

Background Papers

External

27.07.2016	Comment	Chris Smith
27.07.2016	Comment	Richard Williamson
27.07.2016	Comment	Adair Halliday
27.07.2016	Comment	James Manning
27.07.2016	Comment	John Evans
04.08.2016	Comment	Glen Leeder
04.08.2016	Comment	John Evans
04.08.2016	Comment	Jane Jewell
04.08.2016	Comment	C Pertwee
04.08.2016	Comment	Douglas Haywood
04.08.2016	Comment	Andrew Altmann
04.08.2016	Comment	Caroline Bottomley
04.08.2016	Comment	Jonathan Taylor
04.08.2016	Comment	Lyndy Jacquot
04.08.2016	Comment	Carlos Hood
04.08.2016	Comment	Christina Pullam
04.08.2016	Comment	Harriet Connides
04.08.2016	Comment	Ian Dicks
04.08.2016	Comment	Shawdian Uttley
04.08.2016	Comment	Elizabeth Burling
04.08.2016	Comment	David Milne
04.08.2016	Comment	Adele Schlazer-Lester
04.08.2016	Comment	Tristan O'Dwyer
04.08.2016	Comment	Howard Clark
04.08.2016	Comment	James Bramble
04.08.2016	Comment	Kate Bowgett
04.08.2016	Comment	Patrick Nicholas
04.08.2016	Comment	Matt Nicholls
04.08.2016	Comment	Richard Pascoe
04.08.2016	Comment	Michael Collard
04.08.2016	Comment	Elizabeth Waight
04.08.2016	Comment	Chris Ashby

04.08.2016	Comment	Chris Berthohd
05.08.2016	Comment	Colin Toogood
05.08.2016	Comment	Peter Dray
05.08.2016	Comment	Andrew Brown
05.08.2016	Comment	Kris O'Kane
05.08.2016	Comment	Kenneth Orr
05.08.2016	Comment	Max Goldman
05.08.2016	Comment	James Ford
05.08.2016	Comment	Sarah-Jayne Bray
05.08.2016	Comment	Daniel Couzens
05.08.2016	Comment	Vicky Stewart
05.08.2016	Comment	Craig Thomas
05.08.2016	Comment	Iain Chambers
05.08.2016	Comment	Zena Sullivan
05.08.2016	Comment	Su O'Brien
05.08.2016	Comment	Jane Jephcote
08.08.2016	Comment	R Taylor
08.08.2016	Comment	Marian Monas
08.08.2016	Comment	Jacqui Brazil
08.08.2016	Comment	Patricia Ashby
08.08.2016	Comment	Denise Whittington
08.08.2016	Comment	Betsy Barker
08.08.2016	Comment	Mandy Hunt
08.08.2016	Comment	Nick Pope
08.08.2016	Comment	Frances Jagodzinska
08.08.2016	Comment	Adrian Amos
08.08.2016	Comment	Evan Skuthorpe
08.08.2016	Comment	D Davies
08.08.2016	Comment	Barry Jackson
08.08.2016	Comment	Sue Godsell
08.08.2016	Comment	William Amos
08.08.2016	Comment	Gemma Wade
08.08.2016	Comment	Thomas Jones
08.08.2016	Comment	Jess Cooper
08.08.2016	Comment	Matthew Dench

08.08.2016	Comment	Matt Brookland
08.08.2016	Comment	Charles Andrew Rose
08.08.2016	Comment	Mark Taliana
08.08.2016	Comment	Katherine Bannom
08.08.2016	Comment	Samuel Stuart Arthur Walker
08.08.2016	Comment	Peter Kent
08.08.2016	Comment	Anne Mullane
08.08.2016	Comment	Keith Barker-Main
08.08.2016	Comment	Janet Wickings
08.08.2016	Comment	Annie Appleby
08.08.2016	Comment	Kate Saint
08.08.2016	Comment	Sue Spiller
08.08.2016	Comment	Victoria Young
08.08.2020	Comment	Veronica Hunt-Lewis
08.08.2016	Comment	Michael Bundy
08.08.2016	Comment	Martin Cook
08.08.2016	Comment	Katy Chapman
08.08.2016	Comment	Stuart Mackay
08.08.2016	Comment	Nicola Lovick
08.08.2016	Comment	Alex Templieton
08.08.2016	Comment	James Lovick
08.08.2016	Comment	David Bridgwater
08.08.2016	Comment	Matt Fazal
08/08.2016	Comment	Andrew Burgess
08.08.2016	Comment	Joanna Moncrieff
09.08.2016	Comment	Edmund O Brien
09.08.2016	Comment	Mark Ellis
09.08.2016	Comment	Simon Holland
09.08.2016	Comment	Oscar Rocklin
09.08.2016	Comment	Adrienne Roche
09.08.2016	Comment	Roger Carr
09.08.2016	Comment	Ellis Leeper
09.08.2016	Comment	Scott Wagstaff
09.08.2016	Comment	Andrew Brister
09.08.2016	Comment	Emma Cornish

09.08.2016	Comment	Colin West
09.08.2016	Comment	Andrew Large
09.08.2016	Comment	Gillian-Claire Pearman
09.08.2016	Comment	Denise D'Armi
09.08.2016	Comment	Delianne Forget
10.08.2016	Comment	Philip Whittington
10.08.2016	Comment	Joanne Gourlay
10.08.2016	Comment	John Cryne
10.08.2016	Comment	Frank Jeffs
10.08.2016	Comment	Matthew Stimpson
10.08.2016	Comment	David Bull
10.08.2016	Comment	Alastair Catto
11.08.2016	Comment	Tim Matthews
11.08.2016	Comment	Anna Gud
11.08.2018	Comment	Peta Bridle
11.08.2016	Comment	Anna Simons
11.08.2016	Comment	Tom Wilkinson
12.08.2016	Comment	Peter Milton
12.08.2016	Comment	Mark Amies
12.08.2016	Comment	Simon Kirwin
12.08.2016	Comment	Deborah Brown
12.08.2016	Comment	Peter Milton
12.08.2016	Comment	Yvonne Caffrey
12.08.2016	Comment	Chris Jones
12.08.2016	Comment	Pat Taylor
12.08.2016	Comment	Vicky Lloyd
12.08.2016	Comment	Simon Paul
12.08.2016	Comment	Anita Amies
12.08.2016	Comment	James White
13.08.2016	Comment	Lisa Millward
13.08.2016	Comment	Chauney Dunford
13.08.2016	Comment	Perry Gowler
13.08.2016	Comment	Simon Carroll
13.08.2016	Comment	Christopher Stimpson
14.08.2016	Comment	Rex Ward

14.08.2016	Comment	Katharine Raymond
14.08.2016	Comment	Roy Tunstall
14.08.2016	Comment	Robert Frsdick
14.08.2016	Comment	Stephen Wood
14.08.2016	Comment	Victoria Hardy
14.08.2016	Comment	Chris Cochran
14.08.2016	Comment	Trevor Crook
14.08.2016	Comment	Callum Frackelton-Cooper
14.08.2016	Comment	Michele Gates
14.08.2016	Comment	Simon Gates
14.08.2016	Comment	Louise Meddings
14.08.2016	Comment	Grant McIntosh
14.08.2016	Comment	Peter Cole
14.08.2016	Comment	Kenneth Towne
14.08.2016	Comment	Ian Hardie
15.08.2016	Comment	Ruth Murray
15.08.2016	Comment	David Brown
15.08.2016	Comment	Steve Doggett
15.08.2016	Comment	Terence Frisch
15.08.2016	Comment	Julian Kirkby
15.08.2016	Comment	Adam Sharpe
15.08.2016	Comment	Tony Wright
15.08.2016	Comment	James Watson (East London & City branch of CAMRA
15.08.2016	Comment	James Young
15.08.2016	Comment	Gary Alton
15.08.2016	Comment	David Roderick
15.08.2016	Comment	Marina Wrixon
15.08.2016	Comment	Alistair FitzPatrick
15.08.2016	Comment	Paul Woodley
15.08.2016	Comment	Ali Twidaale
15.08.2016	Comment	Jack Brooks
15.08.2016	Comment	Gavin Gibb
15.08.2016	Comment	Philip Renshaw
15.08.2016	Comment	Donal Fitzsimons

15.08.2016	Comment	George Hanna
15.08.2016	Comment	Tracey Bates
15.08.2016	Comment	Dominic Pinto
16.08.2016	Comment	Lee Hickman
16.08.2016	Comment	Brian Dawton
16.08.2016	Comment	Ben Wykes
16.08.2016	Comment	Paul Grove
16.08.2016	Comment	Brian Blagbrough
16.08.2016	Comment	Alex Burke
16.08.2016	Comment	Matthew Gascoigne
16.08.2016	Comment	Seb Brennan
16.08.2016	Comment	Graham Burgess
16.08.2016	Comment	Paul Bracegirdle
16.08.2016	Comment	Matthew O'Leary
16.08.2016	Comment	Candida DaFonseca
16.08.2016	Comment	Ian Charles-Jones
16.08.2016	Comment	Angela Wood
16.08.2016	Comment	Martin Goldsworthy
16.08.2016	Comment	Christopher Frost
16.08.2016	Comment	Tara Quinn
16.08.2016	Comment	Lin Dadd
16.08.2016	Comment	Catherine Trevethan
16.08.2016	Comment	Richard Arnopp
16.08.2016	Comment	Lucy Saint-Smith
16.08.2016	Comment	Jane Harrington
16.08.2016	Comment	Gillian Tindall
16.08.2016	Comment	Simon Law
17.08.2016	Comment	Karen Golanski
17.08.2016	Comment	Ryan Emmett
17.08.2016	Comment	Gerry Hahlo
17.08.2016	Comment	Vicky Halliday
17.08.2016	Comment	Gabriella Herrick
17.08.2016	Comment	Ed Perridge
17.08.2016	Comment	Peter Caseley
17.08.2016	Comment	Julian Shute

17.08.2016	Comment	Joanna Eley
17.08.2016	Comment	Claire Morley
17.08.2016	Comment	Richard Cohen
17.08.2016	Comment	Anthony Paul
18.08.2016	Email	Richard Lewis
18.08.2016	Comment	Peter Walker
18.08.2016	Comment	Mick Williamson
18.08.2016	Comment	Roland Jeffery
18.08.2016	Comment	Richard Hickey
18.08.2016	Comment	Christine Gordon
18.08.2016	Comment	Harry Shawyer
18.08.2016	Comment	Ken Hodgson
18.08.2016	Comment	Alison Beardwood
19.08.2016	Comment	Michael O'Rourke
19.08.2016	Comment	Jan Savage
20.08.2016	Comment	Emma Grace Aldons
20.08.2016	Comment	Ann George
21.08.2016	Comment	Mary Eileen Heaslip
21.08.2016	Comment	John Folkard
21.08.2018	Comment	Philip Suggitt
21.08.2016	Comment	Joshua Mardell
22.08.2016	Comment	Nick Blake
22.08.2016	Comment	Polly Murphy
22.08.2016	Comment	Samuel Warshaw
22.08.2016	Comment	Philip Houldershaw
22.08.2016	Comment	Wanda Ashman
23.08.2016	Comment	Steve Orpin
23.08.2016	Comment	James Champness
24.08.2016	Comment	Martin Cummins
25.08.2016	Comment	Simon Williams
26.08.2016	Letter	William Campbell-Taylor
26.08.2016	Comment	John Sinha
27.08.2016	Comment	Johanna Marshall
28.08.2016	Comment	Michael Beavan
29.08.2016	Comment	Helen Walasek

31.08.2016	Comment	Stephen Gray
05.09.2016	Comment	Peter Hampshire
08.09.2016	Comment	Daniel McHarg
08.09.2016	Comment	Sarah Witney
09.09.2016	Comment	Patricia Habberjam
13.09.2016	Comment	Adam Shipway
13.09.2016	Comment	David Gill
14.09.2016	Comment	Philip Thrush
15.09.2016	Comment	John Cant
19.08.2016	Comment	Camilla Ford
22.09.2016	Comment	Bryan Munday
22.09.2016	Comment	Elaine Edge
23.09.2016	Comment	Nicholas Bailey
29.09.2016	Comment	Peter Filcek
01.10.2016	Comment	Matthew Orton
27.10.2016	Comment	Stefany Reich-Silber
27.10.2016	Comment	Giles Latcham
27.10.2016	Comment	Chris Harris
04.11.2016	Comment	Louise Reedl
07.11.2016	Comment	Gary Meaton
08.11.2016	Comment	Jonathan Smith
20.11.2016	Comment	Ruth Richardson
28.11.2016	Comment	Del Campbell
12.12.2016	Comment	Mathew Chambers
12.12.2016	Comment	Steven Hanscomb
17.12.2016	Comment	Robert Picking
09.01.2017	Letter	Desmond Fitzpatrick
15.11.2017	Comment	Marc Haynes
15.01.2018	Email	Steve Hanscomb
11.01.2019	Comment	Seb Brennan
11.01.2019	Comment	Richard Williamson
11.01.2019	Comment	Peter Caseley
11.01.2019	Comment	Pat Taylor
12.01.2019	Comment	James White (Comment)
12.01.2019	Comment	Ruth Murray

13.01.2019	Comment	A McEvoy
15.01.2019	Comment	Stuart MacKay
19.01.2019	Comment	Anthony Taylor
19.01.2019	Comment	Emma Nagle
19.01.2019	Comment	Susan Drees
19.01.2019	Comment	William Wilkes-Wood
19.01.2019	Comment	Caroline Murray
19.01.2019	Comment	Nick Small
19.01.2019	Comment	Wanda Ashman
19.01.2019	Comment	Robin Greeley
20.01.2019	Comment	L Benevicius
23.01.2019	Comment	David Anderson
29.01.2019	Letter	J Cooper
30.01.2019	Comment	Emily Lane
30.01.2019	Comment	Theresa Pine
30.01.2019	Comment	Harry Boggis-Rolfe
30.01.2019	Comment	Peter Thomas
30.01.2019	Comment	Wendy Forrest
31.01.2019	Comment	Tom Killick
31.01.2019	Comment	Angela Wood
04.02.2019	Comment	Peter Dragonetti
05.02.2019	Comment	Duncan Gates
06.02.2019	Comment	Lee Christensen
19.02.2019	Comment	Sebastian Enser-Wight (support)
22.02.2019	Comment	M O'Rorke
13.03.2019	Comment	Nicola Barker
08.05.2019	Comment	Alexander Williams
21.08.2019	Comment	Peter Blair
21.08.2019	Comment	Wyn Morgan
22.08.2019	Comment	Bridget Furst
22.08.2019	Comment	Chris Connor
25.08.2019	Comment	Mike Watts
30.08.2019	Comment	Jo Cottle
30.08.2019	Comment	Adam Glisson
30.08.2019	Comment	John Gallinari

31.08.2019	Comment	Manuel Rodrigues
17.11.2019	Comment	Barry Klein
01.12.2020	Comment	H Company 3 Ltd

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr chris smith

Address: 82 granby st london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we need homes not more offices. A historic pub is threatened. A development of this size is unnecessary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Williamson

Address: 6 Bowmans mews London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: This development appears massively out of scale with the area, will remove an area of open space and involves the destruction of a beautiful old pub.

The paved area outside the pub - while a little tired gives a good balance to the built up area, building over it will overshadow the road, increase wind speeds and also block a useful pedestrian route heavily used to access Aldgate station from Mansel Street

The pub itself, along with the buildings on the high street are nice examples of their period, and show the original street layout helping people to understand the history of the area.

There have already been a significant number of large buildings constructed recently in the area, with the new residential stuff at the top of Leaman Street looking horrifically over bearing and causing big wind issues on Leaman Street.

