



## Representing the interests of Barbican Residents

Helen Kay  
403 Willoughby House  
Barbican  
London EC2Y8BN

The City Planning Officer  
Department of Planning and Transportation  
City of London  
PO Box 270,  
Guildhall  
London EC2P 2EJ

19 December 2017

For the attention of the case officer Bhakti Depala

Re: Objection to Planning Application for Tenter House **17/01050/FULMAJ**

I write on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to object to elements of the application to develop Tenter House on the grounds of residential amenity, density and highway safety.

Overshadowing and density:

The Daylight and Sunlight Report clearly shows overshadowing on some of the Willoughby House windows in the early morning and City Point Piazza in the afternoon. We wonder why we have a Local Plan policy DM12.1 requiring a development to 'sustain and enhance heritage assets and to respect the character and scale of surrounding heritage assets' when, yet again, there is a proposal to build such a tall and dense building so close to the Barbican Estate. Are these policies not explained to developers at the pre-planning stage?

This is a speculative development with no requirement from a tenant to replace an 11-storey building by 18 storeys and to overhang the narrow New Union Street. As David Graves put it so well in his Cipplegate News sheet the 'Bloomberg building is all the more impressive because the opportunity to build higher was resisted to remain in keeping with the existing roof levels in the vicinity'. Unfortunately there are some new tall buildings neighbouring the eastern side of the estate but this should not set a precedent for another, one that will take more light from residents and the very many workers that enjoy the piazza.

Noise and disturbance:

Following the exhibition on 6 December and listening for the first time to neighbours' concerns the architect has assured us that he is looking again at the size of the servicing area. The application had already been submitted but there may be alterations made to the plans soon, we hope so.

The application shows a small area in which the lorries will have to reverse into 3 bays to load and unload, *see the Delivery and Servicing Plan section 2.3*. Already residents

hear refuse collections at City Point on New Union Street and the reversing beepers are very intrusive (*we await the broadband beepers being made mandatory in the City as they have in Westminster*).

There is a solution at this early planning stage for the noise and disturbance of these reversing lorries to be reduced. Enlarging the servicing area by moving the locker and shower room for cyclists would create a space large enough for the lorries to drive in, load and unload away from the noisy 'tunnel' of New Union Street, turn round and drive out forwards. The CoL has encouraged other neighbouring developers to have large servicing areas - City Point and 21 Moorfields.

Highway safety:

Vehicles frequently queue now on Moor Lane for access to City Point and reversing lorries on New Union Street will cause even more delay to the flow. Moor Lane is a north south quiet cycle highway and has approved plans for an enhancement scheme. It is a narrow road and with the cycle highway it is not safe for queuing vehicles.

In this role I have seen numerous objections to many developments that have then been ignored when it comes to the planning decision stage. It is frustrating and disappointing. I ask that for this application the comments are acknowledged because there is a solution. Quite simply, the developers can be told to enlarge the servicing area as explained above or better still, upgrade the current ramp from Moorfields that leads into the same servicing area at present and use that, taking the extra traffic away from Moor Lane. They can also be told to reduce the height of the building so that all those living and working in the vicinity do not lose any more daylight and sunlight.

Kind regards,

Helen Kay

Chair, BA Planning Committee  
Deputy Chair, BA  
403 Willoughby House  
-overlooking London Wall Place, Fore Street

**From:** [Depala, Bhakti](#)  
**To:** [PLN - Comments](#)  
**Subject:** FW: Tenter House plans and comments  
**Date:** 19 September 2018 15:12:43

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-----Original Message-----

From: Helen Kay [REDACTED]  
Sent: 07 August 2018 10:31  
To: Depala, Bhakti <Bhakti.Depala@cityoflondon.gov.uk>  
Subject: Re: Tenter House plans and comments

My apologies for the delay Bhakti, I needed to consult and people are away. No, the original letter from BA is no longer relevant given the changes made to the servicing area.

>> With thanks  
>> Helen Kay  
>> Chair BA Planning  
>> Deputy Chair BA

> On 31 Jul 2018, at 15:34, Depala, Bhakti <Bhakti.Depala@cityoflondon.gov.uk> wrote:  
>  
> Dear Helen,  
>  
> Thank you for your email. Just to clarify - does your original letter from the Barbican Association still stand?  
>  
> Kind regards,  
>  
> Bhakti Depala  
> Senior Planning Officer  
> Development Division  
> City of London  
>  
> 0207 332 1711  
>  
>  
>  
>

> -----Original Message-----

> From: Helen Kay [REDACTED]  
> Sent: 31 July 2018 15:28  
> To: Depala, Bhakti <Bhakti.Depala@cityoflondon.gov.uk>  
> Subject: Re: Tenter House plans and comments  
>

> Thank you. There will be no objection from the BA.  
>  
> Residents may object to loss of light, it's a real pity about the 18 floors.  
> Helen  
>

> Sent from my iPad  
>

>> On 31 Jul 2018, at 12:07, Depala, Bhakti <Bhakti.Depala@cityoflondon.gov.uk> wrote:  
>>

>> Dear Helen,

>>

>> A few more points to add to my email below:

>>

>> The original loading bay depth was 12m and this has been revised to a depth of 18m.

>>

>> The largest delivery vehicle which is 10m long and the applicant has confirmed that there would be room to

manoeuvre and load/unload wholly within the loading bay with the doors closed.

>>

>> Kind regards,

>>

>> Bhakti Depala

>> Senior Planning Officer

>> Development Division

>> City of London

>>

>> 0207 332 1711

>>

>>

>>

>> -----Original Message-----

>> From: Depala, Bhakti

>> Sent: 31 July 2018 11:11

>> To: Ba Planningchair [REDACTED]

>> Subject: FW: Tenter House plans and comments

>>

>> Dear Helen,

>>

>> Thank you for your email.

>>

>> The Barbican Association comment was received as a letter and all comments received as letters appear on the documents tab - but are labelled as consultee comments. It is standard practice for all consultee comments (including memos from internal consultees) to appear on the documents tab as it is not possible to place any comments in the consultee tab.

>>

>> The public comments tab shows all the comments received via the online planning portal on our website.

>>

>> With regards to revised servicing arrangements the alterations are:

>>

>> There is a door to the loading bay.

>> The loading bay has been re-configured so that 91% of vehicle movements are able to pull in and turn around to drive out in forward gear. (Page 28-33 sets out the revised servicing strategy including the types and number of vehicles servicing the building and refuse collection arrangements). The appendix of the Transport Assessment shows vehicle swept path analysis for the different types of vehicle movements. (Transport Assessment attached for ease of reference).

>> The applicant has also confirmed that there is space for all the compacting of waste and loading of waste from bins to take place behind a closed door.

>>

>> The 19 short stay retail spaces are short stay bicycle parking spaces (as required by the London Plan) provided for visitors to the retail units.

>>

>> I hope this helps but please let me know if you have any further questions.

