. The City of London Corporation's attendance and activities at MIPIM fall under three Community Strategy Themes:

Theme 1 - 'is competitive and promotes opportunity'

Theme 3 – 'protects, promotes and enhances our environment'

Theme 4 – 'is vibrant and culturally rich'

It is also relevant to the following aspects of the Corporate Plan:

Strategic Aim SA1 – to support and promote the City

Key Policy Priority 5 – providing cultural opportunities for all (providing a free public information resource to all and promoting good practice and dissemination of knowledge in areas relating to the built environment)

Key Policy Priority 3 - Supporting people and business through the current economic downturn (providing free bespoke property searches to all businesses, along with advice and information on key policies affecting city owners and occupiers)

Consultees

31. The Chamberlain, Director of the Built Environment, Director of Economic Development, City Planning Officer and Public Relations Office have been consulted.

Conclusion

32. MIPIM 2013 provided the City of London Corporation with an excellent opportunity to showcase London's attributes as a place to live, work and invest. It also provided a forum through which to forge links with other cities. MIPIM is still the premier event of its kind, and it is felt that there is no real alternative to MIPIM at which the City Corporation's City of London message would be as effectively disseminated, given the predominance of senior and influential property professionals attending MIPIM, and the amount of press attention that it receives. It is also felt that the City Corporation's attendance at this continuing time of economic uncertainty is a key factor in underpinning confidence in London as the leading global financial centre.
33. MIPIM 2014 takes place from 11th-14th March and will, it is reasonable to assume, provide similar opportunities as experienced at MIPIM 2013. The Policy & Resources Committee, Planning and Transportation Committee, and the Property Investment Board are now asked to decide if the City of London Corporation should attend MIPIM 2014 with the delegation outlined in para 27 above.

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Agenda Item 17

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

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Agenda Item 18

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