The area up to now has been a nice mix of original buildings and new builds. Projects such as this application risk destroying that balance and removing the character of the area

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Adair J Halliday

Address: 9 Westway Close Upper Castle Combe Chippenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object strongly to this application. This is yet another glorious old building that is potentially being knocked down and replaced with a monstrosity of a tower block. It is a building of significant historical interest and needs to be saved. Having lived in London for 12 years, I know the pub in question. I returned to London recently and was utterly shocked at decimation of some beautiful historical precious buildings. London skyline is changing, and not for the better. It has been littered with a multitude of hideous modern office blocks/residential buildings that do little or nothing to enhance the areas they have been built in.

Historical buildings such as this application, are being destroyed. They should be saved and preserved. Planners please think long and hard before you grant permission for the destruction of yet another historical building in our capital city and stop the decimation of its history in buildings. Enough is enough!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Manning

Address: 4 Kings Court Apartments Ropewalk Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the amendment of this project to include the demolition of the Still & Star pub. It is unwarranted and unnecessary to destroy such a valued local amenity, particularly a thriving pub in an area which has already lost so many (including the Aldgate Exchange a mere stone's throw away). The applicants' development can clearly be successfully and profitably built without destroying a historic and popular local business. I urge you to reject the amendment and to let the development proceed without permission to demolish the Still & Star.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr john evans

Address: 251 cromwell lane kenilworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:everyones lives are enriched by the constant reminders of who we are as reflected in the history through the ages of our built environment .. notwithstanding the value it brings to aesthetics on pure economic grounds our social history is worth a fortune, you only have to ask the residents of Margate or Hastings or Deal or Whitstable et al who have all benefited immensely by preserving the past which in turn has made those areas far more interesting and attractive to visitors, indeed just down the road you only have to look at the successful campaign fought by many to save The George Tavern in Stepney and its consequential value to not only the local economy but to that rich tapestry we call the east end ... please please think about the future because many have regretted getting rid of our history

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Glenn LEEDER

Address: 3/25 FOLGATE STREET LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Historic buildings like the Still and Star public house need to be retained. This building is one of the last 'slum pubs' in London and as such should be valued and kept for future generations. I object to the demolition of the Still and Star.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr John Evans

Address: 251 Cromwell lane Kenilwirth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I lived in brick lane for many years and so know the value of retaining londons unique heritage not only from a historical point but also how valuable these places are from a purely economic point .. Visitors really do not come to London to look at office blocks ... Rather than me go on about the true vake of keeping this absolute historical gem I site the George tavern in Stepney which successfully win its appeal against its possible closure siting its historical local employment and the essential part it plays in the rich tapestry of this fabulous city ... Please please think about the long term future for our children and not allow yet another office faculty which adds nothing to an already blighted skyline ..I also site bishop gates good yard which is having to be re thought

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Jane Jewell

Address: Flat 5, 15, High Street Cambridge House Hampton Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is time to stop destroying the remaining parts of our historic city of London. There is more to life than the pursuit of money and profit in overdevelopment of high rise buildings completely out of character with London's historic industrial heritage.

Why is London being overwhelmed with massive buildings which seem to have little or no architectural merit?

What happened to Town Planning and townscape merit?

The consideration of people and everyday worthwhile living seems to have been lost in planning decisions in recent years.

I am an everyday Londoner, now 71 years old. I and my husband have lived all our lives in London. We travel into London several times a week.

We are interested in the life of London and over recent years have taken a particular interest in the East end and the working history of its people.

It is the everyday people who have made London the world renowned and best loved city in the World.

This development and another demolition of a unique part of London is just a long line in the destruction of the real London. The everyday people's London.

Please consider the hundreds of thousands of people who love London but feel powerless to have our voices heard. We would like the planners to consider the concerns of the people who live and love London and respect the goodly heritage that we want conserved.

I would like to pay tribute to the Spitalfields Trust and the blogs of the Gentle Author in alerting us to these huge changes in the face of London.

I hope that serious consideration is given by all those responsible for planning and protecting the character of London to all present and future planning projects.

It is time for the voice of the everyday people, who love London, to be heard. Thank you for letting

me have my say. Jane Jewell

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Case Officer: Sonia Williams

Customer Details

Name: Mr C Pertwee

Address: 25 Vivian Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: As one of the few pubs in the area the Still & Star should remain for history and local workers and residents sake.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Douglas Haywood

Address: 62 Siege House, Sidney Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to the demolition of the Still and Star Public House, an important and unique example of the only surviving 'slum pub' in London. The building and it's neighbouring alley stands testament to the historic development of London's meat trade, namely a stop gap for traders taking their stock to Smithfields. To lose the building and neighbouring street would act as another cull of the heritage assets of the East End.

in addition, to house a bar within the new build being named as The Still and Star no only acknowledges it's importance but will act as an insult to what would be destroyed.

Any new building in the immediate area should aim to preserve and celebrate the unique, historic elements and compliment what is the very fabric of old London.

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Case Officer: Sonia Williams

Customer Details

Name: Mr Andrew Altmann

Address: 3 Canonbury Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please do not knock down the Still and Star. London is slowly losing many of these wonderful little pubs. They need to be preserved. I know it's not listed but it should be.

Generations will look back and wonder why they were destroyed to be replaced by such a horrendous design. London is the most amazing city in the world and these ghosts of the past need to be preserved, cherished and put to a new use. That area of Algate is like an architectural disaster zone with all those new office buildings.

Regards

Andy Altmann

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Case Officer: Sonia Williams

Customer Details

Name: Ms Caroline Bottomley

Address: 86 Liddell Gardens London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still and Star is a rare example of a 'slum pub' and is an historic building. I object to its demolition.

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Case Officer: Sonia Williams

Customer Details

Name: Mr Jonathan Taylor

Address: 15a New Church Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This development would destroy the wonderful early 18th century pub the "Still and Star". There are few enough remnants of the old city in this area to be destroying this one too, all for the sake of yet another overblown office block which strides across the old pattern of the city.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Lyndy Jacquot

Address: 39 Bell Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Why are property developers so keen to extinguish London's character and replacing it with monstrous buildings made of glass and concrete?! Aldgate is an area full of rich history and character and by demolishing large swathes of this area, so much of what makes London attractive will be destroyed. I strongly oppose to this plan.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Carlos Hood

Address: 66,Abbotsfield Gravesend

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- unimaginative & out-of-scale for the surrounding area
- demolition of a Public House, which gives character to the area
- an example of a type of development which is increasingly seen as hostile to what would really attract Business, [both commercial/tourist etc.], to this part of London

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Miss Christina Pullam

Address: 2 freshfield close London london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Yet another beautiful street/building being demolished for some boring building. Don't we have enough generic glass buildings in the East london yet?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms harriet connides

Address: 46 manor park road east finchley london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object in the strongest terms to the demolition of this public house, a Victorian 'slum' pub, once one of many, now a unique survival. I find it unbelievable that this pub is not a listed building.

This building is part of the remaining fabric of historical London, to be demolished for another bog standard, bland building block of no architectural merit whatsoever.

Shameful.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Ian Dicks

Address: 6 Sherborne Lane Lyme Regis

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Dear Sirs,

I cannot believe that you can continue to consider buildings such as these which which are so totally out of context with my beloved London. They are just ego tripes for developer and architect. They display total ignorance of context and are closer to vandalism than architecture...

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Shawdian Uttley

Address: Kemerton House Alexandra Rd Ryde

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the demolition of the Public House, 'The Still & Star' as it should be 'Listed' as an historic part of London which has stood since 1820 of which this is 'THE LAST' of its kind. As London is now a Tourist City it the people from all over the world who spend thier monies to see London NOT office blocks. Too many Office Blocks are KILLING London which because not many people can afford to live in our City therefore will not be able to work. This will lead to nothing but Slum Offices waiting to be pulled down.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Elizabeth Burling

Address: 38 Capel Road Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This quiet corner is part of our British heritage - believed to be a unique example of such a building in the City of London. Pubs are an integral part of our culture and naming a bar in the proposed hideous over-development of this site is not at all the same thing. We should cherish our history in London, not bulldoze it in the name of corporate greed.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Milne

Address: 18 Folgate Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Ms, Williams,

i write with my concerns to yet more destruction of the ancient neighbourhood of Aldgate in favour of ever more vast ugly and generic glass towers. the history of this historic building its alley way and human social interest should be preserved at all cost for the future generations, although not a listed building and not set within a conservation site should not be used as the purpose for its destruction, the very nature of the neighbourhood and its ordinary inhabitants who have worked and lived amongst the streets and house now all swept away was the very reason nothing was listed or protected, one building is as important as a terrace or a street.

kind regards,

David Milne.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Adele Schlazer-Lester

Address: PARfett Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:PEnding plans show ugly building detracting from character of area.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Tristan O'Dwyer

Address: 26 Sutton Road Barking London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The proposal is too big in scale and the environmental impact on the surrounding area in terms of noise and traffic disruption is unacceptable. The area is already heavily congested and the addition of a building on this scale will only add to this.

Of greatest concern perhaps is the loss of the Still and Star public house. This is a valuable amenity in an area which has lost almost all of its public houses over the last couple of decades. In addition there is a heritage issue associated with the loss of such a unique building. The historic impact assessment states that the works will have a considerable archaeological impact, and this alone is reason enough to disallow this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Howard Clark

Address: 17 Kilburn House Malvern Place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the demolition of the Still and Star public house to make way for yet another office block within the city of London. Too many pubs like this have disappeared in the name of speculation and profit and once they're gone they're gone for good. At present even the economic argument for another office block does not make sense. We're experiencing a downturn and an empty site while the developer waits to go ahead when the time is right is not a great prospect. Also in view of the history of the area too much has already disappeared and this area could become an asset as an oasis amidst the rush of traffic and noise nearby. please think again and refuse this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Bramble

Address: 26 Hampden Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Hi,

I work in the area and would like to object in the strongest terms to the demolition of the Still and Star - both as a local amenity, but as a priceless piece of London heritage. There are very few old pubs which truly capture the history of the area left, and the context of the pub on a winding street, down an alley, captures the spirit of the area which is otherwise being obliterated by glass buildings set in square blocks.

Once the landscape of old London is gone, the peoplescope - the sense of the lives of the people who lived there - is gone with it. A trip to the Museum of London will never be as evocative or the era, or the area, as sitting in a pub like the Still and Star. Once that is gone, its gone forever.

You can't stop progress, but progress surrounds this building. The area around Aldgate is transformed. I'm begging you to save one aspect of the old area for posterity, before it is all lost and the thing which made the area unique, and - ironically - attractive for development, is gone.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Kate Bowgett

Address: 1a Chesterfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This development would result in the demolition of one of the few remaining buildings from old Aldgate - the Still & Star, pub Little Somerset St. This pub is a unique survivor in the City of London as it is the sole example of a 'slum pub' - a licensed premises converted from a private house. It has been trading since 1820 - to demolish it now to make way for yet another soulless office block would be cultural vandalism, sacrificing yet another example of London's social history to make way for characterless corporate office blocks.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Patrick Nicholas

Address: 8 Pembridge Cres London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't demolish such a charming historic place that gives character to the entire neighbourhood. The Still and Star is the sort of place that gives the City of London its character. I am heartbroken that there is no preservation order on it.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matt Nicholls

Address: 157 Glenarm Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still and Star unique in name and a reference point to the historical population of the area should remain. Standing as a pub for almost 200 years it is a rare example of a slum pub and therefore lends historical value to its position as a local pub.

To allow it to be knocked down and replaced by a modern building does disservice to the Still and Star's history and to the current local population's amenities.

Object.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Pascoe

Address: Penrhiw Solva Haverfordwest

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reason for comment is , that i know the area in question , was there a couple of months ago , i see on every visit how the remaining old parts of London are being replaced with the most hideous buildings , what right do these people have to destroy every last piece of history ! Shame on everyone responsible .

Richard Pascoe .

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Michael Collard

Address: 5 Pump Court Temple London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Although not listed, the Still & Star deserves to be protected and to be kept as a proper pub. It makes an immense contribution to the amenity and attraction of the area, and helps keep London as a living city which appeals to locals and visitors alike. It should not be beyond the skill of the developer to keep this pub as it is, rather than making a meaningless offer to preserve its name alone. There are now too few pubs to let this one go.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Elizabeth Waight

Address: 13 Victoria Park Square (flat 1) London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please please don't accept this application. The last thing we need in this area is another monolithic glass monster like that which has been proposed. The Still and Star in particular is a unique part of the area's history and it would be heartbreaking to see it destroyed. I am a local resident who uses this pub and am stunned at the very idea of destroying this part of historical London. We can NEVER get it back once it's gone.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Chris Ashby

Address: 14 Bryantwood Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This pub is unique but the proposed new development is grotesque bearing no evidence of this part of London's history. The City deserves better than this horror. Please register my strong objection and do keep me informed of progress. Thanks.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Chris Berthohd

Address: 92 Old Ford Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Too much of the wonderful history of this area has already been demolished by greedy developers. The Still and Stars pub, though not listed, is the last EVER example of a l slum pub and should AT ALL COSTS be preserved so our children can understand the history of this great city.

I find it staggering that anyone could contemplate agreeing to this part of our heritage being destroyed. - and for the sale of building yet another monstrous block of the kind you see in every city.

London is great because of its diversity and fascinating history. Do not - PLEASE - be the person who deprived us all of an amazing historic survivor.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Colin Toogood

Address: 39 Millenium PLace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposal would seem to involve knocking down a public house, of some historical interest (<http://spitalfieldslife.com/2016/08/04/at-the-still-star/>), situated within a conservation area. The plan should be amended to retain the public house as a part of the development.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr PETER DRAY

Address: 2 Holland Dwellings Newton Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The pub is one of very few pubs of this type left in London. The heritage of London and its building should be preserved.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Andrew Brown

Address: 125a North View Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme would involve the demolition of the Still and Star public house, one of the few genuine characterful pubs remaining on this side of the City of London.

This would be a great shame, and would represent a loss of the sort of intangible cultural heritage that makes the City of London famous.

Having visited every single public house in the City of London when researching a book about pubs, I can say with some degree of authority that the Still and Star is among the most pleasant, that replacing it with a bar in the (frankly uninspiring) proposed office block would be no kind of compensation at all, and that it is high time somebody spoke up for pubs in much the same way as they do for churches.

I have been a tour guide in the City of London for 10 years, and the Still and Star is one I wholeheartedly recommend to my clientele. If it is no longer there, the City will be poorer for it. Perhaps not financially, but poorer nonetheless.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Kris O'Kane

Address: 53a Hornsey Road Highbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Yet another example of developers intent on barging their way past the character of London. This is clearly an oversight on behalf of the listing organisations because of its location, but this building's history is clearly vital to the local area.

Such buildings are needed to spark people's interest in local history, in social history and in this particular instance the history of immigration in the East End. This is very obviously important asset, not only because of its history but because it is one of the very last remaining examples of this areas story.

Please, please, please put aside the obvious profits you'll all make from the building of this soulless box and consider what the actual PEOPLE of London would like.

This really is becoming very tiring.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Kenneth Orr

Address: 56 Farnan Avenue Walthamstow London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Why not knock down everything in London that isn't luxury flats or office blocks and then we'll see what we have left.

Once you knock down all the traditional pubs we lose a big chunk of British life and culture.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Max Goldman

Address: 48 Mildmay Grove South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't demolish the Still and Star pub - it is an irreplaceable asset to the area.