>>

>> Kind regards,

>>

>> Bhakti Depala

>> Senior Planning Officer

>> Development Division

>> City of London

>>

>> 0207 332 1711

>>

>>

>>

>>

>>

>>

>> -----Original Message-----

>> From: Helen Kay [REDACTED]

>> Sent: 29 July 2018 18:51

>> To: Depala, Bhakti <Bhakti.Depala@cityoflondon.gov.uk>

>> Subject: Tenter House plans and comments

>>

>> Dear Bhakti,

>>

>> Having started to plough through the many documents in order to understand what changes have been made I see that some objections and consultee comments are included in the 'documents' section, including my December letter.

>>

>> Is it best that these be moved to the 'consultee comment' tab or did you want them in the documents section? They seem to be in the wrong section.

>>

>> Can you explain the revised servicing arrangements please? It is not obvious from the plans of B01 and Ground floor plans. Is there a door to the loading bay, There is a line drawn across but no details and is the loading bay large enough for lorries to pull in and turn round to drive out forwards? Is there space for all the compacting of waste and loading of waste from bins to take place behind a closed door?

>>

>> Can you also tell me what the 19 short stay retail spaces are on New Union Street on PO199?

>>

>> With thanks

>> Helen Kay

>> Chair BA Planning

>> Deputy Chair BA

>>

>>

>>

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> Website: <http://www.cityoflondon.gov.uk> <BA Objection to Tenter House

> Dec17.docx>

## Begum, Shupi

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**From:** James Mills [REDACTED]  
**Sent:** 26 November 2017 09:53  
**To:** PLN - Comments  
**Cc:** Chair Speed House  
**Subject:** 21 Moorfields. FULEIA. Tenter House. FULMAJ

I wish to object to the above planning applications on the grounds that I live at 25 Speed House and my bedrooms face onto Silk Street. I am concerned that the increase in traffic during and following completion of this project will add to the already high level of pollution and noise along Silk Street which make the bedrooms extremely uncomfortable.

James Mills.

Sent from my iPhone

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Planning Committee

-----Original Message-----

From: Trevor Kavanagh  
Sent: 26 November 2017 18:02  
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>  
Subject: Planning Committee

Dear Sir,

My wife and I have been residents at 55, Speed House, Barbican, EC2Y 8AT, since 2011.

Our attention has been drawn to planning applications for 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ.

We would like to register our objections to both developments on the grounds of significant additional heavy traffic which would be to the detriment of amenities and contrary to the spirit of the original planning approval.

The proposals would create new traffic in a heavily residential area, the listed Barbican Estate, with a large number of flats overlooking Moorfields. There would also be an impact for the residents of Silk Street where traffic would increase as a consequence.

It would be impossible for an increase in vehicle usage on the scale proposed without causing detrimental additional noise and disturbance.

Moorfields is already a busy road where parking is a problem despite clear yellow lines prohibiting which are frequently ignored. This presents a hazard to pedestrian safety.

We hope the planning committee will take note of the interests of the residents, as seems to have been the case when the original application for delivery access was granted from a non-residential street.

Yours faithfully

Trevor and Jacqueline Kavanagh.

Sent from my iPad



**From:** Beatriz Phipp  
**To:** [Broughton, Helen](#)  
**Subject:** Re: Increase of traffic in Silk Street and More Lane  
**Date:** 01 December 2017 13:01:44

---

> Dear Sirs

>

> Ref:

> 21Moorfields 17/1095/FULEIA

> Tenter House 17/1050/FULMA

>

> I refer to the above reference and I object to the increase of traffic in both More Lane and Silk Street. The traffic of 240 vehicles means an increase not only of pollution but also of noise.

>

> The Barbican is a Residential area and we are entitled to a reasonable traffic and not to the one proposed.

>

> Yours faithfully

>

> Sent from my iPad

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## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Objection to 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ

---

**From:** [REDACTED]  
**Sent:** 26 November 2017 12:51  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Objection to 21 Moorfields 17/01095/FULEIA and Tenter House 17/01050/FULMAJ

Dear Planning Officer

We would like to object to the planning applications:

21 Moorfields 17/01095/FULEIA  
Tenter House 17/01050/FULMAJ

We will be directly affected as our bedroom over looks Silk street and we object on the basis of:

Residential Amenity

- Noise and disturbance
- Light pollution
- Hours of use

Character and Appearance

- Impact on the historic environment, Listed Buildings or Conservation Areas

Highway safety

- Traffic implications and means of access
- Poor visibility
- Pedestrian safety
- Parking

Tim Bishop & Ian Loudon  
84 Speed House  
Barbican London EC2Y 8AU

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Dr Michael Swash

Address: 101 Willoughby House, Barbican, London EC2Y 8BL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: My comments are linked to those related to the 21 Moorfields redevelopment.

Problems as follows:

1. Moor Lane has been designated as a green development, with mixed pedestrian, cyclist and motor traffic, trees, flowers etc. It is not supposed to be a 'delivery highway'
2. The application flies in the face of all previous planning agreements in allowing major all-day deliveries along this RESIDENTIAL street.
3. There will be even more traffic congestion, with excess NOISE, increased EXHAUST GAS POLLUTION, DIFFICULT ACCESS and STREET CROSSING for residents and visitors. Bedrooms and study areas (all 250 of these face Moor Lane) will be affected. There is already potential traffic congestion on Moor Lane (Image available from November 2017).
4. Such air pollution risks violate all currently pending recommendations.
5. No other building on Moor lane has sought or been given planning permission for such a violation of residents' amenities.
6. I have no objection to the building per se, but the prospect of 170 vehicles (plus 120 from Tenter House) making there to and fro journeys is UNACCEPTABLE.
7. Surely the two developers can be persuaded to get together to find a solution involving the use of the small existing private delivery road exiting toward Moorfields?

**Hassall, Pam**

---

**From:** COL - Contact Centre  
**Sent:** 30 November 2017 08:33  
**To:** Pln - CC - Development Dc  
**Subject:** FW: PRO FW: 21 Moorfields planning application COL:05092827  
**Attachments:** IMG\_1431.jpg

Dear Team,  
Please see email below.  
Kind Regards  
David Parvin  
Contact Centre Agent  
Town Clerks Department  
City of London Corporation  
T: 020 7606 3030

---

**From:** [REDACTED]  
**Sent:** 29 November 2017 14:19  
**To:** PRO Queue <PROQueue@int.cityoflondon.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** 21 Moorfields planning application

