

Robinson, Lewis

From: Chipperfield, Rob
Sent: 10 July 2020 12:42
To: Robinson, Lewis
Cc: Stokley, Gemma
Subject: FW: Comments for Planning Application 20/00214/FULMAJ

Hi Lewis,

Second letter to be redacted and forwarded to Gemma.

Thanks

Rob

Rob Chipperfield
Principal Planning Officer
Department of the Built Environment
City of London
Mobile 07514 976430
www.cityoflondon.gov.uk

Due to Covid-19 the City Corporation Development Division will be minimising face to face meetings and participating digitally in meetings wherever possible. I am currently working remotely and am contactable by email or by using the above telephone number.

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>
Sent: 10 July 2020 09:08
To: Chipperfield, Rob [REDACTED]
Subject: Comments for Planning Application 20/00214/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:46 AM on 10 Jul 2020 from Lord Norman Foster.

Application Summary

Address: Millennium Bridge House 2 Lambeth Hill London EC4V 4AG

Proposal: Refurbishment and extension of the existing building involving the partial demolition and partial infilling of the existing structure and the introduction of a new facade to all elevations and extension to the building at all floors, introduction of roof terraces at fifth and sixth floors, including a public viewing terrace and associated lobbies at second and sixth floors, alongside a part change of use at ground floor from Office to Retail/Cafe/Restaurant (Class A1/A3); a part change of use at first from Office to either Office or Retail/Restaurant (Class A1/A3/B1); second floor from Office to either Office or Retail/Restaurant (Class A1/A3/B1) and a change of use from Office to Retail/Cafe/Restaurant (Class A1/A3); a part change of use at sixth floor from Office (Class B1) to either Office or Restaurant/Bar (Class B1/A3/A4) and a

change of use from office to restaurant/bar (Class A3/A4) use together with public realm works to Peter's Hill (including the removal and relocation of the southern HSBC gates), Lambeth Hill, Trig Lane and Paul's Walk (part of the Thames Path) and associated works, this part of the proposal include the rescission of part of the City Walkway.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Lord Norman Foster

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: We write to strongly object to the proposed relocation of the HSBC Gates as part of the design for Millennium Bridge House. The design for the bridge was a joint creation from the team of the late Sir Anthony Caro, sculptor, ARUP, engineers and Foster + Partners, architects, working closely together. To change any part of their creation is to impact the whole ensemble.

We are also very concerned about public circulation on a heavily trafficked pedestrian route. Around two metres will be lost from the footway creating a pinch-point around the HSBC Gates. We do not agree in principle that the design of the building should rely on the encroachment into the public realm. We strongly recommend that the change in level, as in the existing building, is accommodated within the site boundary.

Finally, and far more importantly, the public domain is compromised because the celebratory view from the Millennium Bridge to St Paul's Cathedral and Tate Modern will be impaired.

Lord Foster of Thames Bank, Founder and Executive Chairman, Foster + Partners