I'd happily support a development of greater height that left culturally valuable old buildings in place - I'm not against development, but I am against erasing our past.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Ford

Address: 60 Stockholm House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Yet another public facility and piece of London history to be eradicated

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Sarah-jayne Bray

Address: 26 depot road Cwmafan Port talbot

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Such a beautiful and popular destination, this pub is the beating heart of the community in this area. Don't destroy yet another traditional venue to feed another corporate giant who will erect a massive glass monstrosity filled with chains stores or suits.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Daniel Couzens

Address: 10 Frith Street Soho London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As someone who has seen the City become dominated by skyscrapers that are out of character and poorly designed I believe this development should be refused. The design is extremely ugly and the old street plan will be obliterated. What's more a unique example of a London victorian pub that was set up in a private dwelling will be lost. Can you please not allow another bit of old London to be destroyed for an office block no one wants except the developers

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Vicky Stewart

Address: 10c Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I'm horrified at the ugliness of the proposed building. It replaces an old pub and a cluster of low rise buildings in what little remains of Old Aldgate. I live here and am shocked the developers can contemplate building such an aberration.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Craig Thomas

Address: 49A Upland Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To demolish this historic pub would be an absolute disgrace and would be another example of the history of East London being wiped away by a bland modern office building. Please note the article in this website which clearly outlines the reasons why I believe planning permission should not be granted.

<http://spitalfieldslife.com/2016/08/04/at-the-still-star/>

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

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Case Officer: Sonia Williams

Customer Details

Name: Mr Iain Chambers

Address: 16 Louisa Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a valued public house with a lot of social history. If we erase these institutions, we lose our connection to our London predecessors. London thereby becomes an anonymous place full of residential and commercial developments that say nothing about London. The building offered for development in this instance could easily be in Berlin, Rotterdam or Dubai. Why inflict this homogeneity on a great city when we have a characterful building already on site. This is a fine pub that should also be retained for its social function in this vicinity. It is distinct from other pubs and bars in the area, and makes a positive contribution to the urban landscape. This pub and the building it inhabits should be retained.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Zena Sullivan

Address: 69, Canning Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Just recently discovered the gem that is The Still & Star pub & the surrounding historic quirky buildings. HOW ON EARTH can you be thinking of allowing it's DEMOLITION??! The City itself becomes blander each time a new structure is erected for offices - we NEED DIVERSITY of (historical) architecture AND usage. London is very close to losing its identity as a historical entity - so little remains; so much OBLITERATED by rampant corporate greed. Surely, the City of London can make an exception to this homogenous march of destruction & erection of faceless glass & steel.

PLEASE don't agree to this act of cultural vandalism!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Su O'Brien

Address: 30 Richmond Rd Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Once upon a time Wiltons Music Hall was left to fall into near ruin because it was not valued. Now we clearly see it as a valuable insight into the past and an asset to London. The Still & Stars is in the same category. Of historical interest and worth protecting before it's lost to future generations.

As to the proposed structure to replace it: over-large, insensitive to the surrounding area and will it just be one more London office block that stands largely empty? It's not like London is short on office space and there are acres of empty square footage always on offer. What is the need for this building? I don't mean the financial driver of the developers to keep building manically in order to keep the failing construction industry artificially afloat. I mean the community requirement and the aesthetic requirement for pleasing surroundings? Isn't there a stronger argument for human-scale building and sensitivity to the context. I don't want theme-park London, but I do believe we should not be hasty in demolishing everything old. What one generation doesn't value, the next will mourn the loss. And we won't know it until we've destroyed it. Let's not let that happen here. List this building and protect it for the future as a slice of history.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Jane Jephcote

Address: 10 Ravenet Court Ravenet Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am objecting to this application on behalf of the Campaign for Real Ale's (CAMRA) London Pubs Group of which I am the Chair. The demolition of the Still & Star pub would lead to the loss of one of the last remaining buildings of social and architectural interest in this area. The Still & Star (formerly owned by Charringtons) is a traditional pub with a significant history. Even if a pub is incorporated in the proposed new building it will not have the charm of this little pub. I have included the Still & Star on a London Pubs Group crawl of historic pubs precisely because of its history and traditional atmosphere. As for the design of the proposed building, it is far too large and looming and will dwarf its neighbours. Please refuse permission.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms R Taylor

Address: 27 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The building proposed for demolition is of huge historical and cultural import to London

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Marian Monas

Address: 439 Cable St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Historic pubs, drawn by Durer should not be demolished - they should be protected. The proposed office block is an eyesore, and unnecessary - Use existing empty office space before building any new blocks.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Jacqui Brazil

Address: 160 Tooley St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This beautiful building should stay for its historical reference, vintage beauty and use by the community. It is a lovely location for those who live & work nearby and its replacement by offices is purely for financial gain and would add nothing to the community. Indeed it would remove a wonderful local hub and independent community resource. I strongly ask you to consider future generations who will live and work in this area and preserve something both beautiful, historical and Personal which chain pubs & office blocks can't.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Patricia Ashby

Address: 8 Kew Road Downham Market

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please do not let them destroy this historical London building and replace it with that hideous monstrosity. I was born in Bethnal Green and my ancestors, going back many generations, were also born there. So much history is being lost with the destruction of so many of these historical buildings.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Denise Whittington

Address: 110 Wheatley Road Garsington, Oxon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the demolition of this ancient pub (1820) and its replacement by a monstrosity of a building totally at odds with the surroundings.

Tourists visit London for its history, to see its old buildings, gradually historic London is being destroyed and replaced by towering office and apartment blocks. Tourists can see these in any city in the world, why will they continue to visit London and spend their money here when there is nothing to see? They will go to other cities in Europe where they treat their historic buildings more sympathetically.

I may live in Oxfordshire but my ancestors lived in Aldgate in the early 18th century, I no longer visit London because it is too upsetting to see the destruction of the city.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Betsy Barker

Address: Nenthorn School Kelso

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I came to live in Britain in 1961. London was still recovering from the war, but there were always beautiful and historic pubs.

They were unique in the world. Since then, I have had 3 sons, all of whom live in London where I visit them regularly and renew my ties with London. It is always shocking to see how much has disappeared and been replaced by sky scrapers and buildings of ugliness, and with lack of character. I am a lover of modern architecture, but sadly London has some of the worst examples in the world.

Pubs like The Still & Star need to be preserved...for all sorts of reasons....but because there are so few of these wonderful establishments left. They are part of what the many tourists in London want to see...and you don't have to pay any money to enter them and enjoy the company. Why is the City of London so very short-sighted...another mixed office building is really another nail in the coffin of London's beauty and uniqueness. I beg you to reconsider this decision to demolish The Still Star in Aldgate.

Most Sincerely,

Betsy Barker

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Mandy Hunt

Address: 51 Tribg Gardens Harold Hill Romford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Historical interest

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Nick Pope

Address: Flat 2 1A Cleveland way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object because:

-It removes the feeling of 'place' from the area of Aldgate. Another glass box with zero human scale or relevance to it's context. Sitting almost next to the Historic 'Hoop and Grapes' pub that survived the fire of London this glass box

-Designing new buildings that compliment and fit in with the local area and it's history create interesting places people want to spend time in an visit and this new development does none of that.

-Even the new tall brick towers of 'Algate Place' have been designed with some sense of context.

-The new building is bland and uninspiring, a site this central deserves to be of world-class design.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs frances jagodzinska

Address: Baxendale street 34 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The existing public house is a residential amenity.

It is of unique interest to the history of the City and the East End, as the last remaining example of a 'slum pub', witness to the entrepreneurial spirit of poor East Enders who forged livelihoods and business communities in the most difficult of circumstances.

As such it must not be demolished, but remain as an example of the historic spirit of the working class, and ethnically diverse culture of Aldgate, which has given the area its unique character.

The proposed development is bland and characterless, and the suggestion of a named 'bar' inside as a sop to local concerns is insulting. There are more than enough 'international airport style' drinking places in the City and surrounds already.

What is needed is a sympathetic approach to maintaining London's great character, not the wholesale demolition of its history. The Still and Star must be saved.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Adrian Amos

Address: 30 Wandsworth Road Vauxhall

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The loss of The Still & Star PH would be tragic and wasteful. Historically significant but above all a human scaled adornment to the streetscape of The City such buildings will never be built again. So many modest but intensely characterful buildings in The City have been lost to this clear felling by developers. Yet so often the retention of the old buildings preserves the scale and distinctive charm that architects find so elusive.

The Still & Star is literally irreplaceable; to destroy it merely to oblige developers would be unforgivable.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Evan Skuthorpe

Address: 506 Goldpence Apartments 9 Buckle Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This area is one of the few that still has East End character. The surrounding areas have all undergone redevelopment, which generally is good as those areas were derelict for some time. However, this area contains a pub that is significant for the area's history.

Plus the new building is hideous and in no way complementary to existing heritage buildings nor the newer buildings recently built.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr D Davies

Address: 118 South Avenue Southend

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Another vanity building being proposed which is outlandishly out of keeping with the surrounding streetscape. Another speculative obscenity in the City which already has an oversupply of office space. Can planners at least think about the gradual erosion of what's left of the City of London's older fabric and just say no?

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Professor Barry Jackson

Address: 32 Somerfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposal represents the loss of civic amenities and neighbourhood ambience. It aims to provide a type of accommodation and a building type that is neither needed nor wanted in this area. It has no architectural merit. It contributes further to the destruction of the City. It does not address any of the City's pressing problems.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Sue Godsell

Address: 88 Northchurch Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We don't need another office block, we need to conserve London's history and character

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr William Amos

Address: 30 Wandsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the diminutive pubs of the City fringes are one of the most profoundly evocative aspects of the built environment in London. The Swan in Ship Tavern Passage, The Three Crowns on East road and the Globe at Moorgate are three examples of the striking contrast between the homely scale of pub buildings and the titanism of the towers of finance.

They give testament to a city that builds around its heritage and finds intrinsic reason enough in the human scale of modest resorts of pleasure to justify their own existence.

The Still and Star is one such pleasant corner, the discovery of which one day gave has given an indelible mark of character to a busy corner of steel and glass london in my minds eye. Im sure it is the same for many who have stumbled upon it in their own way.

By all means have your tower or office block (which are another of London's glories, no doubt) but wouldnt it by marvellous to have this humble hunched little public house still serving away in its little back street or quiet open yard?

Wouldnt it speak clearly of a city at ease with its own history while still confident in the sufficiency of its ambition?

How can the domolition of something so small and precious do anything but diminish the stature of a city as great as ours?

Please reject this proposal to demolish the Still and Star Public House.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Gemma Wade

Address: 20 Boleyn way Hainault Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please prevent this from happening. The Still and Stars is a beautiful and historic building and a valuable residential amenity. It really enhances an already historical area which would be severely degraded by the proposal for another generic and ugly block.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Thomas Jones

Address: Efail Newydd Carno

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: London's history is important, and soulless glass blobs are not only ugly, but rip the souls out of cities.

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Case Officer: Sonia Williams

Customer Details

Name: Ms jess cooper

Address: 27 northway road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This latest wholesale transformation of our streets will see the destruction of the tiny Still and Star pub. A bar by that name may be included in the development; just not the one painted by Gustave Dore.

And that sums it up: the City of London carelessly sanctions yet more obliteration of the historic fabric of our capital, leaving us with a just a name to conjure with. Yet again.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr MattheW Dench

Address: 23 Ethelburga Road Harold Wood Romford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: This grossly over-sized and ugly proposed development will put further pressure on an already congested transport network in that area. Notwithstanding the noise impact of major works to build such a huge development so close to a large housing development and near several hotels. Furthermore the proposal is very much out-of-keeping with neighbouring buildings and will also mean destroying a unique and interesting part of London's pub heritage in the process. The plans should be redrawn on a smaller scale so there is less of a noise and congestion problem and the development fits the area. This includes the preservation of The Still and Star Public House and a pedestrian area to the front.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matt Brookland

Address: 47 Senrab street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Afternoon,

I believe that London has and is loosing valuable character, pubs especially. There is clientele here and so I don't see why this old pub cannot be properly encorporated into a new build design.

Aldgate is alsmot entirely high rise now, at least keep a few old buildings to remind everyone of its previous history!

Matt

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Charles Andrew Rose

Address: 17 Elmbank Way Hanwell London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please do not destroy yet another piece of our cultural heritage.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Mark Taliana

Address: 45A Old Town London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The continuation for the destruction of the character of London should be stopped. WE don't need another glass and steel nondescript building deigned by an ameba on a bad day and commission by philistine developers.

The Still & Star public house is thought to be unique within the City of London, as the last remaining example of a 'slum pub' - a 'licensed premises converted from a private house'. People from all over the world visit London for its character, not its glass box structures, which will last 20 years before being pulled down to be replaced by another glass box.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Katherine Bannom

Address: 60 Threadneedle St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An historic pub that needs to be saved

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Samuel Stuart Arthur Walker

Address: White Cottage Hatton Hill Windlesham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With the constant loss of venues, the Still & Star should be protected as the last remaining "Slum pub" in the city of London.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Kent

Address: 47 Tabernacle Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is so dreadful that these new building come along and rip the heart out of our city.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Anne Mullane

Address: 45 Danemead Grove Northolt

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need another faceless building. Leave us some history and some original places that have character. It shouldn't all be about money - where are your minds to even think of destroying this priceless piece of London. I despair of humanity - we have no future if we continue to destroy our past. Shame on you all for even considering it.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr keith Barker-Main

Address: 49 kensington mansions london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: this pub is of historic interest as a last remaining example of a slum pub and should be protected

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Miss Janet Wickings

Address: 4 Brickyard Court Freethorpe Norwich

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please stop destroying the character of East London. So much has gone already, we need to protect what is left.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs ANNIE APPLEBY

Address: Homlelea High Road Gorefield WISBECH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Can you please think carefully before allowing this re-development. So many historic buildings, which may or may not be listed, have been permanently lost primarily due to their square footage cost in land value. Yes it may be of value to have an office block over the existing business due to more jobs, however surely at some point a planner can put on his or her 'sensible hat' and realise just what is being done in allowing this application to forge ahead. If buildings like this are continually removed then we are doing nothing to retain our local history and secure knowledge for future residents and academics. Basically yes to the 'moneyman' its a pub. A nice pub. An old pub. Probably selling good beverages. But to me - Mrs Average Citizen, it's a landmark of importance. It's an historic place, which although I'll probably never visit, I can respect the past within its walls and thus comment - most strongly- on its behalf. To be honest, I am quite appalled to the point where I feel the need to write this objection - having never done this sort of thing before. Thank you for reading this comment and hope I have made at least one of you think before ticking the box that will give the green light to demolish this fine old gentle building.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Kate Saint

Address: 56 Wentworth Road Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to replacing an interesting and historic part of London, the only remaining 'slum' pub in the City with a bland, uninteresting office block of which there are already too many. The history and character of the City must be protected wherever possible.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Sue Spiller

Address: 31ash Harlow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: If you get rid of all the small history, why will tourists come? The building you are considering could be anywhere in any country and we already have too many of them in London

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Victoria Young

Address: 81 The Drive Romford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please do not let this historic part of East London be taken away. We will have no history left of this special part of London at this rate. Hands off!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Veronica Hunt-Lewis

Address: 9 Churchdale Court Grosvenor Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building is out of keeping with its neighbouring architecture. It is domineering, far too tall, and the glass façade is intrusive. The Still & Star has historical continuity and is a public facility that cannot be replaced by a "possible" bar inside the building, even if it retains the name.

I work in the City and do not want to see this section visually destroyed. I urge the Council to turn down this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Michael Bundy

Address: 115 Matilda House St Katharines way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am appalled that The Still and Star is under threat of demolition. This is a historic pub in an area which is increasingly being altered by faceless monoliths like the one proposed to replace the Still and Star. If The Still and Star goes, will the Hoop and Grapes be next ? Local government seems intent on ripping out the heart and soul of central London, and leaving a desert of corporate greed in its place. This must not be allowed.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Martin Cook

Address: 15 Glenthorn Road Bexhill-on-Sea

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Another huge glass cube. The history of this public house is worth far more consideration.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Miss Katy Chapman

Address: 55 Nightingales Bishops Stortford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do not demolish any more public houses. Once gone they are never to return and a vital part of our country's history.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Stuart Mackay

Address: 37a Queen Anne road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Our heritage is gradually being removed along with what has made London great and a place to visit. The pub must stay, the proposed development is horrifically out of scale and reeks of Boris (overweight, blundering and idiotic). Please reject this and any other form it may appear in because what exists contributes far more positively than what will follow.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Nicola Lovick

Address: 35a Brondesbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This pub is of historical significance and should not be demolished.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Alex Templeton

Address: 25 Heronden View Eastry

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This project will cause the destruction of a historic London landmark, the Still & Star pub. London's charm and history should be preserved and not destroyed for yet another bland development project. A city's attractiveness is not only available office space but charm and soul. I strongly oppose this development project.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Lovick

Address: 35A Brondesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development cannot be allowed to proceed. There is incredible history associated with this pub. It will not be able to be replicated. This history needs to be maintained with the building kept as it is.