Dear Mr Newton

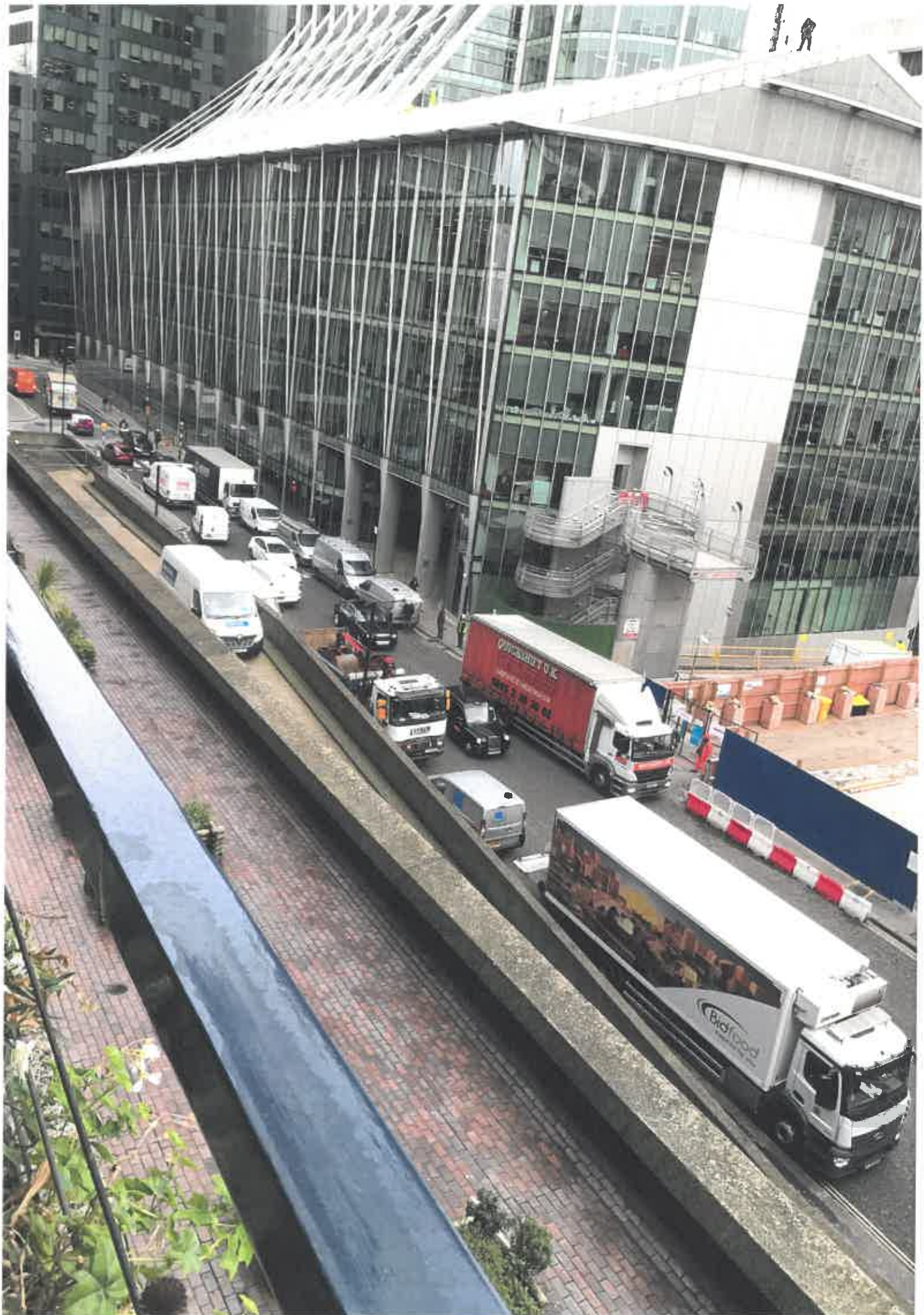
May I draw your attention to the already heavy occasional congestion in Moor Lane? Traffic has been increasing relentlessly and is already almost unacceptable for a residential street, with bedrooms facing the street, and many children in residence.

The attached photograph (by one of my neighbours from her flat) was taken on 14 November 2017

I trust this will be brought to the notice of your committee when the applications from 21 Moorfields and from Tenter House are considered.

Surely these 2 schemes could profitably be combined, with re-routing of access for loading etc, and with better use of the available space volume?

Yours etc  
Michael Swash MD FRCP FRCPATH  
Consultant Physician and Professor of Neurology  
106 Willoughby House.





Graham Webb  
318 Willoughby House  
Barbican  
London EC2Y 8BL

City of London  
Dept of the Built Environment  
Guildhall  
London EC2P 2EJ

17 November 2017

Attn. Bhakti Depala

Dear Planners,

**Tenter House – planning application ref. 17/01050/FULMAJ**

I live at flat 318 Willoughby House, with my bedrooms on the lowest level of the block directly opposite the junction of New Union Street with Moor Lane. I object to the proposed development because of (i) loss of residential amenity (overlooking/loss of sunlight) and (ii) traffic implications (including traffic noise).

Any replacement for Tenter House should be **no taller/larger** than the current building for the following two reasons.

**1. Overlooking/Sunlight**

Once 21 Moorfields has been built, the only area of sky visible from to the east from my flat (and from many others) will be that above the lower canopy of City Point – between City Point Tower (which pre-dates the Barbican) and the proposed new 21 Moorfields. We can't see the current Tenter House above City Point. The proposed new building will blot out that area of sky **entirely** – even above New Union Street. We will no longer receive **any** direct morning sunlight, even in summer. The Daylight Sunlight Report shows that the sun we currently enjoy around 9am on 21 June will be blocked by the proposed building.

To add insult to injury, that same report confirms large % light losses to my bedrooms (windows W30/13 and W31/13), but then says that's OK because "we can pretend that Barbican flats don't have balconies". As the saying goes, "If my uncle didn't have balls he'd be my aunt!" In the real world, with Grade II brutalist listed balconies of which the City is very proud, the Report acknowledges severe loss of light to many flats in Willoughby House, especially at lower levels, a very real loss of residential amenity. At least 21 Moorfields (Land Securities) had the good grace to offer financial compensation to flats suffering significant daylight loss – no mention of anything similar here, despite the same consultants being used.

In fact the proposed building makes no attempt at all to cater for Willoughby House residents' sight lines. Several drawings place the proposed building next to the consented scheme for 21 Moorfields, but the new Tenter House is not "stepped back" from west to east as the proposed 21 Moorfields has been, after much negotiation. Consequently it will appear, to Willoughby House residents, to loom higher into the sky than 21 Moorfields, to which it is joined. In particular, the western of the two highest towers is at least 4 storeys taller than it should be if it were to be properly "stepped back".

## 2. Traffic Implications

The much larger proposed building means a large increase in the number of deliveries to the loading bay in New Union Street, all proposed (as now, I presume) to enter from Moor Lane and exit to Moorfields. The traffic increase is large enough to warrant a complex servicing plan with pre-planned delivery slots. Trucks etc will be forbidden to stop/wait in the privately owned New Union Street but we all know that the drivers will instead sit in Moor Lane with engines running waiting for their time slot. So the new building must not be larger than the existing one, so that the number of deliveries is low enough for vehicles to just roll up into New Union Street, as now, without being “held” in Moor Lane. It goes without saying that all noisy taxis and couriers **must** be obliged, as a planning condition, to use the front entrance of the building in Moorfields.

These traffic implications are also, of course, a loss of amenity issue on the grounds of noise, as more delivery vehicles using (or worse, parking up in) Moor Lane runs counter to Moor Lane’s status as a quiet residential street (as recognised in the recent 21 Moorfields planning application). The City has long acknowledged this status, hence the traffic restriction and barrier at Moor Lane’s south end to discourage traffic.

Incidentally, the application’s promotion of New Union Street as a pedestrian thoroughfare is utterly misconceived. For a start, the report’s pedestrian survey in the street was taken in July 2017, at a time when Moorfields south end is blocked by Crossrail construction, and the highwalk to the Barbican has been demolished! When 21 Moorfields is complete, then pedestrians from Moorgate Station will:

- Walk to Fore Street and London Wall via the south end of Moorfields;
- Walk to the Barbican Estate via the new highwalk through 21 Moorfields (as they invariably did via the old highwalk through the old Lazards building); and
- Walk to Silk Street and Chiswell Street via City Point Plaza, which is quicker (and nicer) than New Union Street.

Pedestrians have been using new Union Street only because it is temporarily the quickest route from Moorgate Station to Fore Street, London Wall and the south side of the Barbican.

So efforts to make New Union Street a space shared by pedestrians and traffic are superfluous; instead, the street should be dedicated to deliveries only, which ought to give more room to vehicles and make the servicing of the building a lot easier. This should then enable delivery vehicles to enter **and** exit via Moorfields (unquiet commercial area) rather than use Moor Lane (quiet residential area).

Overall, replacing a low rise Tenter House with a high rise block eliminates Willoughby House’s last chink of light from the outside world beyond Moor Lane. It also introduces extra servicing logistics that the congested local area just can’t cope with, especially given the already consented development at 21 Moorfields and the impending occupation of the new London Wall Place. A like-for-like replacement of Tenter House would just about be acceptable and manageable.

Yours sincerely

Graham Webb

Graham Webb  
318 Willoughby House  
Barbican  
London EC2Y 8BL

City of London  
Dept of the Built Environment  
Guildhall  
London EC2P 2EJ

28 July 2018

Attn. Bhakti Depala

Dear Planners,

**Tenter House – planning application ref. 17/01050/FULMAJ**

I live at flat 318 Willoughby House, with my bedrooms on the lowest level of the block directly opposite the junction of New Union Street with Moor Lane. I wrote to you on 17 November 2017 in connection with this planning application in its original form. I objected to the application on two grounds of loss of amenity: (i) deprivation of light/sunlight by taller building than existing; and (ii) increased noise in Moor Lane from additional delivery traffic needed to service a larger building than existing.

This letter is supplemental to that letter of 17 November 2017; the original objections remain. Below are some additional comments chiefly concerned with the applicants proposals set out in its resubmitted “Transport Assessment” and “Draft Delivery and Servicing Plan (DSP)”.

**The applicant does not acknowledge (or perhaps understand) that Moor Lane needs to be treated in a manner appropriate for a (relatively) quiet residential street (as long established by the City of London through its traffic restrictions).** A number of omissions and failings in the application result from this:

- The DSP does not propose any time limitations on deliveries to the loading bay in New Union Street, either during the week or at weekends (indeed it suggests that, if there is too much delivery congestion, deliveries could occur pre-7am or late in the evenings). As a bare minimum, the City **must** restrict deliveries into New Union Street to the same hours as have been dictated to the developers of 21 Moorfields next door in Moor Lane.
- The DSP’s proposal to schedule all deliveries in advance clearly won’t work for motorcycle/bicycle couriers, who will be delivering small packages to offices at short notice and often well outside the restricted hours for loading bay deliveries (often on noisy motorcycles). The City **must** dictate that the developers provide a courier reception as part of the office reception on Moorfields, much farther away from the Barbican (cf. the proposed 21 Moorfields courier reception on Fore Street Avenue).
- The DSP’s proposed “Goods In Manager”, operating from the New Union Street loading bay, won’t have a clue what is happening in Moor Lane, even if the current entry barrier to New Union Street is retained. For all he/she knows, delivery vehicles may be backed up and/or parked up in Moor Lane with engines running – a particular problem with refrigerated goods for the retail outlets. It’s not good enough to dictate to suppliers that they should switch off engines



while stationery in the loading bay; the instructions should also cover New Union Street and Moor Lane.

In addition, the City **must** give assurances to the developer (which Barbican residents can rely on) that any and all future pedestrian schemes implemented in Moorfields will not, in any way, impede the planned one-way operation of New Union Street with egress of all delivery vehicles from New Union Street into Moorfields (and north to Ropemaker Street) guaranteed. The alternative, of a fully pedestrianised Moorfields that turns New Union Street into a two-way cul-de-sac too narrow for HGVs to pass each other, would be a nightmare for both the building's owners and Barbican residents.

To reprise the conclusion of my letter of 17 November 2017:

“Overall, replacing a low rise Tenter House with a high rise block eliminates Willoughby House's last chink of light from the outside world beyond Moor Lane. It also introduces extra servicing logistics that the congested local area just can't cope with, especially given the already consented development at 21 Moorfields and the impending occupation of the new London Wall Place. A like-for-like replacement of Tenter House would just about be acceptable and manageable.”

Yours sincerely

Graham Webb

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Miss Stephanie Gamble

Address: 328 Willoughby House, Barbican, London EC2Y 8BL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: It appears that this proposal would greatly increase the number of vehicles, together with their noise and air pollution, to the detriment of residents like myself and pedestrians. I therefore object to the application.

## **Wells, Janet (Built Environment)**

---

**Subject:** FW: 17/01050/FULMAJ

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**From:** Rodrigues, Jorge [  
**Sent:** 10 November 2017 10:24  
**To:** PLN - Comments  
**Cc:** Jorge Rodrigues  
**Subject:** 17/01050/FULMAJ  
**Importance:** High

To the attention of Bhakti Depala

**Re: Tenter House, 45 Moorfields, London EC2Y 9AE**

**Your ref: 17/01050/FULMAJ**

We refer to your letter dated 3 November 2017, received yesterday, 9 November 2017.

We have viewed the available documentation regarding the above proposal and would like to make the following three comments:

### **1 - Architectural Merit**

45 Moorfields is now one of the last post-war, 1960s building that has not been demolished to give way to faceless glass towers. As you can see from the photo below, it has aged very well and looks very elegant and solid compared to the utilitarian blandness of CityPoint (Ropemaker Street) and Moor Place (1 Fore Street) – both glaring examples of what good architecture should not look like.

If approved in its current format, 21 Moorfields will be another monstrous carbuncle (to quote Prince Charles) on London's skyline.

Therefore, it will be a great loss to demolish this building only to replace it with something infinitely inferior.

We would like the Department of the Built Environment to consider the architectural merits of Tenter House before continuing with this application.

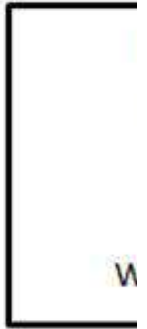


## **2 – Scale of the building**

The proposed new building will be 18 storey high, substantially higher than the existing building. As you can see from the two photos below, it will totally eclipse the only view of the sky we currently have from our Willoughby House flat (Photo 1), greatly affecting the quantity and quality of natural light we currently enjoy.