Once these fantastic old pubs are gone they are lost forever!

The soul of London is slowly being ripped apart by developers and I cannot believe this historic pub finds itself in this situation. We don't need more offices at the expense of losing a historic building and it would be wrong to think otherwise.

It would be a huge loss to London for this generation and generations to come if it were to be demolished. This pub needs protecting at all cost.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Bridgwater

Address: Pitt House, 15 Johnstone Street Bath

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Small scale characterful buildings in this part of London are now scarce and any surviving should be preserved so that at least some of its history remains.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matt Fazal

Address: Dalmeny Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a unique building that I do not believe should be demolished so that another office can take its place; I strongly believe that the last 'slum' pub in London needs protecting

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Andrew Burgess

Address: 47 St John's Villas London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Still & Star is of historic, architectural and cultural importance. Although I am no longer a resident of this part of London, I regularly return for social gatherings and for business as it is just about hanging onto a uniqueness that is lacking in more homogenised parts of town.

A community asset such as the Still & Star has been around longer than any of us, and I'm not sure that replacing it with a massive office building of questionable size and which demonstrates no London-centric architectural vernacular whatsoever is a suitable legacy for us to be bequeathing future Londoners. Public houses are a unique London institution and should be recognised and protected as such.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Joanna Moncrieff

Address: 15a Buxton Road Chingford London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please please don't allow this application to succeed.

The Still and Star is a much loved back-street pub and to lose this amenity will be another step towards homogenizing London and it losing its identity and connection with the past which is what makes London such a great city.

This is in addition to the fact that the planned building is monstrous and totally out of keeping with the surrounding buildings.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Edmund O'Brien

Address: 19 Greenaway House Boundary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Londoner who has seen planning developers ride roughshod over the opinions of people not to mention their total disregard for tradition within the confines of The City of London, I oppose the destruction of The Still and Star. A wonderful, vibrant public house such as this pub is should remain for the delight and enjoyment of customers, both local and from abroad, for years to come. And certainly not replaced by such an abomination that is proposed for the site.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Mark Ellis

Address: 80 Lauriston Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There are fewer and fewer original pubs in London, and particularly in this area which is undergoing unprecedented development. Pubs are repositories of communal memory, support real social networks, and provide us with a tangible link with a London past which is becoming more and more remote. The building which is set to erase the historical footprint of the pub and the ancient streets around it looks like the very quintessence of carbuncle. It will extend the already chasm like character of Fenchurch Street all the way to the Whitechapel Gallery (which I presume will be the only thing that will stop the development of multistorey buildings down the Whitechapel Road.) I wholeheartedly object.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Holland

Address: 89 Matilda House St Katharine's Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Hello,

I'm sure I am wasting my breath but do we really need more office space and yet another glass cube to join the boring glass landscape around Aldgate.

Please leave the pub alone and if the developers think saying that they will put a bar in the new greenhouse would keep everyone happy they really do miss the point.

Regards

Simon Holland

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Oscar Rocklin

Address: 32 Sheldon Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: These plans represent a flagrant disregard for the real value of London, its heritage assets. Replacing a well-loved historic pub with an anonymous, hideous corporate blob would be a terrible mistake. This is not good planning, it is resigning Aldgate to soulless and generic mediocrity. Surely a way can be found to replace the adjacent and underused office space with something far more sensitive and that does not compromise the Still & Star.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Adrienne Roche

Address: 92B Malden Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a rare surviving example of a public house still in use and much valued. Such a building should be valued for its place in social history - not destroyed. The proposed replacement building not only means the destruction of this ancient hostelry but also of the form, space & order of the surrounding area.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Dr Roger Carr

Address: 133 East 7th St New York City

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Another piece of London history and culture in danger, to greed and sort term profit. In twenty years time this monstrosity will be ready for demolition.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ellis Leeper

Address: 54 Disraeli Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development can bring opportunities to areas, and do good...

However, it can also be said that Developers can seemingly provide exhaustive lists of positives for every redevelopment.

Unfortunately, they do seem to overlook what makes our city what it is, its community, its history. This is an amazing public house, set off the main street area around Aldgate; and area steeped in history, and which is increasingly being eroded and built over. Shiny buildings are great in their place, and Aldgate is clearly blooming in this respect. But I don't feel laying waste to another square of London for a marble entrance hall is going to add value to the city, the reverse in fact.

I feel very passionately that this application in its current form should be rejected.

These valuable buildings of yesteryear have lasted the test of time, like nuggets of gold hidden amongst the grey faceless, and unimaginative structures springing up wherever you cast your eye. We should look after these golden properties for generations to come, not leave the future a glass building which has no community, historical, or emotional value - and which will itself be redeveloped itself in 50 years, like the 70's buildings which were deemed architecturally beneficial at the time.

Please think forward, think about the city heritage, and just stop and breathe - look at what makes London interesting to locals and visitors alike. NOBODY travels the world to visit a glass box like the one they work in back home.

Protect our heritage.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Scott Wagstaff

Address: 10C Kellet Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Dreadful proposition with the loss of a pub of community value.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Andrew Brister

Address: 24 Baxendale Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please save the unique Still and Star, the only remaining example of a licensed premises converted from a private house.

Surely, London needs to retain its historic pubs. A thriving centre is not just about offices.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Emma Cornish

Address: 1 Fernham Farm Cottages Fernham Faringdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I would like to object to the loss of a historic amenity which is one of a few remaining historic pubs in the area. The pub has provided a meeting place for over a hundred years and as such is irreplaceable. The characterless hideous building that is proposed to replace it with be a blot on the landscape and could be anywhere in the world.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Colin West

Address: Grove Hill House, Dedham Colchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This type of building and type of establishment is rare, but archetypal of London that was. It should be cherished for what it is and preserved for future generations to appreciate, as long as it has an economic existence, which I believe it currently has and will continue so to have.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Andrew Large

Address: 232 Burrage Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development pays insufficient regard to preserving what remains of the historical fabric and character of the area in particular the demolition of the Still and Star public house on Little Somerset Street and rather attractive frontage of 62 Aldgate. The large glass box presents a rather sheer and slab-like frontage on to Aldgate. It would be better to have a design with variation in both height and materials and incorporates the better and more historic elements of the existing buildings, while replacing the poor quality and unattractive more recent additions.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Gillian-Claire Pearman

Address: 4 Acre Path Northolt

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As a life long Londoner it breaks my heart that all our history is being destroyed to be replaced by generic buildings turning our once beautiful city into a lookalike of many other towns and cities around the world. Buildings that are usually left empty once sold, killing the heart and soul of so many inner London villages and areas.

Please think again.

Please think of the local community most of whom will never set foot into this building.

Please think of the loss of history that will be gone forever.

Please think of the true Londoner and not just of big businesses that are only in the building trade for a quick profit and then they're away somewhere else building the same monstrosities.

Thank you for your time spent reading my comment.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Denise D'Armi

Address: 41 Penyston Rd Maidenhead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There will be no character or history left in this area soon, which are the very things that make it unique and appealing to both locals and visitors alike. The wholesale corporatisation of London is both depressing and short sighted. Eventually it will become a city of sterile office blocks and plazas that no one will want to visit.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Delianne Forget

Address: 28 Malwood Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Blue Badge Guide, a City of London Guide and a Freeman of the City of London, I have always been proud of my great city - possibly - as it has always punched well above its weight - the greatest city in the world!

Now, I'm beginning to wonder. . . first the Fruit and Wool Exchange, now the battle over Norton Folgate - what on earth is going on?

I spend my days and evenings guiding walking tours for people from all over the world who are fascinated by the lore and rich tapestry of London's history.

Why, oh why then is it, that this great city seems determined to stamp out and destroy the very things that make it great? Along with the large and important buildings, surely there is a place for the humble, human Still and Star - the kind that people who love London want to visit, to be a part of.

How many 'King's Heads' do we have? How many 'Royal Oaks'? But there is only one Still & Star - it's history reflected in the name - the still where the illegal booze was brewed up, and the Star - the Star of David, in tribute to the Jewish people who worked in the butchers shops and slaughterhouses nearby. They drank here, being unable to afford the more respectable neighbouring pubs such as the Hoop and Grapes.

Yes, the Still & Star may be only another little Victorian pub, but Charles Dickens drank here, and Jack London too, and so, probably did Jack the Ripper! It's a human building, a reflection of all the thousands of lives who have passed through its doors.

My tourists gaze in wonderment and awe, that such a simple little place played such an important part in the story of the East End, survived the destruction of its surroundings, survived WWII, and still stands proud - a brave lone survivor!

They certainly would not stand with such awe before with the modern horror you propose replacing it with! Please, please, reconsider destroying this part of the East End's history. It should

be listed, not destroyed!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Philip Whittington

Address: 110 Wheatley Road Garsington Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There are pitifully few historical buildings left in this area, so this one which is still very much a part and use to the community should be saved. I have not seen any good reason or need for the proposed new building which is so out of keeping with the neighbourhood. I vehemently object to the proposed new building for these reasons.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Joanne Gourlay

Address: 49 Dysart Avenue Kingston Upon Thames

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This valuable slice of our history should be protected rather than destroyed. This part of London is being obliterated by anonymous-looking, utilitarian glass and steel buildings and as the character of the area is lost, its value as a special place where people will want to live and work, is also lost. Look at what happened in Singapore, where the government is now trying to restore what little building heritage wasn't pulled down. London's history is what makes it special and the Aldgate area and its built environment of the past is one of the most important cultural areas of London's history.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr John CRYNE

Address: 10 Sneyd Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another ugly structure that will take away a valued local amenity in the form of the Still & Star, one of the last remaining vestiges of "old London". A vainglorious architectural project of no merit to local people and visitors alike. Proposing to demolish it is an act a sheer vandalism that should not be allowed.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Frank Jeffs

Address: 10 Aberdale Gardens Potters Bar

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object most strongly to the demolition of this important example of the architectural and social heritage of this part of London, and especially its replacement with such an ugly and insensitive building.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matthew Stimpson

Address: 92 Mayall Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment:I object to this proposal on two grounds:

1. Loss of public amenity associated with the reduction to the public realm caused by the significant stopping up required by the proposal.

2. The demolition of the public house represents the loss of an important historic asset of London. I accept that sometimes this kind of action is deemed necessary for London to move forward but in this instance it is needless sacrilege. The applicant could model the new building to surround the existing pub and the courtyard without a significant loss of floorspace.

To summarise I object to the significant stopping up of public highway and the demolition of the PH associated with the proposals. Should the proposals be amended to retain the existing PH and much of the public amenity space I would not object.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Bull

Address: 106 Gressenhall Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: More destruction of the beautiful, human-scale, community-scale landmarks to make way for the monstrous alien architecture of Nowheresville. Stop this dystopian erasure of memory before there's nothing left!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Alastair Catto

Address: 3 Balliol Upton Huntingdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are enough hideous glass and steel monstrosities littering our capital, and far too few historically important buildings remaining that reflect the history of community in London. The proposed travesty will replace infinitely more valuable buildings which speak of the history of the city. They can never be replaced and should be protected and treasured rather than demolished to make way for yet another hideous glass-and-steel construct. The proposed building is so appallingly ugly that it is fit to win a Turner Prize for its sheer tastelessness.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Tim Matthews

Address: 19c Swain's Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Although the Still and Star pub is not listed, its value to the local community, both residents and workers, and indeed its value to London as a whole must clear to anyone with the slightest sense of history and not a view of London blurred by pound signs.

It is the last pub of its sort in the City, and is well used and popular.

Some buildings, businesses and premises need to be kept if London is to retain any of its character. Pubs like the Duke of Somerset round the corner are very well, but we really do need to cherish and retain pubs like the Still & Star. No other country in the world would consider demolishing such history and while the developers will be cursing the Corporation of London if the pub is kept, future (and indeed current) generations will be extremely grateful and London will be a better place for it.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Tim Matthews

Address: 19s Swain's Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:PS. I meant to add that pub aside, the proposed building is very very ugly, even for modern City standards and totally not in keeping with the surroundings.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Anna Gud

Address: 62 Rivington Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Absolutely disgraceful to knock down a historic pub for just one more office block.

London really does NOT need any more historic buildings knocked down in the interests of office space. The pub serves a community, the office block will not serve any community. It will just be even one more blight on London's skyline.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Peta Bridle

Address: 37 Norfolk Road Gravesend

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please do not demolish this historic pub. The proposed new office block is ugly and overbearing. We should try and preserve some of London's historic buildings, not destroy them. So much of London's past has been erased and new office blocks gone up in their place.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Anna Simons

Address: 33 Richmond Avenue Londn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This historic pub must be preserved. The City will be devoid of its history and character if we allow, wanton destruction. Not even evident that the City needs new office space.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Dr Tom Wilkinson

Address: 11 London Mill Apartments Whiston Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I wish to register my objection to the demolition of the Still and Star pub, which is of unique historical value. It is my professional opinion that the proposed building is not of sufficient architectural value to compensate for this loss.

Yours,

Tom Wilkinson

History Editor

The Architectural Review

Broughton, Helen

From: PLN - Comments
Subject: FW: Comments for Planning Application 16/00406/FULMAJ

From: PLN - Comments
Sent: 12 August 2016 19:06
To: PLN - Comments
Subject: Comments for Planning Application 16/00406/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 7:05 PM on 12 Aug 2016 from Mr Peter Milton.

Application Summary

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London
EC3N 1AL

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Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

[Click for further information](#)

Customer Details

Name: Mr Peter Milton

Email:

Address: 22 Childebert Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The bombing of London during the 1940s and in particular the East End and City devastated many of the historic buildings and monuments in the area. To add to this diminution of our history would be an act of vandalism akin to that perpetrated by jihadists in Syria and Afghanistan who want to erase the history of those who disagree with their warped ideas.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Mark Amies

Address: 52 Bletchley Court Letchworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed building is grotesque and does not fit into the area. I also strongly object to the unnecessary demolition of a public house of character.

The sprawl of the City and its ever lego-like modern buildings needs to be controlled.

Please do not allow the proposal. Save the character of the East End before it ends up looking like a scene from Blade Runner.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Kirwin

Address: 53, Pyrland Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan to demolish an historic pub, and build yet another square office box, is to remove forever another layer of history, and make London a less unique city. It ignores the opinion of Londoners, historical societies, historians, and sensitive architects. Independent tourist guides about London increasingly use the word 'corporate', and 'bland' to describe the city. What an appalling proposal this application is, made by developers who care nothing for London, or for the people who live here.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Deborah Brown

Address: 17 Warner Road Ware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally agree with The Victorian Society that this building should not be demolished.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Milton

Address: 22 Childebert Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The bombing of London during the 1940s and in particular the East End and City devastated many of the historic buildings and monuments in the area. To add to this diminution of our history would be an act of vandalism akin to that perpetrated by jihadists in Syria and Afghanistan who want to erase the history of those who disagree with their warped ideas.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs yvonne Caffrey

Address: 52 Blundell road burnt oak Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why do we have to have all our past and memories wiped away. Most capital's City's treasure there past and make the most of the old building. We have so little left. And is always replaced with soulless buildings that are poorly built. Just so some developers can make more money. It's our London it's meant to have old pubs.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Chris Jones

Address: 13 Shrubland Rd Banstead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this is one of the last slum pubs of its time then it should be preserved to be visited by future generations, development has obviously taken hold around the pub. These old pubs are greatly under appreciated for what they stand for and what they have stood through, the people that have laughed together and met each other in these pubs over the years, who wants another office block !!!!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Pat Taylor

Address: 12 Tregenna Terrace St Ives

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This pub is of great historical importance as the last remaining slum pub in Aldgate, and was once run by my paternal great great grand father. Why does the city of London insist on flattening historical buildings in order to build soulless edifices? I now live in Cornwall but I was born in London and visit regularly and feel strongly that a line needs to be drawn under this senseless destruction.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Miss Vicky Lloyd

Address: Flat 31, Bruce House Kemble St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Yet another piece of our beautiful, colourful history being obliterated, by greedy, money making developers. I'm a Londoner by birth and I love London's history. Tourists come to London for places just like the St Paul and Star. Who needs to see another faceless, characterless modern office block? Look at what's happened to the city. You could be anywhere in the world. Too modern, no character. We must try to preserve what's left of our lovely old city.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Paul

Address: 30 Howard Road Coulsdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am writing to object to the proposed development due to the proposed demolition of a part of the historic street scene of London and in particular the Still and Star public house. Pubs such as this are an important link to our local and social history. The pub needs to be retained as an important reminder of our past which has all but disappeared in the incesent desire for modernity.

SAVE THE STILL AND STAR PUB!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Anita Amies

Address: 52 Bletchley Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Protect the history of the city. There are enough skyscrapers already.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James White

Address: 4 Grosvenor Avenue East Sheen London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not believe there is a good enough justification for the demolition of a couple of historically interesting buildings, in particular the Still and Star which is a remnant of London's distinctive character. I admire much of the City's iconic new structures bringing a new character of their own but this new structure does nothing to justify the cultural damage it will inflict.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Lisa Millward

Address: 106 Horsa road Erith Kent

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The historical importance of the establishment is by far and away of more importance than any thing that would replace it. It is vital that our historic buildings are kept for future generations to view and enjoy. This is what makes Britains unique place in the world.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Chauney Dunford

Address: 395 Sidcup Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The site clearly warrants redevelopment but the proposed design is utterly out of keeping with the area, in terms of materials, size, and design. The planned building is far too large and oppressive, with no contextualisation to surrounding buildings. It's more akin to something built in Birmingham in the 1970s, and London in the 21st Century.

The design is dreadful - London, and especially Aldgate, deserves better.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Perry Gowler

Address: 2 Medick Court Grays

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Londons last example of a 'Slum Pub' must be preserved. The proposed building is out of character for the area anyway, Aldgate isn't shiny....its grimey.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Carroll

Address: Top Flat 57 Fortress Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This pub has a unique history and should be protected for future generations. It reflects part of London's past much of which has already been lost and it will be replaced by yet another development that provides what exactly? Nothing that London hasn't got plenty of already!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Christopher Stimpson

Address: Flat 4 31 Deronda Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed building is of little architectural merit, it does not fit into the surrounding area and it involves the demolition of a unique London pub, whose loss would be irreversible to the local community and to the history of the city.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Rex Ward

Address: 56 Adela Avenue Motspur Park

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Although I don't live in the area I've visited the Still & Star on very many occasions over the last 15 years or so and found it to be a delightful pub. There are so very pubs left in this area with the character and architectural pedigree of this pub that we can't afford to lose any more. This application should be refused.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Katharine Raymond

Address: 2 Montagu Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a unique, historic part of the City. We should be striving to preserve as much of the old City as possible. There is nowhere like it in the world. The loss of this section - including the Still and Star, the last example of a London 'slum pub' - to a new office building would be a bitter blow.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Roy Tunstall

Address: 52 Dawlish Avenue Perivale Greenford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would see the loss of a viable public house of much character. The replacement building will be detrimental to the townscape. Please reject this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Robert Frosdick

Address: 36 East End Mission 577 Commercial Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How can we demolish this historic pub. We should try and preserve London's historic buildings, not knock them down. Once these old pubs are gone they are rarely replaced with anything as interesting or with little architectural merit and most new pubs do not contain the character and charm of these historic originals. So much of London's past has been destroyed with dull new office blocks going up in their place.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Stephen Wood

Address: 51 Crescent Road Sidcup

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the demolition of the Still & Star.

This is a unique, historic and interesting pub building and a valuable community asset. It is popular and provides a valued quiet setting for locals and local office workers (myself included). In summer it provides a unique and very popular outside venue.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Victoria Hardy

Address: 2 Thermopylae Gate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to this proposal to demolish a building of historical interest to be replaced by yet another faceless office block which itself will, in all probability be demolished and replaced in a few years time.

The City needs all the pockets of history it can get, and the fact that this particular example provides a service for the local community and office workers further supports the assertion that this application should be dismissed.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr chris cochran

Address: 10a, strathearn place london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Historic building that needs preservation. Plastic short term office block proposed will make a few people rich and degenerate part of the reason why London is so popular.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Trevor Crook

Address: Trevor 41 Braeside Beckenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The pub is a rare reminder of the city's lost intricate street pattern of courts and alley ways and was illustrated by Gustave Dore in his illustration 'a view of harrow alley'.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Callum Frackelton-Cooper

Address: 18 Netherford Road Clapham London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the removal of another building which is full of character and history to make way for yet another distasteful glass office block. Soon the history of this area will be stamped out and our city will be poorer for it.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Michele Gates

Address: 68 Fairthorn Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please don't contribute to another neighbourhood pub being demolished. We are becoming a city of plastic chain pubs like North American cities. The greed of developers is taking this city over. Neighbourhoods need places like this as a social hub. Why should yet another historical place disappear?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Gates

Address: 68 Fairthorn Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: London cannot afford to lose any more historic pubs. They are part of our national identity and part of the character of our wonderful city.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Louise Meddings

Address: 43 vermilion apts 16 gunmakers lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To preserve the little remaining history of the East End.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Grant McIntosh

Address: 1 Fielders Close Harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely disgraceful to knock down a historic pub for yet another office block. London doesn't need any more historic buildings knocked down just to feed the greed of developers. The pub serves a community, the office block will just be a characterless blight on the skyline.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Cole

Address: 58 Gordon Avenue St Margaret's Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another old beautiful Victorian pub may be lost in London so we can build a few more ugly flats .When will this destruction stop .The local community loses another meeting point .Stop this madness

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Kenneth Towne

Address: 124 Kechill Gardens Bromley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: It is an absolute disgrace that historic buildings like this one are lost forever just to satisfy the greed of developers. When will we learn that our history is far more important than making rich people even richer. These people care about nothing except themselves and should be thoroughly ashamed of their actions.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ian Hardie

Address: 94 Church Road Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a wonderful local landmark

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Ruth Murray

Address: 34 Midhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please do not demolish this beautiful, historic pub for the sake of yet another office block.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Brown

Address: 44 King Henry's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the loss of a Victorian pub and an unique alley with connections back to the history of the City. The City is losing the Alleyways that make it so interesting a place to walk in and explore. It is a real loss in public amenity.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Steve Doggett

Address: 2 Collingtree Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still & Star pub is a culturally significant part of the local community. It is the only remaining example of a 'slum pub' in London and as such should be a listed building, not up for demolition. There are plenty of glass and metal office buildings in the City, but this is the last of its kind and once demolished, can never be replaced. We should be conserving our heritage and not destroying it!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Terence Frisch

Address: 40 Lascelles Avenue Harrow Middlesex

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still & Star is part of the heritage of the area and cannot be allowed to be demolished. As a sometime worker in the area, I find it my 'go to' pub in the area. It is used by such a wide variety of people and has a unique style and atmosphere that is increasingly hard to find amongst today's identikit establishments. Please don't let yet another part of our wonderful city disappear forever under yet another office development.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Julian Kirkby

Address: 23 Sherwood Avenue South Woodford London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Unnecessary and inappropriate planned development that will deprive the public of a useful establishment and building of historical significance in an area fast losing its identity.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Adam Sharpe

Address: 78 Belgrade Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The demolition of The Still and Star pub will be a great loss of a valued community asset and of a building worthy of conservation. It is becoming increasingly important to preserve the remaining central London pub buildings with such features and also to maintain these buildings important amenity value.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Tony wright

Address: 48 jubilee street london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is ugly. It will blight the surrounding area and cast a shadow over Aldgate and cause a wind tunnel effect.

The Still & Star Public House is unique in its name and history. It is an oasis in the jungle that is the City and should be retained in its present situation. Incorporating a pub into a new building will destroy the atmosphere and it will become just another bar with no character.

The new alleyway will be a dark wind tunnel, an ugly monstrosity. A muggers paradise.

I would like to draw attention to the submission of The Victorian Society and would echo their comments.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Watson

Address: 47 Mehetabel Road Hackney London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Dear Ms Williams,

On behalf of the East London & City Branch of the Campaign for Real Ale (CAMRA), we object to this proposal which will result in the unnecessary loss of an operational public house. The Still & Star is one of the last traditional pubs in the City, with scores being lost to development over the last decade. It is viable and in a good state of preservation and repair, having been invested in by the current family. Officers are invited to regard this historic building as a non designated heritage asset under Paragraph 135 of the NPPF. There is little else like it, nestled away down an alleyway behind the bustling Aldgate High Street, it is buildings like this, and moreover their use as public houses, which lend the city its character, vibrancy and ambience. It may not be considered remarkable enough to be statutorily listed, but it has a proud evolution, having once been owned by the Charrington's Brewery of Mile End, a famous London brewer, long since defunct.

We would argue that pubs such as the Still & Star are vital to the mental health of those living and working in and around the City. For this reason, they are identified at Paragraphs 69 and 70 of the NPPF and in various sections of the London Plan. Furthermore, the City's own Local Plan 2015 places an obligation on planners at Policy DM22.1 to resist the loss of community social infrastructure. It also requires developers to demonstrate lack of need. This is a thriving, popular, 'best kept secret' City Pub. The planning statement makes no effort to justify its loss. Indeed, the loss is quite unnecessary and runs contrary to policy. The City has quite enough intensified office space and it now falls on planners to protect and preserve the historic infrastructure, including iconic pubs, whilst we still have any left at all, lest we end up a soulless corporate workhouse of glass, steel and misery, devoid of social intercourse and conviviality.

Please REFUSE this proposal. Kindest Regards

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Young

Address: 24, Buckingham Road Hampton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There are few enough, and getting fewer, public houses such as the Still & Star.

History, atmosphere and ambience are everything in a public house. Very best wishes, James Young 068649

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Gary Alton

Address: 5 The Parade London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to:

The loss of the historical Still & Star pub and Harrow Lane;

The detrimental affect on the surrounding buildings, some of which are listed, by being dominated by such a large and out of character development;

The loss of the "pocket park" in front of the Still & Star pub - this valued public suntrap forms a very welcome respite away from the traffic and high buildings in the area and the proposed development does not address its loss to the public (indeed they seem to have skirted over its proposed loss). The developers have not submitted any assessment of how the public and existing office workers in the vicinity would be affected by its loss, nor any pictorial evidence of its existing use and how the proposed development covers this and denies the public this valuable amenity space.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Roderick

Address: 9 Ermine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the loss of the historic street scene in an area already very substantially altered by modern development. In particular the loss of the Still and Star public house would be highly damaging, as it is of continued local amenity value and of especial historic interest as one of the last, if not the last, working "slum pubs".

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Marina Wrixon

Address: 10 East Street Martock

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An amazing historical pub will be demolished for yet another office block. We have visited this little old pub many times over the years and are so saddened to hear that it may be demolished. Once again city planners stupidity and developers greed prevails. So sad.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Alistair FitzPatrick

Address: 83 Vanguard Bdg 18 Westferry Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: In such a densely trafficked area there can be no room, either physically or automotively, for this kind of development.

This (ancient) part of London simply does not have the "room" to significantly add to the population that this development would give rise to. Let alone the services and parking that would result.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Paul Woodley

Address: Flat 31 145 Commercial Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed building is the latest example of developer greed in an area where I have lived on and off since 1981.

It is massively out of keeping with the surrounding buildings as well as being too big for the site and extremely gaudy.

The destruction of the historic and much loved Still and Star pub would be a tragedy.

Please reject this planning application and call instead for a development which is more sympathetic to the area and which could incorporate the Still and Star.

Thank you for taking the time to read this.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Miss Ali Twidale

Address: 8 Old Market Terrace Brentwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Echoing the comments of many before me, please do not allow the continued destruction of historic London public houses for the sake of corporate development. The landmarks can never be rebuilt so please do not let them be taken away.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Jack Brooks

Address: 29 Raddon Tower Dalston Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Completely unnecessary demolition of a building with history and character in an area that is increasingly under threat from development. The proposed replacement does not in any way fit with its surroundings and heritage of the area.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Gavin Gibb

Address: 4 Dalmore Road West Dulwich London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am a Victorian Society member and a Camra member.

This is a startlingly interesting piece of our heritage and should never be demolished. The City Coropration too is a startlingly interesting part of our heritage and should never be demolished.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Philip Renshaw

Address: 38 Grosvenor Terrace York

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As well as being a period piece public houses like this, which are disappearing every day are part of the fabric of our communities and our society as a whole. Exploitation of space for speculative financial gain alone should not be allowed to threaten this.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Donal Fitzsimons

Address: 57 Southbrook Road Lee London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Not only is The Still and Star a valuable asset to the community, it may well be the only remaining pub in the City of London which has not been vandalised by a makeover.

Many of the pubs in the area have had their unique character destroyed. They have been homogenised and turned into clones of a thousand other pubs, offering no compelling reason to visit them.

The Still and Star, however, is a shrine, a treasure island in a sea of mediocrity. It should be preserved for future generations to enjoy.

It is easier to destroy than create. We should recognise the value of our heritage and not allow it to simply disappear.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr george hanna

Address: 22c Huddleston Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to this proposal as it will require the demolition of The Still and Star pub - a much valued community asset and a building worthy of conservation.

It may seem like 'just another Victorian pub', but it has served its community well for ~200 years. I first visited around 1980, and its historic significance was not lost on me - Charles Dickens and Jack London drank here; It survived WWII, and features regularly on Blue Badge walks.

Please reject the proposed development & consider listing, not destroying the Still & Star, to allow it to continue to service future generations of Londoners.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms tracey bates

Address: 7 warwick gardens london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: please save this important pub. London is becoming a city only for the rich and for developers to make vast sums of money without caring what it does to the city or local communities. pubs are vital and this one is especially worth saving. people who live and work in this area need places to socialise!

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: PLN FW: FAO Sonia Williams COL:04870447

From: Dominic Pinto
Sent: 15 August 2016 17:52
To: PlanningQueue
Subject: FAO Sonia Williams

Re: 16/00406/FULMAJ | Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m) | 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

I wish to register strong objections to these proposals on behalf of CAMRA West London, and echo and elaborate on the submissions by the Victorian Society, CAMRA East London and City, and others.

Whilst we are principally and directly concerned with the Still & Star public house, which for reasons we detail should be considered a non-designated heritage asset, the whole setting of this surviving part of the City and on the borders with the East End are affected.

The demolition of the premises of the Still and Star is therefore a material consideration in determining the application in accordance with paragraph 135 of the NPPF.

The Still & Star has been a public house since at least the early mid-nineteenth century, and remains a successful operating pub, serving as a local community role and hub for those who work, live and play in Aldgate and the wider area.

It was what might be termed a 'slum pub' - a simple dwelling that was converted to a rudimentary drinking establishment; it remains a single room bar today. It is one of the last traditional pubs in the City, with scores having lost to development over the last decade. It is viable, in a good state of preservation and repair, having been invested in by the current lessee/licensee.