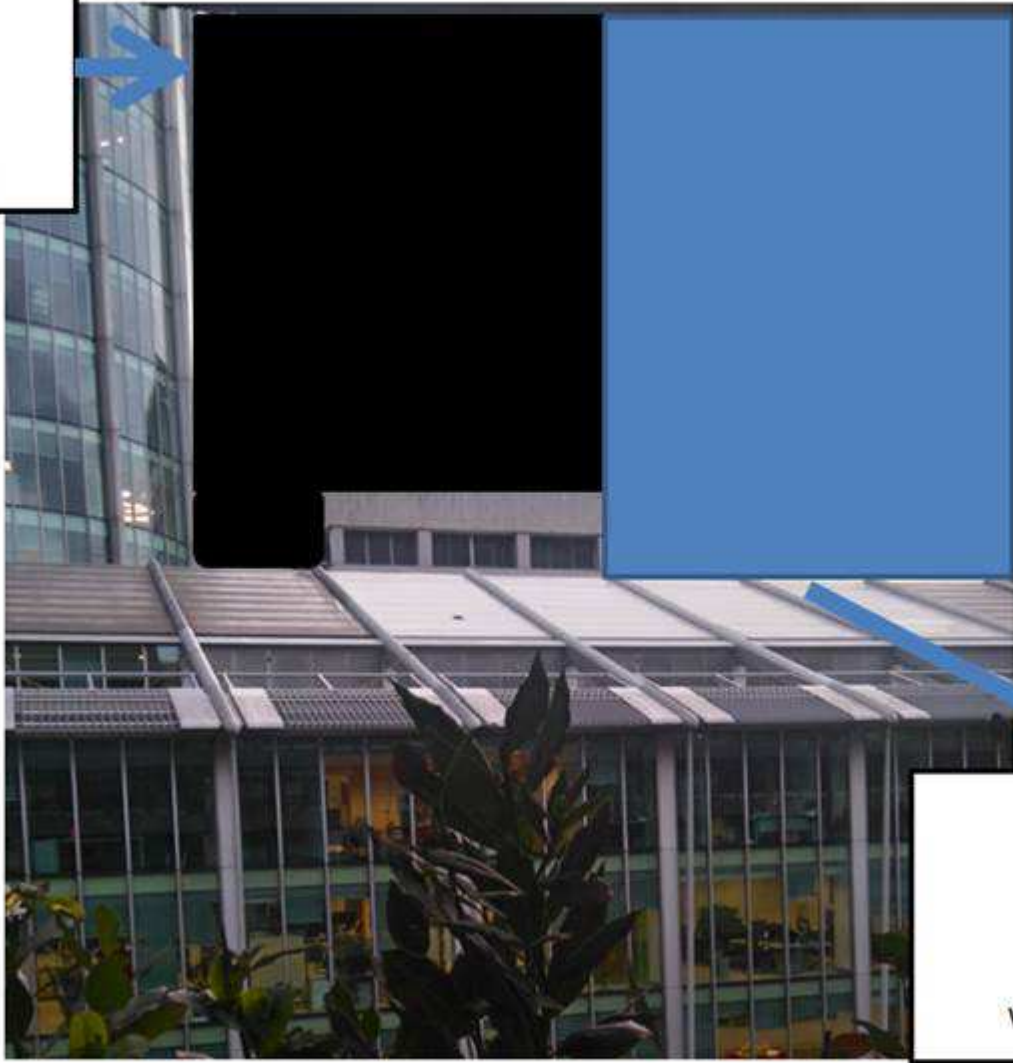
Photo 2 includes the proposed 21 Moorfields development.

*Photo 1*



*Photo 2*

Proposed height  
45 Moorfields  
Viewed from  
Willoughby House



We therefore strongly oppose to the approval of a much taller building on the site as it will totally obliterate light flow and any remaining views of the sky and that we currently enjoy.

**3 – Overdevelopment**

There is already a large number of existing and planned new buildings for the area around the Grade 2 listed Barbican (particularly near Willoughby House).

This will attract greater traffic, air pollution and noise pollution to an area where hundreds of people live.

We ask the Department of the Built Environment to seriously consider the three points we have raised above.

Thank you.

\*\*\*\*\*

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# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Jorge Rodrigues

Address: 401 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Formal submission emailed 10 November 2017.



I object to the use of Moor Lane and New Union Street as a service entrance for New Tenter House - both during construction and as a service entrance upon completion.

The Vehicle survey of New Union St from Moor Lane states an average of 230 vehicles will use the area in ONE day - 38 of which are HGVs.

There are about 200 bedrooms and nearly 150 flats, many with sitting rooms also facing East, backing onto Moor Lane and that will be directly affected.

My concerns are:

1. The likely impact particularly regarding noise pollution of additional servicing from this narrow lane

The increase in traffic flow is certain to increase the noise generated. The increase in deliveries (to approx. 58/day) would amount to 1 every 8 - 9 minutes IF all deliveries took place in business hours. Deliveries to Tenter House, however, currently take place any time from 6am until late in the evening, combining both engine noise & audible reversing/parking signals (bleeps). This additional noise burden will have a significant impact on the ambient noise level for residents on Moor Lane.

2. This appears contrary to the Corporation of London Local Plan for Residential Amenity (Policy DM 21.3).
3. Impact of ventilation provision. Additional floors will require additional ventilation. Inflow & outflow vents form a significant component of the ambient noise experienced by residents on Moor Lane. The unusual acoustic environment of Moor Lane (a narrow street with high, glass-fronted buildings on either side) causes amplification of all sound due to a "canyon effect." The actual increase in noise varies according to the precise location of the monitor, and is therefore difficult to model for any given flat. There should, at the very least, be a stipulation that all ventilation ducts open in directions other than on to Moor Lane.

4. The proposals are inconsistent with the planned "greened" enhancement of Moor Lane or the planned improved cycle highway that would be massively beneficial for local residents' health.

Note that the Barbican Playgroup and other areas close by already suffer on occasion from illegal levels of air pollution (it is within 150m of a road emitting 62.4141µg/m<sup>3</sup> versus a legal limit of 40). The additional delivery servicing proposals would only exacerbate this problem.

5. The proposal appears to undermine the Local Plan (which was widely consulted) to integrate street level contact (walking/families/school children) between Barbican centre, residences and new retail developments
6. The proposal seems inconsistent with previous development decisions, which recognised that service access on Moor Lane was inappropriate given the vastly increased scale of the developments.

There is alternative access via Moorfields that could be used.

Finally, I wanted to raise the issue of concurrent planning application submissions for Tenter House and 21 Moorfields. Given these two applications represent such a huge change in residential amenity and highway/safety surely the applications and the implications need to be considered as a cumulative whole.

**From:** JOHN PONTING [REDACTED]  
**Sent:** 24 November 2017 17:39  
**To:** PLN - Comments  
**Subject:** Tenter House Planning Application

## **TENTER HOUSE**

**Your Ref: 17/01050/FULMAJ**

**Case Officer: Bhakti Depala**

It is depressing that, once again, we find ourselves objecting to another large development which will impact adversely on the residential amenity of our home and hence on the quality of our lives.

We are increasingly being walled in by large buildings, for which the planning applications are considered individually, with the result that the combined effect on us is not taken into account. The detrimental effects include loss of daylight and sunlight, overshadowing and overlooking (incurring loss of privacy) and disturbance, both day and night, from increased traffic, noise and light pollution. These are all likely to have adverse implications for our health and well-being.

We particularly wish to object to the proposed height of the building and to the vehicular access from Moor Lane for servicing the Tenter House development. This would bring more traffic into Moor Lane, resulting in increased noise and pollution. We have 3 rooms (including bedrooms and rooms used during the day) facing Moor Lane and close to the proposed access. Furthermore the proposal is not compatible with the planned 'greening of Moor Lane' to create a quiet, greened street.

John & Ann Ponting

532 Willoughby House

**From:** JOHN PONTING  
**To:** [PLN - Comments](#)  
**Subject:** Tenter House Planning Application  
**Date:** 18 August 2018 20:49:07

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**For the attention of Bhakti Depala, Development Division**

**TENTER HOUSE**

**Your ref: 17/01050/FULMAJ**

Our previous objection (of 24/11/17) to the proposed redevelopment of Tenter House is attached below.

We wish to object again as we remain very concerned about the adverse effects of the proposed development on our residential amenity and the quality of our lives, particularly when considered in conjunction with the effects of the proposed 21 Moorfields development and the already-rebuilt Telephone Exchange, Moor House and London Wall Place buildings.

The proposed height of the buildings will impact adversely on us through further loss of daylight and sunlight, overshadowing & overlooking with loss of privacy and will result in the total loss of visible sky from within much of our two 6<sup>th</sup> floor rooms and significant loss from our 7<sup>th</sup> floor room. Instead of the open aspect that we have previously enjoyed we will be completely walled in by high buildings, whereas some years ago we could even see the Millennium Dome from our 7<sup>th</sup> floor.

We cannot believe that the loss of daylight and sunlight will be “*de-minimis*” to us and we consider it unfair to blame such losses on the architectural features of Willoughby House (WH). As WH already exists the losses would thus be clearly attributable to the excessive height and proximity of the proposed redevelopments.

We also wish to reiterate our objections to the noise, pollution, disturbance and inconvenience that would be caused by the increased vehicular access from Moor Lane into New Union Street for servicing the proposed development.

It is frustrating and disappointing that our objections to proposed plans such as these only ever result in relatively minor tinkering with some aspects rather than a fundamental re-think about the negative aspects of permitting large-scale developments to be built in close proximity to already existing homes.

John & Ann Ponting

532 Willoughby House

Previous Objection dated 24/11/17

## **TENTER HOUSE**

**Your Ref: 17/01050/FULMAJ**

**Case Officer: Bhakti Depala**

It is depressing that, once again, we find ourselves objecting to another large development which will impact adversely on the residential amenity of our home and hence on the quality of our lives.

We are increasingly being walled in by large buildings, for which the planning applications are considered individually, with the result that the combined effect on us is not taken into account. The detrimental effects include loss of daylight and sunlight, overshadowing and overlooking (incurring loss of privacy) and disturbance, both day and night, from increased traffic, noise and light pollution. These are all likely to have adverse implications for our health and well-being.

We particularly wish to object to the proposed height of the building and to the vehicular access from Moor Lane for servicing the Tenter House development. This would bring more traffic into Moor Lane, resulting in increased noise and pollution. We have 3 rooms (including bedrooms and rooms used during the day) facing Moor Lane and close to the proposed access. Furthermore the proposal is not compatible with the planned 'greening of Moor Lane' to create a quiet, greened street.

John & Ann Ponting

.

Richard Haynes  
705 Willoughby House  
Barbican  
London EC2Y 8BN

[REDACTED]  
[REDACTED]  
28<sup>th</sup> November 2017

City of London  
Dept of the Built Environment  
Guildhall  
London EC2P 2EJ

Re : Tenter House – planning application ref : 17/01050/FULMAJ

Our family's objections to the proposed planning application are as follows:

- The proposal is for an 18 storey building -- an increase of 7 floors over that which currently exists!
- The current building is in our direct line of sight from a study/ bedroom and whatever the impacts the estimable Plan 2 Surveyor team through their computer generated models may indicate the human fact is that the increased height will impact the sunlight that will enter into the room in the mornings. The balcony situated above does not detract from the sunlight.
- In contrast to Commercial properties, ( s.3.3 of the report) our residential property does have a reasonable expectation of sunlight.
- At a minimum the planners should consider what is being proposed in the adjacent 21 Moorfields development in respect of height and design and have some consideration so that the light amenity is not detrimentally impacting those who have resided here for more than 20 years.
- The larger building will also have an increase in the number of deliveries to the loading bay in New Union Street
- The traffic implications will result in a loss of amenity due to noise, as more delivery vehicles will use Moor Lane, leading to a detriment in terms of noise and pollution to Willoughby House residents as a quiet residential street ( recognized in the recent 21 Moorfields planning application). We would urge that the application be revised to remove any option of using Moor Lane for deliveries etc.

In summary we request that the proposed building be contained within the existing footprint (including height) of the current building and the deliveries etc be operated through New Union Street. Yours sincerely,

Richard Haynes

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Nick Astbury

Address: 522 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I am in favour of developing Tenter House but concerned that access to the service yard will result in a significant increase in noise level, particularly if vans or lorries have to reverse if they cannot turn round. New Union Street is directly opposite our flat and the proposed increase in deliveries will result in even more traffic in Moor Lane which is destined to become a 'green' street according to the local plan. I would appreciate if consideration could be given to vehicles being able to turn round inside the building as this would lessen the noise.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Hilary Sunman

Address: 124 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The proposed building at Tenter House has been well designed on its site and should be a good building. But at present the proposed access for service vehicles is unsatisfactory; vehicles will reach Tenter house from New Union Street, which they will reach from Moor Lane, adding to commercial traffic in Moor Lane. This is of a general concern, increased traffic in this residential road will significantly affect amenity for the residents. Many bedrooms in Willoughby House face Moor Lane so night time noise is of concern, but many residents also live/work in rooms facing Moor Lane and increased traffic noise will seriously affect the quality of life. Moreover, at present the service bay within the Tenter House development requires vehicles to reverse into it, which will cause considerable noise from reversing bleeps which are very penetrating.

As chair of the Willoughby House residents' association I have had discussions with the applicant and the planning department requesting that at the very least the space for service vehicles be increased and placed within the building, as is the case in other city developments. This would minimise the need for reversing and have a positive impact on noise. In addition, the planning dept has asked that New Union St be maintained as a pedestrian way, as well as service access which limits the extent to which acoustic screening/barriers can be used to reduce sound and nuisance impact. City Point plaza (which will be enhanced as a result of the Tenter House development)

would provide a much more satisfactory route from Moofields to Moor Lane and Silk Street.



# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Peter Smart

Address: 715 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Any development at Tenter House should minimise traffic impact in Moor Lane, a residential street overlooked by several hundred flats, particularly avoiding the bane of reversing lorries whose noise carries and is amplified to every flat in Willoughby House. Increased traffic also has significant safety implications as retail amenities and pedestrian traffic increase. The Local Plan envisaged a "greening" of Moor Lane not a highway for deliveries.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Simon Ebbins

Address: 501 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: I wish to object to this application.