We understand that the 'Still' part of the name indicates that alcohol was originally brewed or distilled on the premises, which might be expected for such an informal arrangement, and the still is thought to have been housed in the hayloft above. The 'Star' part of the name derives from the Star of David, possibly a nod to the Great Synagogue of London that was located at Dukes Place, just to the north west, until destroyed during the WWII Blitz, and the large resident Jewish population. It may also derive from the combination of distillation with the symbol of an early licensees' association.

'The Still & Star' is a particularly unusual name. Whilst there are many examples of 'Star' and other combinations (for example Anchor, Dove, Eagle, Garter, Lamb, and other variations) it is unique as far as we can tell from various sources including CAMRA's whatpub.com, which is one of the most comprehensive and authoritative national databases in the UK, and beerintheevening and fancyapint.

Such a building is also truly unique in the City of London. Whilst there must have been hundreds of similarly humble premises, it is highly unlikely that there are many other public houses of this sort left in the City, which makes its survival all the more remarkable.

There is little else like it, nestled away down an alleyway behind the bustling Aldgate High Street. It is buildings like this, and their use as public houses, which assure the City its unique and diverse character, vibrancy and ambience as part of a mixture of old and new the loss of which elsewhere in the City

(Lothbury comes to mind, Paternoster Square, Moorfields, the Barbican, Broad Street and Liverpool Street - though we should also acknowledge the salutary contributions of the Luftwaffe) has significantly detracted from and degraded our living, working and leisure environment.

This public house may not be considered remarkable enough to warrant statutory listing. It does though have a proud evolution, having once been owned by the Charrington's Brewery of Mile End, a famous London brewer, that has long since disappeared from the scene.

Little Somerset Street would also be swept away by the proposed monolithic office block. Formerly known as Harrow Alley, it has followed its current path since at least the eighteenth century, appearing on Horwood's London map of 1792, turning the corner around the plot that the Still & Star now occupies with the same snicket or passage onto Aldgate High Street. This is an exceptionally important piece of urban grain, of the sort that is becoming all too rare in the City following schemes such as these, which amalgamate historic plots and thoroughfares under one giant floor plate.

The earliest mention of the alleyway is we understand by Daniel Defoe in his *Journal of the Plague Year*, 1722 – “out of my own windows...from Harrow Alley, a place full of poor people, most of them belonging to the butchers, or to employment depending on the butchery...Almost all the dead part of the night the dead-cart stood at the end of that alley...and as the churchyard was but a little way off, if it went away full it would soon be back again.”

Thanks to the butcher's shops and slaughterhouses, it was known locally as ‘Blood Alley’ well into the following century. The block facing onto Aldgate High Street in front of the Still & Star was known as ‘Butcher's Row’ and is understood to have been bought up by one owner in 1820, who is thought to have opened the pub at this time.

The pub is also known to have doubled up as a butcher's shop so this would make sense; the first of the attached images certainly indicates that this was the case.

In his *Wild Tribes of London*, 1855, Watts Philips paints a very atmospheric picture of the slum like conditions:

“Harrow-alley is the Lane over again - smaller, and, if possible, dirtier than her neighbour. Bestriding the path, like a greasy Colossus, leaning against the wall, or squatting in the mud, are men and women by the score. Beside, behind, and before them, are spread out their miscellaneous wares, to which they supplicate your notice or imperatively demand your attention.”

And also exactly what an evening in the Still & Star would have been like in the mid-nineteenth century:

“The various public-houses in Petticoat-lane, Harrow-alley, and elsewhere, are generally crammed to excess. Through the open doorways we look into the back rooms, where some dozen men are always smoking, -their faces lost in the clouds of smoke which emanate from their lips. These men are known to the initiated as Petticoat-lane fencers, or receivers of stolen goods. Patiently they sit in these filthy rooms, waiting news from their scouts, who they throw out as antennae to "feel the way;" or for the appearance of the thief's confederate, who "gives the office," and tells where the booty may be found. The Jew asks no questions, makes his "pargain," and in a few hours the articles themselves have ceased to exist - or, rather, have been born again in a form that their original fashioner would refuse to own them.”

The Still & Star was the only pub in Harrow Alley so this must be what is being referred to.

These very scenes are captured by Gustave Doré several decades later, in his ‘Off Billingsgate—a view of Harrow Alley’ illustration for he and Blanchard Jerrold's book, *London: A Pilgrimage*, published in 1872 (see below).

Astonishingly this does actually depict the corner of the Still & Star. Of the 180 illustrations of Victorian London that Dorè produced, only a minority of the buildings still stand which is another accolade to add to the pub's growing list. Finally, one of the more prominent Jack the Ripper suspects, probably Aaron Kosminski, worked in Butcher's Row and the slaughterhouses off Harrow Alley. This small pub and alleyway is a tremendous microcosm of London's social history and of surviving historic fabric in the City of London.

Returning to the NPPF, paragraph 135 requires that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. In our view, the pub and historic street pattern is of very high significance as outlined above and the total loss of these elements warrants the refusal of this application. Losing this once particularly grim but fascinating end of the City is unlikely to be outweighed by the public benefits of a new corporate office building.

The setting of numerous listed buildings needs to be considered, particularly 45-48 Aldgate High Street which are all designated. These buildings date from the late seventeenth and eighteenth centuries and so Little Somerset Street is obviously a key vestige of their historic context. Another monolithic and ugly office block next door in its place will seriously compromise their setting, thereby resulting in a high level of harm to two Grade II* listed buildings.

Photographs of the Still and Star, and some of its setting, are to be found at <http://spitalfieldslife.com/2016/08/04/at-the-still-star/>

Public houses such as the Still & Star serve a local working and living community and as such are vital to the mental health of those living and working in and around the City and the surrounding area. As one who worked in the City for the best part of twenty years, and then more recently in Whitechapel, I can attest to this role. It was a regular if not frequent stopping place for myself and colleagues, and remains a convivial place to occasionally stop by, and meet again old friends.

Public houses are identified at Paragraphs 69 and 70 of the NPPF and in various sections of the London Plan. The Corporation's own Local Plan 2015 places an obligation on planners at Policy DM22.1 to resist the loss of community social infrastructure. It also requires developers to demonstrate lack of need.

This is a thriving, popular, 'best kept secret' City Pub and the applicants planning statement makes no effort to justify its loss. Indeed, the loss is quite unnecessary and is clearly contrary to policy. The City has quite enough intensified office space and it now falls on the planners, and given the scale and significance of this application it should be considered by a full meeting of the planning committee and not dealt with under delegated powers.

I urge that Common Councilmen to ensure that this is fully considered and that they ensure that the Corporation's duties to protect and preserve historic buildings and infrastructure, including this and other iconic public houses are carried out, whilst we still have any left.

Otherwise we will, as my colleague we end up a soulless corporate workhouse of glass, steel and misery, devoid of social intercourse and conviviality.

Dominic Pinto
CAMRA West London
Pub Protection and Conservation

Duval Court Flat 29

36 Bedfordbury
London WC2N 4DQ

CAMRA (The Campaign for Real Ale Ltd) is a not-for-profit company limited by guarantee
Registered in England company registration No. 1270286
Registered office 230 Hatfield Road St. Albans Hertfordshire AL1 4LW

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Lee Hickman

Address: 9 Saint Catherine's Road Broxbourne

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As one of the few, if not the last remaining building of its kind, protection should be sought by the council more so than the public.

There is no reason the developer cannot build their development around this building,so as to leave this building completely in tact, independent of the development and hence untouched, whilst seeking to protect this building. This would allow the development to proceed and the area to develop without a loss of the areas history and precious remaining characterful architecture.

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Case Officer: Sonia Williams

Customer Details

Name: Mr Brian Dawton

Address: 55 Chestnut road Enfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a fantastic victorian pub and part of our history it is one of the only remaining buildings in the immediate area with any merit and is of great amenity value to city workers and tourists alike .

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ben Wykes

Address: Flat 8 2 Belsham Street LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:SAVE THE STILL & STAR

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Paul Grove

Address: 39 Beulah Road Walthamsrow London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: 1) This public house is a part of London's heritage and a neighbourhood asset. It should be preserved for these reasons. 2) London does not need more speculatively built office space especially with more and more office workers working from home. What London needs is affordable housing.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Brian Blagbrough

Address: 21 Waveney Close Wapping

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: In the 70s London had a great mix of Office blocks, independent quirky shops, restaurants and pubs and that was the attractions. As each new development goes up more and more of these quirkier style places are lost and the City becomes more like any other city. This pub is always full of City Workers and is popular with workers and gives character to the area and are a selling point for the City. .

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Miss alex burke

Address: 42 chicksand house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The area is losing its character and charm to make way for another large office hub to house a bunch of suits - soon it will be hard to distinguish one area from the other.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matthew Gascoigne

Address: 11 Brodie Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please do not destroy another of our local institutions and public amenities.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Seb Brennan

Address: Flat 1, 136 Fortess Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am extremely opposed to the proposed demolition of the Still & Star PH. It is one of the few remaining pre-war buildings in the Aldgate area, and I believe the City's sole surviving example of a 'slum pub' (a pub that was not purpose built but was converted from a dwelling house).

Considering the huge redevelopment which has changed the face of Aldgate, both in the 1960s and again in the C21st, I feel that this atmospheric corner of the old East End must be preserved to help future generations interpret and understand the history of a part of London which, through generations of successive immigrants, has shaped the demography of today's capital.

It's also a good pub, in an area dull office blocks which could do with livening up a bit!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Graham Burgess

Address: 10 amberley rd Leyton London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:Disgraceful to destroy such a unique historical building

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Paul Bracegirdle

Address: 88 The Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A lovely old pub that I used many times whilst working in the area. Pubs of this type are disappearing at far too fast a rate.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Matthew O'Leary

Address: 2 Aston Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: To Whom It May Concern

Pubs serve a vital purpose in our society, providing a place to relax, socialise, debate the issues of the day, and build relationships with friends, colleagues and neighbours.

Pubs nationwide are fighting a battle to survive against competition from supermarkets, and the ever looming threat of redevelopment. The rot has to stop, and councils owe it to their residents to help preserve these community centres. Churches wouldn't be bulldozed to make way for offices would they? Pubs are every bit as important to the community as places of worship - even more so perhaps in today's increasingly secular society - but their demolition seems to be easy.

The Still and Star has played a part in its corner of East London for many generations and is thriving as a pub serving local residents and workers, and visitors alike. By taking a stand to protect the Still and Star, you are sending a very clear message to developers: "Do not assume you can wipe away our heritage with your steel and glass office blocks. Be prepared to accept how important our pubs are."

Once pubs such as the Still and Star are gone, they are gone forever, our heritage lost for future generations. Please City of London, take a stand and protect this Community Asset.

Yours faithfully

Matthew O'Leary

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Miss Candida DaFonseca

Address: 102 Frobisher House Dolphin Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: As someone who works in this area, I object to tearing down a popular local pub to have it replaced with yet another giant block of offices. The area (and its local tube station, Aldgate) is already crowded and heavily trafficked, with fewer and fewer 'local' places to visit. There is also incessant noisy building works in the area, making travel nearby difficult and dangerous, and it's hard to work among such noise, even behind office windows. The Still & Star is an example of Aldgate's history in the City of London. To lose it would be an affront to a neighbourhood that has already lost much of its charm to an army of Prets, EATs and personality-void glass and steel buildings.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ian Charles-Jones

Address: 19 Meadow Road Claygate

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I retired from the City in 2009. Even then, however, the Still and Star was one of the few remaining traditional pubs in the area. It should be preserved. Will more office space really be needed in the City after Brexit?

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Angela Wood

Address: 68 Prebend Street Islington London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposal is yet another clone from a long list of "mixed-use" developments which purport to aid regeneration, but merely strip out the existing character of the area. The Still & Star is a lovely old pub in an interesting back street and always seems to have lots of customers. There is no reason why the developers couldn't leave the pub in place and build round it. This has happened on numerous occasions when demolition is refused.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Martin Goldsworthy

Address: 88 Westcroft Gardens Morden Surrey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I have been going to the Still and Star Public House since I was working in the City this has been for 40 years and it's steeped in history and is a pub of great character and is a very much visited pub by tourists. We must try and keep certain key pubs like the Still and Star which are part of our history and are visited by many folk. To demolish this pub would be sacrilege !!!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr christopher frost

Address: 38 Effingham road Lee London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: It would be a shame on us all if we were to lose another public amenity which has been minding its own business for about 200 yrs approx and actually serving the local community! And then comes along some faceless developer to put up another boring faceless highrise and surprise surprise a community is destroyed for ever! Learn something and save this building and why these buildings must be Saved. chris frost

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Miss Tara Quinn

Address: 1 EXETER ROAD HANWORTH FELTHAM

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is full of character and history. It can't be swept away. It needs to remain and become a listed building with a blue plaque!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Lin Dadd

Address: 278 Hertford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: London and therefore England are having our traditions eroded away. Do we really need another office block. There are enough empty office spaces that have over taken beautiful buildings. I say no more offices.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Catherine Trevethan

Address: 46 goodhart place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Enough rubbish new developments in Aldgate. Save the pub

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Arnopp

Address: 17 Halstead Road Wanstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: My particular concern with the proposed development is the demolition of the "Still and Star" public house, in Little Somerset Street. I endorse the objections already submitted by the Victorian Society.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Lucy Saint-Smith

Address: 11 Ford House 149 Leicester Road Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an irreplaceable part of our heritage and a functioning pub. I fully endorse the Victorian Society's stance on its importance. It is unconscionable that it should be demolished for the sake of a few people's profits when with a little bit of work it could be incorporated into the development and continue to be of value to the entire city whilst still allowing the same people to profit.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs jane harrington

Address: 315 russell ct Holborn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: London is well known for it's wonderful historic architecture. Once you have destroyed it, what do you have left. A bunch of rich contractors living off shore some other place. Get a grip and realize the value of what you have got. It's not the ground size and value, it's the economic value of where it is and it's value to the community over time as an attraction. Adding to some developers purse, isn't going to benefit London as a whole.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Gillian Tindall

Address: 27 Leighton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: It is entirely undesirable that that ancient pub and its setting, one of the few corners of Aldgate still linked with its rich past, should be thoughtlessly destroyed just to build yet another undistinguished office building. It is a prized local amenity, and a more imaginative scheme would incorporate it and its pedestrian setting into the whole, treating it as an additional asset.

The proposed scheme is not only mediocre and unimaginative: it is commercially stupid and ill-informed.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Law

Address: 74 Park Crescent Rd Brighton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To lose such a singular historic survivor of the east end's history is an outrage.

Also, with the office developments around the pub, what a brilliant opportunity to enhance the area by developing a cafe or pub extension next door in keeping with the original pub building, to create a piazza/open space for office workers. Add some trees, even a fountain feature. Improve the flower beds and create an historic space which provides a well-needed oasis in the city of London.

An enclave like Moorgate, or St. Helens Bishopsgate.

So much potential here is being lost. The proposed building is a dreadfully depressing eyesore.

For unique social-historic reasons this pub should be listed.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Karen Golanski

Address: 2 The Oaks Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am dismayed that this development will mean that the Still and Star pub will be demolished. It is a viable, busy establishment with real character and is unique in the City of London as the only remaining 'slum pub'. The pub and the alley in which it resides are the only link to the 19th C history of Aldgate's butchery trade and large Jewish population.

I am not against modern architecture but am deeply worried about loss of our heritage.

Surely with some imagination, the pub can be retained in its original form with any development sensitively surrounding it?

This pub is an asset to the local community. Please let it survive.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ryan Emmett

Address: 96c Waller Road Lewisham London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You're basically stripping the city of its history and fabric. There is no shortage of office space in this part of London and plenty of new supply already going up. The proposed office block may be defunct in 10 years time (as is often the case) but the pub has been there 100+ years and more. Stop destroying what makes our city unique!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Gerry Hahlo

Address: 4 Cambridge Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am deeply concerned about the need to eliminate the Still & Star and surrounding alleyway in the proposed development. This is not necessary and it will further destroy London's scant remaining Victorian streetscape.