The residential amenity that I currently enjoy will be reduced as the daylight that I receive in my LIVING ROOMS will be reduced by between 25% and 32%.

Also this proposal will add a large amount of traffic to Moor Lane, and the impact should be added to that of other proposed developments, specifically 21 Moorfields. This conflicts with the plan to "green" Moor Lane, and adds to noise and pollution in what is a quiet residential street fronted by many bedrooms.

I would like to speak at the planning application meeting.

Thanks and regards,  
Simon Ebbins.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I write to OBJECT to proposal 17/01050/FULMAJ - Tenter House 45 Moorfields London EC2Y 9AE

My objection is based on three factors

1: Noise:

Although this development will mean the complete demolition of the existing structure and a new 18 storey building being built, the proposal does not include adequate space in the servicing area for lorries to turn around inside as they do at the adjacent City Point.

Instead, lorries will back in from New Union Street with the attendant 'beeping' of reversing signals. Such sounds can already be heard in Willoughby House, a residential block of 148 flats whose 200 bedrooms overlook Moor Lane.

If there truly is not space for vehicles to turn round in the new building, the Tenter House development should have its servicing entrance on Moorfields where there are no residential properties and there is already a ramp.

2: Residential amenity

A: As above, the proposal envisages that the new building will be serviced from New Union Street in a one way system from Moor Lane to Moorfields. Currently, 100 vehicles access New Union Street daily for City Point and these vehicles queue up on Moor Lane polluting the atmosphere. This proposal will add more traffic to a road that cannot cope with the vehicles it currently has.

B: The new building is 18 storeys high and will block sunlight to public spaces and residents' homes.

C: The new building will need additional ventilation and this will increase the noise heard by local residents, diminishing the enjoyment of their homes.

### 3: Traffic or Highways

Moor Lane is designated a north-south quiet cycleway. The Tenter House proposal will add many more vehicles a day to this road, undermining the concept of a quiet cycleway and increasing the chance of a fatal accident.

I trust the Planning Committee will ask the applicant to amend their proposal to address the concerns expressed above.

Yours

Christopher Makin  
Chair, Speed House.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Nina Strangeway

Address: 301 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposed redevelopment of Tenter House on the grounds of loss of light and residential amenity. Along with the significant increase of traffic and noise to Moor Lane which will result from the proposed servicing route.

The cumulative impact of 21 Moorfields and Tenter House on Willoughby House residents is unacceptable.

I would like to speak in opposition to the application at planning committee.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658 sqm GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563 sqm GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221 sqm GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Richard Gaskell

Address: 402 Mountjoy House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed higher building blocks air movement on the north side, and overshadows the public space (privately owned) north of Tenter House. How can the City of London, in its local authority capacity, deprive this public space of so much direct sunlight?

I have also commented in like vein, for the environmental impact of the Moorfields site south of Great Union Street.

yours faithfully, Richard Gaskell

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

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Case Officer: Bhakti Depala

## Customer Details

Name: Dr Maria Granowska

Address: 709 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: There will be noise and disturbance from lorries and cars.

The increase in traffic will be detrimental to my wellbeing.

It will affect my safety walking to Moorgate shops, bank and tube station. I am 77.

It will affect my access to my parking lot in the Barbican.

It may affect my daylight.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Dr Paul Horsnell

Address: 326 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The servicing arrangements in the proposal appear to give insufficient consideration to residential amenity, particularly for the occupants of the 200 bedrooms with single glazing in Willoughby House, opposite the entrance to New Union Street from Moor Lane. The impact on Moor Lane traffic is likely to be material. The traffic would represent a substantial increase to existing Moor Lane flows, run counter to policy DM 21.3, and make the road more dangerous in its role as a supposedly quieter route as part of the north-south cycle-way.

It is not clear how vehicles will turn around, suggesting the possibility of incessant reversing beeps. Moving servicing from the current building's route through the less residential Moorfields to an access via the highly residential Moor Lane appears a retrograde step, and implies limited consideration of the amenity of local residents.

The new building is considerably higher than the current building. It appears likely that the loss of light (already constrained by other proposed developments) for Willoughby House residents is likely to be a significant issue.



# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Dr Steve Nicholson

Address: 540 Willoughby House The Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: There are two areas of concern with regard to this development, both based on existing problems with this building.

1. Traffic - the increase in traffic flow is certain to increase the noise generated. The increase in deliveries (to approx 58/day) would amount to 1 every 8 - 9 minutes IF all deliveries took place in business hours. Deliveries to Tenter House, however, currently take place any time from 6am until late in the evening, combining both engine noise & audible reversing/parking signals (bleeps). This additional noise burden will have a significant impact on the ambient noise level for residents on Moor Lane.

2. Ventilation - additional floors will require additional ventilation. Inflow & outflow vents form a significant component of the ambient noise experienced by residents on Moor Lane. The unusual acoustic environment of Moor Lane (a narrow street with high, glass-fronted buildings on either side) causes amplification of all sound due to a "canyon effect." The actual increase in noise varies according to the precise location of the monitor, and is therefore difficult to model for any given flat. There should, at the very least, be a stipulation that all ventilation ducts open in directions other than on to Moor Lane.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Martin Gilday

Address: 519 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The redevelopment of Tenter House would be a positive for the area, but I object to the current plans due to the increase in traffic to Moor Lane. This road is overlooked by hundreds of bedrooms and offices from Willoughby House. The road also forms part of the Cycleway which is currently a safe route due to the limited motorised vehicles. There would be a large amount of noise generated by traffic including reversing beeps and engine idling.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

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Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Mary Durcan

Address: FLAT 48,ANDREWES HOUSE BARBICAN LONDON

## Comment Details

Commenter Type: Councillor

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:I would like the Planning Committee to restrict the night time lighting of the building.

Light pollution is a serious inconvenience to the residents of my ward as well as being environmentally damaging. Too much light pollution has consequences: it washes out starlight in the night sky, interferes with astronomical research, disrupts ecosystems, has adverse health effects and wastes energy.

Motion sensors should be used and the lights dimmed to 50% of day time usage.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Miss Kathryn Gray

Address: 508 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:i)This application should be considered in conjunction with 17/01095/FULEIA. There is no way that two adjacent major developments can be accurately assessed separately.

ii)The proposed development is significantly higher than the current Tenter House. As shown in the various Daylight\_Sunlight\_Reports, this will result in a loss of light to Willoughby House residents, Ropemaker Street offices as well as City Point Plaza. Shadows from the new building are shown to extend completely across existing roads/buildings at various points of day in some months. The City Point Plaza square tries to be a gathering point with bars / coffee shops, showing sport in the summer. However this area will not be appealing if it is constantly in shadow. I would suggest that the building is limited to 12 storeys, thus creating a natural step down from the 21 Moorfields development when viewed from the east/west.

iii)I am encouraged to see that the Sustainability report notes the building's lighting will encompass daylight dimming and presence detection. I would encourage planners to insist that this is throughout the building and that presence detection is operational at all times (i.e. not optional). Light pollution from empty offices in this part of the city is appalling. Not only does this waste energy, but it disturbs residents' sleep.

iv)It is disappointing to see the loss public space on the ground floor. The building itself is expected to provide more office space, but the inclusion of only one retail space unit cuts down other foot traffic in the area. I would rather walk past a lively building than an emotionless vacuum of a lobby, which although brightly lit, brings nothing to the area (case in point, City Point's voluminous lobby space).

v) During construction, access to the site should be via Moor Place / Moorfields. There is already significant construction on the 21 Moorfields site causing noise pollution for residents along Moor Lane, without additional construction traffic

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

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Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Natalie Robinson

Address: 7 Andrewes House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The proposed access and servicing arrangements for this building -and the hours at which they occur- will further compromise the residential amenity of those living in Willoughby House whose bedrooms and living rooms overlook Moor Lane and who are already disturbed by the servicing of City Point -e.g. emptying bins. The service bay layout in the redeveloped Tenter House -which requires vehicles to reverse into the loading bay- will add to the noise and disturbance; this could be improved by reconfiguring the layout so service activity -including vehicles turning- is contained within the building envelope and shielded with acoustic service bay doors.

The proposed enhancement to the pedestrian route across City Point Plaza is welcomed- given innovative wayfinding [as part of the Cultural Mile ambition] but the continuing emphasis on New Union Street for pedestrian use seems at odds with the massing of the redeveloped Tenter House -which will create a tunnel with little or no view of a destination- and does not take account of the excellent pedestrian route to the Podium created in the 21 Moorfields development.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

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Case Officer: Bhakti Depala

## Customer Details

Name: Miss Tracey Wiltshire

Address: 204 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: Our only concerns are:

1. The amount of traffic i.e. deliveries;
2. Will the height of the building affect our right to light?

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Katherine Jarrett

Address: 504 Willoughby House Barbican LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:1. We are concerned about the noise generated by delivery access to Tenter House. There is currently no mention of the proposed service yard being large enough for vehicles to turn around in which would lead to reversing noise of potentially 58 deliveries per day (residents' group data). This is certainly far from 'non material'. Willoughby House balconies on Moor Lane are all bedroom windows, and in our case single glazed (listed). As a parent of a 3 year old and a 10 month old baby I must stress how this would lead to difficult circumstances 6 days a week for the families who have lovingly made the Barbican their home.

2. We are concerned about our right to light. At the point of submitting this objection we are awaiting the results from Point2 Surveyors, however they indicated severe reduction. For the interpretation as to the amount of daylight and sunlight lost to potentially penalise Barbican residents for their flats having balconies seems ludicrous.

3. Moor Lane is also due to benefit from 'greening' which would be massively beneficial for local residents' health. The Barbican Playgroup suffers from illegal levels of air pollution (it is within 150m of a road emitting 62.4141µg/m3 versus a legal limit of 40). The additional deliveries would only exacerbate this problem.



5. Finally, we wanted to address the the issue of concurrent planning application submissions (Tenter House / 21 Moorfields). JLL (representing Tenter House) has confirmed to me that its right to light survey is based on contextual light taking 21 Moorfields into account which will skew the results in favour of its development which is unfair. Surely these two applications represent such a huge change in residential amenity and highway/safety that the applications need to be considered as a whole.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Lila Rawlings

Address: Flat 719 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: We strongly object to the use of Moor Lane and New Union Street as a service entrance for New Tenter House - both during construction and as a service entrance upon completion.

The Vehicle survey of New Union St from Moor Lane states an average of 230 vehicles will use the area in ONE day - 38 of which are HGVs. This is quite clearly an infringement of our rites - for our children to walk to and from school, for residents to use local shops, to assume a decent nights sleep, to work from home and run our lives in a peace.

In the design of the service yard we see 3 loading bays, with no mention of provision for vehicles to turn around - which will mean more noise from reversing vehicles - 230 times per day? Added to the current levels of noise which is already stopping many residents from sleeping or working throughout the day.

Please take our concern seriously. As residents of this block we know that many of the old buildings need to come down and be redeveloped - we support this BUT please know, we these flats are homes - we raise families here, elderly people live here, we are a community who value our rites.

With thanks

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

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Case Officer: Bhakti Depala

## Customer Details

Name: Ms Sarah Guy

Address: 109 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am worried that not enough consideration has been given to the noise and traffic implications of this planning application.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Sam Nicholson

Address: 320 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This application fails to adequately provide protection to neighbours during the construction phase.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing ground slab level and construction of an 18 storey office building (Class B1) [up to 28,658sq.m GEA] with ground floor retail (Class A1/A2/A3/A5) [up to 563sq.m GEA] together with works to the two basements and the ground floor level (Options 1, 2 and 3) with associated servicing, waste storage and plant facilities, cycle parking and public realm improvements at City Point Plaza and New Union Street [Total up to 29,221sq.m GEA].

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Tim O'Hara

Address: Flat 708 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: We understand that it is proposed that there will be 38 HGVs accessing the enormous new building from Moor Lane. This is a major residential area with hundreds of homes overlooking Moor Lane. Many of the residents have young children or work from home. Such extensive usage would make life very difficult and unpleasant for these people. This is not compatible with the City's policy of making the Lane more residential with trees and wider pavements. There is alternative access via Moorfields. The City has created a major residential development in the City but now seems to be ignoring the legitimate interests of the residential inhabitants.

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Petre Reid

Address: 524 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I wish to object to the proposed development to Tenter House, primarily on the grounds of vehicular access through Moor Lane, creating more noise, pollution and impacting the residential amenity. Not only will the noise and disturbance of a significant increase in lorries run contrary to the Corporation of London Local Plan for Residential Amenity [Policy DM21.3], but one questions how such an increase in traffic can sit alongside the plan to "green" Moor Lane and make it part of the north south cycle highway. To add insult, the servicing yard into which these vehicles will deliver and load does not appear to be large enough to allow the vehicles to turn round. Thus those residents of Willoughby will hear constant reversing noise.

Finally I would wish to point out that there appears to have been a lack of communication by the developers to this whole proposal. The developers clearly do not understand what being a good neighbour requires. Perhaps the Corporation might wish to educate them!

# Comments for Planning Application 17/01050/FULMAJ

## Application Summary

Application Number: 17/01050/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of existing building and structures to existing basement slab level and construction of an 18 storey office building (Class B1) [28,071sq.m GEA] with ground and first floor retail (Class A1/A2/A3/A5) [735sq.m GEA], together with works to the two basements and the ground floor level with associated servicing, waste storage, plant facilities and cycle parking and public realm improvements to New Union Street [Total Floorspace 28,806 sqm GEA]

|cr||cr|[RECONSULTATION - SCHEME AMENDMENTS INCLUDE NEW RED LINE, REVISED SERVICING ARRANGEMENT AND OMISSION OF CAR PARKING WITHIN BASEMENT]

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Nazar Sayigh

Address: 301 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I write to object to the application at Tenter House.

The scheme will impact the amenity of our home through loss of daylight and sunlight.

There will be an increase to noise, nuisance and disturbance from the rooftop communal terraces that face Willoughby House.

An increased level of vehicular movement and frequency on Moore Lane will occur as a result of servicing the much larger building.