I understand that we must develop and attract employment and prestige to the city. But not at the expense of our heritage. These must coexist.

I work in an international company near Aldgate and I frequently show our overseas visitors around the area. They do not come to admire the new office blocks and malls. They want to see the history of London, the magnificent old structures and the genuine feeling of an old and historic city. London's pubs are at the centre of that.

The pub is a unique attraction in Britain and London has some of the finest. There is a need to preserve and cherish every one before future generations can only wonder how we lost so much of our heritage and tradition.

Then the tourists will not come. Every city in the world can offer modern offices and apartments and shopping centres. Only London can offer historic pubs where real people used to live, work and play. Don't destroy this history.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Vicky Halliday

Address: Flat 5, 14 Lennox Road South Southsea

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Are we to have no character left in London?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Gabriella Herrick

Address: 27a Crookham Road Parsons Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I hope that the detail covered in the Victorian Societies' objection letter is more than enough to save this building and the surrounding context, as these proposals will whitewash the area, giving another generic development at the expense of some of London's rich history.

Developers should be urged to work within existing context, using the history and identity of an area that as long preceded them and will long exceed their buildings to inform their designs and proposals. Admittedly this is a more skilled and demanding process that many developers will not be able to achieve, which is why they should not carry out this kind of work and investment should be in a better standard. Within a capital with such a rich history, local authorities should be striving for a higher standard of development and making developers satisfy other objectives than time and cost.

We are fortunate to have such a rich old building stock, which brings people to live in and visit this city. I urge you to stand out and refuse this development unless it incorporates the existing structures, and set the bar high for other local authorities to follow. Thankyou.

Gabriella

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Ed Perridge

Address: 39 Enderby Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am objecting to this development because it will involve the demolition of a number of historic buildings and the loss of the lane Little Somerset Street.

In particular, the pub the Still and Star which would be a huge loss for the City - unique as it is the only remaining "Slum pub".

I work in the City and feel it is extremely important for us to retain historic buildings and pubs like this - the City has always been a place where contemporary architecture sits along side historic sites. This development should not be at the expense of the sites it will sit beside.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Caseley

Address: 38 St. Alban's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I wish to object, in the strongest possible terms, about the proposed demolition of the Still and Star pub. My reasons are similar to those raised by the Victorian society. In particular, my concerns include the loss of an important social amenity as well as the loss of an historical building. This pub would appear to be very viable and provides an essential contribution to the character of the area.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Julian Shute

Address: 7 Waverley Avenue Surbiton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: With pubs closing all over the City of London and elsewhere, we cannot allow a pub of such historic importance that the Still and Star is to be demolished to make way for yet another boring office block. When we will ever hear that a developer wants to demolish an office block to make way for a pub. Never! Please City of London for the sake of local people, people working in the City and tourists please don't allow this application through.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Joanna Eley

Address: 100 Parkway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I urge you to object to this proposal which will result in the demolition of the Still and Star pub as well as obliterating the line of the alley in which it has stood for decades.

There is ample historic evidence of the importance of this building and location as set out in the Victorian Society's objection letter. I have been a member of the Victorian society for decades and wholly endorse their objection.

Such sites give London part of its important character, attract tourists and help maintain local communities. Public benefit will not be better served by another commercial building on a large and simplified site than by insisting on well designed new commercial space on the more complex site that will result from retaining the pub and its alley.

Too much of historic London has already been lost. I urge you to object to this application and ask the client to go back to the drawing board with a talented and imaginative designer to provide the commercial benefit AND retain the history of the area.

Regards

Joanna Eley

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Claire Morley

Address: 1Prescot Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There has been a lot of development in the area over the past 10 years, notably luxury flat developments as well as office blocks. The infrastructure in the area (including supermarkets, bars, cafes, doctor's surgeries inter alia) has been neglected. Many of the new developments are empty as are existing office developments so where is the demand and therefore justification for yet another? And to needlessly demolish what is left of the history and character of the East End seems reckless at the very least. The Still & Star is of historical merit and is a viable community facility.

Why does 'planning' and 'progress' in planning equate with uniformity and blandness? Does everywhere in the country and indeed the world have to start morphing into one glass monolith? The U.K that tourists flock to because of our heritage of preservation is fast disappearing and this will have many detrimental consequences. To summarise, this building has historical merit and any precious remaining remnants of the East End and its history should be preserved.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Cohen

Address: 63a St Giles High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am objecting because I feel that it is both unnecessary and wrong to destroy a public house which is a microcosm of London's social history and part of the surviving historic fabric of the City of London. The character of Aldgate is being transformed by more and more anonymous and insensitive office and commercial developments and the soul of the area is being systematically stripped away. The Still and Star is a direct reminder of the history of Aldgate and it would be tragic to lose yet another link with the past. Moreover the pub is an asset of community value which serves the local residents in Guinness Court as well as the large numbers who work in the area whose quality of life will in any case be jeopardised by the size and scale of the projected building. I strongly urge you to act swiftly to reject this application and to make good on your policy of conserving buildings of historic character and community value in the City of London.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Anthony Paul

Address: Flat E 12 Northiam Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: No more rubbish office / shop developments that require demolition of Pubs that make London. It's immoral that Architects can still force through vanity projects that sweep away buildings that real London residents don't want or need.

Adjei, William

From: Richard Lewis [redacted]
Sent: 18 August 2016 14:44
To: PLN - Comments
Subject: Re: 16/00406/FULMAJ especially 'Still & Star' public house

Richard Lewis
27 Shepherd House
York Way Estate
London
N7 9QB

From: Richard Lewis [mailto:[redacted]]
Sent: 17 August 2016 13:33
To: PLN - Comments
Subject: 16/00406/FULMAJ especially 'Still & Star' public house

Dear City of London Planning Officers

RE: Application 16/00406/FULMAJ concerning 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL, in particular Still & Star ph

My name is Richard Lewis and I live in the neighbouring borough of Islington, and rent a flat with my wife. I am keenly aware of London's housing issues and how London has drawn interest from around the world as a safe investment in developing housing and offices. Unfortunately the rapid rate of development and change invariably comes with negative consequences. The Still and Star pub, and the community it serves are impacted by developers and this is detrimental to the City more broadly.

The City of London is ultra-modern, and has always been ahead of the rest of the world in architecture and business. The City also of course oozes with history and every street tells a story.

It was a source of immense pride to me when I became a Freeman of the City (by nomination) as I could have a sense of being part of the City's history and participate in its traditions while still appreciating the dynamism and energy as we continue to be a global city.

While the City has always thrived on change and progress, we never forget our past. The distinctive winding streets and alleys have always been a feature that newer cities can never replicate. The classic images of iconic London evoked by her Victorian alleys and pubs are firmly established in the collective imagination of the world. This particular proposal is not sympathetic to London's identity and history and would be better suited to somewhere like Dubai.

I note this proposal to substantially redevelop a surviving example of Victorian London and in particular demolish the Still & Star public house. This is not a typical pub that you would find in the City. It is a community hub and amenity, profitable business, and part of our heritage. The pub has two dart boards with regular competitive dart fixtures, provides refreshment and social outlet for local residents as well as commuters. The ale is well kept and reasonably priced. People from all backgrounds and incomes feel equally at home in this pub. The décor is such that you almost feel like you are in a rural village rather than at the

centre of a metropolis. If anyone reading this hasn't yet had the pleasure, please visit this pub for yourself. This kind of pub, once demolished can never be replicated or replaced.

The Still and Star provides employment to several staff and contributes to the local economy. I am aware for example that tradesmen and other people use the pub to conduct business. It is often overlooked that pubs are frequently used by small business people to meet clients, or discuss proposals in a relaxed setting. I am also sure that foreign visitors would really appreciate this quintessential London pub rather than a generic chain pub or swanky wine bar. There are not many pubs like this in the city left.

Pubs are closing at a scandalous rate across the UK for a number of reasons, but in London with its overcooked property market, they are especially at risk. Local authorities should do everything they can to protect those that remain so that future generations can benefit from them. Please OBJECT to planning application 16/00406/FULMAJ.

Regards

Richard Lewis

--

Mobile Number: [REDACTED]

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Walker

Address: 129 Petts Wood Road Petts Wood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a unique, interesting and historically important piece of London's history and must not be allowed to be destroyed to make way for yet another office block.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Mick Williamson

Address: Central House Whitechapel High St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a fantastic and historic local amenity located on one of the original small old streets in the area we must preserve these fascinating historic references rather than turn the whole area into massive modern characterless blocks! we need to be aware of our heritage where we are and who we are today depends on where we've come from

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a City of London resident I am a regular user of this pub which is near my place of work in Aldgate.

I would also regret the loss of the historic street layout of Gt Somerset Street.

I object to this - and any amended development - on this site which requires the demolition of the Still and Star public house and the removal of the historic street layout.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Hickey

Address: 2 Saffron Walden

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Good pub, please leave alone. Ta.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Christine Gordon

Address: 12 Woodbine Close Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I have just heard about this proposed demolition from a friend and I think that old pubs are part of our heritage and therefore should be cherished NOT destroyed. Chris Gordon 18.8 2016

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Harry Shawyer

Address: 47b Maulever Road Brixton London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I wholeheartedly object to this development.

Whilst development on the whole should not be rejected as a knee-jerk reaction, I feel that this particular project will go a long way towards damaging the already shrinking identity of Aldgate. It will diminish community spirit and forever banish a chunk of history from the area.

Furthermore it will only serve to maximise revenues for the City of London and large property firms. In layman's terms - making the rich richer and everyone else worse as a result.

Comments for Planning Application 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Ken Hodgson

Address: Flat 5 144 West Hill Putney LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still & Star is a great amenity for both the residents of the area and the office workers who need to find good recreational places near to their workplaces

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Alison Beardwood

Address: 39 Westgate Road Beckenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am writing to object to the planned demolition of the Still and Star pub, a local and much-loved gem. My objection is based on material considerations, given that this historic pub dates back to the 1800s. Its loss to the community and to London tourism would be immense. Its demolition would also impact upon the local community (both domestic and office) and would reduce employment opportunities in the retail trade. The design for the new development should work around the Still and Star. Numerous other city pubs have been successfully incorporated into rebuilding plans and the same should apply to the Still and Star rather than needlessly destroying a building of historical significance.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Michael O'Rorke

Address: 27 Fowey Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I write to oppose this application as I feel that it would be wrong to wipe out a building which is one of the few surviving links to the area's rich history - history which is of tremendous interest, not only to many Londoners but also the huge number of tourists who visit London and contribute vast sums to the local economy. Another compelling factor is the significance of this pub which provides an excellent service to all its customers whether office workers or tourists or people like me who live near by. To replace with a bar of the same name in a modern building would merely be an affront to those who love London.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Jan Savage

Address: 16 Walden Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:

As a local resident I wish to register my strong objection to the proposals.

The scale of the proposed new building is overwhelming and oppressive: it has already been nicknamed "The Gates of Hell". The building is gross, even in relation to the existing monoliths in the area. Its design does not, as the application claims, provide a building that will "respond to its environment" - it will completely dominate it.

The proposals fail to consider the context of the new development, which includes Grade II* listed buildings. With the Gates of Hell in such proximity, their setting will be seriously compromised.

I would have thought, given the dearth of housing available in London, and the oversupply of office space, that the site of this development might be better used for residential accommodation.

To make matters worse, realising this project will involve the demolition of the historic Still & Star pub, dating from the early 19th century - a real asset for local residents and workers, and further valuable as a rare example of 'slum pub'. Its character cannot be reproduced if relocated within the new building. Traditional pubs are rapidly disappearing from the City, which is becoming increasingly dehumanised with a diminishing sense of place.

Little Somerset Street - dating from the 1700s and a rare reminder of the historic urban grain and social history of this part of the City - would also be swallowed up by this development. The

proposals show a strange understanding of the nature of this area by suggesting that it can be incorporated into the new building by, for example, art works that reference the alley's 'bloody past'. (If this is a reference to the area's connection to one of Jack the Ripper's victims, the developers would be advised to take note of the fierce response to the Jack the Ripper Museum in Cable Street).

The pub and historic street pattern is considered of to be of very high significance by the Victorian Society. I support their view that losing this part of the City (and to such a hideous development) "is unlikely to be outweighed by the public benefits of a new corporate office building". I would therefore urge you to refuse this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Emma Grace Aldons

Address: 30C Kingston Lane Edison Close West Drayton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the demolishing of the traditional East End Public House the 'Still and Star'. This watering hole has stood on this spot since 1820, is the last remaining example of a slum pub, depicted in Gustave Dore's 1880 'Harrow Alley' and is uniquely and aptly named becoming of it's historic origins. The fact that this early 19th century building is not Listed or in a Conservation Area will almost certainly secure it's demise, taking with it a building of high quality standard, still unearthed historical treasure, the charm of an original interesting structure and a part of London's culture. You can not rebuild. Once it's gone, it's gone forever. You can however, preserve, appreciate, protect and List this living monument. If this testament of our forebearers lives and commemoration of a traditional trade is not worth conserving, I don't know what is.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Ann George

Address: 173 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed building is one of the ugliest I have ever seen and in no way would compensate for the loss of historic buildings.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Miss Mary Eileen Heaslip

Address: Po box 2084 419 Main St Liverpool nova scotia Canada

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This frequent visitor to London bemoans the demolition, or unrecognizable change of use, of so many distinctive pubs. The Star and Still is thus endangered. I find it baffling in the extreme, that this pub, with its architectural charm and undoubted historic and literary connections is imperilled. Kindly deny this application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr John Folkard

Address: 30 Reynolds Road Beaconsfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I fully endorse all of the comments made by The Victorian Society in their letter of objection dated 5th August 2016. In addition, I would like to hope that the City of London Planning Committee recognise the value of preserving the historic buildings within their boundaries of which the Still and Star pub is a not only a unique example, but which is still a valuable part of the local community. I and, I suspect, most tourists come to London to experience its unique history and not to see modern office buildings which exist in every major city of the world. Lose the history, lose the heart of London!

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Philip Suggitt

Address: 20A Myddleton Road Ware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The historic public house The Still and Stile will be destroyed. It is a unique building. It is a functioning and viable community amenity which provides employment. The proposed new building will have a detrimental effect on nearby residences, as it will cover land that is currently open space, reduce light and present an ugly and overbearing outlook.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr JOSHUA MARDELL

Address: 59 LYNDHURST WAY LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am writing to vehemently object to this proposal, on the grounds that it wholly disregards the importance of our built and cultural heritage by condescending instead to Big Business and philistinism. In particular I wish to object to the demolishing of the Still and Star pub, the alleyways, and the "courtyard". It is a most vital example of the City of London's heritage of Public Houses, and the gathering of people that such places brings, and has long brought, about. In that sense the loss would be a loss not of "fine art and architecture" but of our urban vernacular. I feel it is shaming for the City of London to compromise so vital, emblematic and symbolic a part of its own history.

Yours

Mr Joshua Mardell MPhil. (Cantab.)

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Nick Blake

Address: 16 Marrilyne Avenue Enfield Middx.

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am writing to object to the planned demolition of the Still and Star pub, a local and much-loved gem. My objection is based on material considerations, given that this historic pub dates back to the 1800s. Its loss to the community and to London tourism would be immense. Its demolition would also impact upon the local community (both domestic and office) and would reduce employment opportunities in the retail trade. The design for the new development should work around the Still and Star. Numerous other city pubs have been successfully incorporated into rebuilding plans and the same should apply to the Still and Star rather than needlessly destroying a building of historical significance.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Polly Murphy

Address: 14 South Bank Westerham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Protect these buildings at all cost the likes of which we shall never see again once they are gone. Why are these people allowed to destroy our London my London, your London.

To take this building down would be ripping the heart and soul out of London.

What is wrong with people out there, there is no justification for this.

This countries towns, city's and villages are built around pubs and Church's and are at the heart of all communities.

This building like many others are full of history and character that can never be replaced, why is common sense not common?

Why are people allowed to destroy the real London?

I live in Kent, but I was born in London. I m a London girl through and through, and we should all make our voice heard. It will be your town next ?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Samuel Warshaw

Address: 81 Sylvan Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am writing to object in the strongest possible terms to the demolition of the Still and Star. It is a historic pub and a living link with the historical London streetscape that has sadly practically disappeared. All over the world people would be doing everything to preserve a valuable remnant of a traditional city's footprint such as this and it is astonishing that the City of London authorities have such little regard for the fabric of the unique place of which they are the custodians that the demolition of the Still and Star and other such remnants of the city we once knew should be on the agenda. I urge you to preserve this historic building, and others around it, especially valuable as it constitutes a functioning and enduring slither of the culture of ordinary men and women.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Philip Houldershaw

Address: Apartment 15, 18 Point Pleasant London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stop the destruction of London's heritage simply for greed.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Wanda Ashman

Address: 640 Crandall street Madison, Wisconsin, USA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: please save this historic building and don't replace it with soulless "modern" buildings, which likely will not be built well and need to be demolished in another 20 or 30 years anyway.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Steve Orpin

Address: 8 Hastings Close Grays

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: A wonderful traditional London pub that is a real asset to the area does not need to be demolished to make way for yet another office block.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr James Champness

Address: 52a Hambalt Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I have to little to add to the comments already made by The Victorian Society in their letter of objection dated 5 August 2016. An historic building such as the Still and Star pub should be preserved and cherished as a valuable part of the local community and the area's unique history.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Martin Cummins

Address: "Chester Court", 52, Great Northern Rd., Dunstable

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: London, during my frequent visits, has increasingly become an amorphous mass of buildings, indistinguishable from any other city. Foreign investors seem to be allowed to erect grandiose towers, complete with the accompanying blasts at street level! Many stay empty, and it looks as if corruption rules in this city, as in everywhere else.

London was unique when I lived there, but whole areas, like Victoria, are now a cultural desert.

Germany has a much higher regard for its cities, but we seem to have lost all pride. The

Telegraph remarked years ago that one should get to know one's local planning officer, as around a quarter accepted bungs. Now the number would be much greater.

Please call a halt on this madness dictated by Chinese and other developers-just look at the mess their cities are in. Perhaps money is all now?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Simon Williams

Address: Flat 4, 349 Uxbridge Road Acton London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am writing to object to the planned demolition of the Still and Star pub, a local and much-loved gem. My objection is based on material considerations, given that this historic pub dates back to the 1800s. Its loss to the community and to London tourism would be immense. Its demolition would also impact upon the local community (both domestic and office) and would reduce employment opportunities in the retail trade. The design for the new development should work around the Still and Star. Numerous other city pubs have been successfully incorporated into rebuilding plans and the same should apply to the Still and Star rather than needlessly destroying a building of historical significance.

**THE REV DR WILLIAM CAMPBELL-TAYLOR
VICAR, ST. THOMAS' CHURCH, STAMFORD HILL
1 CLAPTON TERRACE, LONDON, E5 9BW**

Sonia Williams
Development Management
City of London
Guildhall
London
EC2P 2EJ

23 August 2016

Dear Ms Williams

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	26 AUG 2016	LTP
OM		SSE
No	127346	PP
FILE		DD

15 Minories, 57-60 & 62 Aldgate High Street; demolition of structures and erection of a mixed use office building

In my capacity as one of the elected representatives for Portsoken Ward, where this planning application is situated, I am writing to oppose the demolition of the Still and Star pub and Little Somerset Street (formally known as Harrow Alley) as part of the application.

I have looked at the proposal for this site. I can see why the 4CHotels wishes to incorporate the alley and pub into its scheme and I note that it intends to provide an alternative space for the pub to operate. I am generally supportive of its proposed office development for this site.

In relation to this aspect of the proposal I am, however, not supportive. The planning statement says that the buildings are "not of historical or architectural interest or merit". By extending its proposed development into this area (which the 2007 scheme did not seek to do, after lengthy negotiations between the landlady and the developer) it is effectively treating it as a brownfield site.

The Victorian Society has written to you compellingly of the historical interest that this site offers and has made a case that it should be identified as "a non designated heritage asset".

I would also like additionally for you to identify it as an "asset of community value".

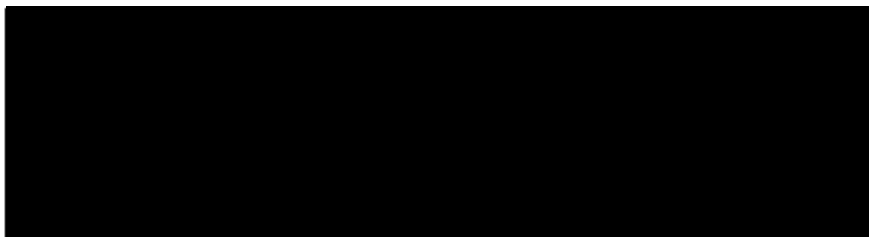
It is one of the few sites where people mingle at different times of the day in the ward. Rather than a brownfield site I would suggest that it is "a brightfield site",

a place where the Star interrupts a somewhat drab corner of Aldgate with light and conviviality.

Where possible in the City we need to preserve those bits of history that recall our ~~ancient~~ roots. Is it not possible to incorporate the physical structure of the alley and the pub into the innovative vaulted structure the developer is proposing by way of frontage onto Aldgate High Street?

I am struck by the irony that the City East play is currently preparing to celebrate the area's nineteenth century history at the same moment that this developer is seeking the support of the Planning and Transportation Committee to erase it.

I hope you will work with the developer to find a solution that enables this precious corner of the City to serve the 21st Century.



Revd Dr William Campbell-Taylor

Councilman for Portsoken Ward

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr John Sinha

Address: 14a Fairfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: I object to the destruction of this iconic Victorian pub and to the destruction of the streets scape

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Johanna Marshall

Address: Hagener Strasse, 312 Dortmund Germany

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I wish to object to the proposed demolition of the Still and Star public house. This is an important and valued historic example of a Victorian London "slum pub." It is also a well loved amenity for locals, providing employment and respite.

Working, as I currently do, in Dortmund, Germany, I know the value tourists place on the historical aspect of London when choosing it as a destination. Destroying the very fabric of the city that they pay to visit is so short sighted economically.

The Still and Star furthermore contributes to the breadth of the range of preserved London buildings, representing as it does the history of London's working class, which is historically under-represented.

The proposed development is a poor and bland substitute for what we have at present. The proposed building would be more at home in Japan or Abu Dhabi.

Please save the Still and Star for future generations. They will undoubtedly be thankful for your foresight.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr michael beavan

Address: 5 panxworth road hemel hempstead hertfordshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:we cant keep on knocking down these old buildings,this is a lovely old public house with loads of character. do we need another office block.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

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Case Officer: Sonia Williams

Customer Details

Name: Ms Helen Walasek

Address: 9 Cannon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to this proposed development on the following grounds.

1. The detrimental effect of the proposed development on historic buildings and streetscape, in particular the demolition of the Still and Star public house and obliteration of Little Somerset Street, a public thoroughfare.

Little Somerset Street has been recorded in documents and mapped in its current path since the 18th century. It clearly existed before this. It is one of few surviving examples of what was once typical of the City of London's urban grain, but which have been increasingly swept away. Yet these small irregular alleys, usually with a pub like the Still and Star along their course, are part of the distinctive fabric of the City of London and are popular lunch-time and after-work destinations for business people, and all day for the local community and visitors to the area.

The Still and Star, an unpretentious example of what was once a typical 'slum' pub, is immensely popular and its disappearance would have a detrimental impact on communities (including the local business community), on loss of amenity and on economic grounds. Historically, the pub is remarkable in having been illustrated in one of the most famous depictions of Victorian London ever published, Gustave Doré and Blanchard Jerrold's London: A Pilgrimage of 1872. Only a few of the buildings depicted by Doré still stand.

2. The design of the new development is extremely poor and of low architectural values. In addition, the proposed development does not respect the existing street scene being excessively large and high, looming rather threateningly over existing low-rise buildings on either side.

It is difficult to see what benefits the proposed building would bring to the community. It would bring loss of amenity in the destruction of a valued community asset and the removal of a public thoroughfare which could easily be preserved and still provide for the needs of modern businesses.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Stephen Gray

Address: Flat 2 10 Palace Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Yet another historic London pub teetering on the brink of being sacrificed to the greed of the developers who continue to rip out the heart and soul of the city I love. Please do not let this happen! Once these characterful and historic venues are lost that's it - they're gone for good. Isn't it about time we started to care more about what is disappearing (at an alarming rate) than the quick buck that can be made from greenlighting another bland office block or set of luxury apartments?

Comments for Planning Application 16/00406/FULMAJ

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Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Hampshire

Address: Basement Flat 11a St Marks Rise, Dalston London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object most strongly to the demolition of 'The Still & Satr', indeed the whole redevelopment of this area - This is a very historic area and popular tourist venue due to the historic connections, simply sweeping away all traces of the past and erecting a characterless eyesore will completely and utterly destroy the whole character of the area. Also I would question why another major office block is needed when on both sides of the proposed development there are very large office buildings that have remained empty and unused for years. There should surely be some way of finding a way of development that is at least sympathetic to the historical character of the area rather than just pander to greed all the time.

From: Daniel McHarg
Sent: 08 September 2016 16:27
To: PRO Queue
Subject: Still and Star Application

Please do not allow this historic pub to be torn down.

It is a beautiful old building awash in a sea of indentikit steel and glass.

Yours sincerely,

Dan McHarg
A Bilbrough and Co. Ltd
50 Leman Street
London E1 8HQ

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Sarah Witney

Address: 5 Manor Road Sidcup

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As someone who has worked in central London most of my life I hold the choice of amenities it provides in high regard.

I also value the prosperity of the area from tourism, much of which results from the character of the city.

This excellent example of what would have been a small local pub in the Victorian era serves to remind us of the rich and important character of the earlier area and continues to provide a valued local pub whilst doing so.

Please do not allow this planning application.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms Patricia Habberjam

Address: 1975 Bedell rd Kemptville, On Canada

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Walking around this area yesterday, I loved all the older buildings and streets, not many of which are left. Please do not destroy this history filled building for yet another 'block of flats'. Living in Canada we have little opportunity to appreciate built heritage, please do not destroy yours.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Adam Shipway

Address: 52a Church rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This building should be preserved as a site of historical importance. the demolition of this physical link to our past destroys not only the bricks and mortar but something within us as Londoners. The city has lost its identity sseeking to become a quasi New York. By all means build - London has never stood still in that regard but be sensitive to the character of the city and what gives the square mile its uniqueness. By not respecting that, many of these developments are bulldozing over our heritage and the result will be a sterilised, faceless characterless shadow of a city that was once the greatest on earth.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr david gill

Address: 65 Quilter Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object strongly to the demolition of 'The Still & Star', - This is a very historic area and popular tourist venue due to the historic connections, simply sweeping away all traces of the past and erecting a characterless eyesore will completely and utterly destroy the whole character of the area. is another major office block is needed`?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr philip thrush

Address: marlow house lloyds ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: With all of the office development in the area, it is sad that an old public house has to be demolished to make way for yet another office.

This is a popular pub and would be a shame to lose it

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr John Cant

Address: 6 Matchless Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still and Star is a unique pub near Aldgate Tube Station. I regularly visit this pub with my running club and find it to be a valuable community amenity, which could never be replaced.

Pubs generate much less income for their landlords than office blocks and flats, so if abandoned to their fate in the free market, they will all be destroyed and will take part of the soul of our city and our culture with them. Part of the reason the planning process exists is to prevent this kind of cultural vasectomy.

London does not need any more offices. A short walk around the City of London will reveal whole floors of empty desks. London needs more housing, but only affordable housing.

Please do not allow the demolition of this pub. It is an invaluable and irreplaceable asset to the area. and a solid residential amenity for Londoners.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Miss Camilla Ford

Address: 29 Bowmans Mews London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This would result in the demolishing of a significant Victorian pub which is an important amenity for locals. Just to build another plate glass monstrosity. Could the development not be built around the pub?

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Dr Bryan Munday

Address: 151 Lancaster Road Northolt

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a previous resident of the area, and frequent visitor to the establishment on my regular visits to central London I feel that yet more of the city is being demolished to make way for yet another concrete and glass block, of which there are many in central London, and some many of them standing empty.

The Still and Star provides a much needed break from the monotony of London and enables locals and office workers alike to mix and enjoy themselves. Demolishing such an old and well loved pub would be a travesty and show the short termism of not only the developers but also the council.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Elaine Edge

Address: 10 Kenton Road Earley Reading

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The demolition of the Still and Star would be a huge loss to the culture and history of the City of London. It is an important survival and should be preserved at all costs. Please ensure its safety and future protection as an important historical building (the only remaining slum pub in London) and also as an amenity for the people who work in the area. And tourist attraction, which is part of the rich social history of the city and a unique and valuable building.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minorities, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Nicholas Bailey

Address: 27 Famet Avenue Purley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The Still and Star and similar structures in the area are an essential part of the character of the neighbourhood. The area is mixed residential / school, and yet another massive towerblock will continue to turn the area into another bland business district. As a regular visitor to the area, I strongly object to destruction of the traditional buildings of the area.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Filcek

Address: 23 Deepdene Gardens Dorking

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I strongly object to this proposed redevelopment.

This is a great traditional pub which I used regularly when I worked in Fenchurch Street. There is enough office redevelopment going on the City without losing yet another good basic pub which has not been given a modern make-over.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Matthew Orton

Address: 10 Allison Close Greenwich London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a much loved pub that I visit regularly. It forms part of the fabric of the City of London and provides leisure and pleasure to thousands of Londoners.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Ms stefany reich-silber

Address: 1801 california st berkeley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Please have the foresight not to demolish this old pub. London must see the value of its rich history. I came upon this pub by researching Harrow Alley as a result of reading A journal of the Plague Years written by Daniel Defoe in the mid 1700s. He lived very close to this alley way, in the book, and refers to many cases of the plague in this small street, and refers to the slaughter houses etc. So in looking up Harrow Alley to see it today I came across Jack the Ripper researchers and old 19th century photos of this alley way and the pub The still and star. It is fascinating to see its history. London is wonderful in this way, endlessly absorbing. Please don't do what the bombs of the WW 11 didn't do, and with what has survived the centuries. Please do not demolish this piece history I beg of you.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Giles Latcham

Address: 32 Serpentine Road Selly Park Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a wonderful pub, unique in this area, full of character and history. To demolish it would be to sweep away a place that enriches the lives of those who live and work in the district - and make it less attractive for visitors. Develop but scale it back. Permit the old to survive alongside the new.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Chris Harris

Address: Flat 30 Lock House, Tavern Quay Rope Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The potential listing of the Still & Star as an Asset of Community Value (ACV) should be considered as a material planning consideration.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mrs Louise Reed

Address: 73 Jacdor London Road Abridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This historical building must be protected. The Still and Star pub is part of London's history and we do not want London to become a bland commercial city and lose these wonderful buildings and landmarks.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Gary Meaton

Address: 8 Birchington Close Bexleyheath

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development apparently includes the demolition of the Still and Star public house. This pub is an important part of the history of London and of Aldgate itself. As such, it should be preserved.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Dr Jonathan Smith

Address: 12 Topper Street Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This planning application involves the demolition of an historic corner of the City of London. It is a tragedy, of sorts, that even the very few remaining fragments of the pre-war City are still being lost to so-called 'development' such as is being proposed in this planning application. Once demolished, the historic Still and Star pub and associated buildings, all redolent of history, and full of character, will be lost forever. To be replaced by what? An utterly characterless and uninspired office box. The proposed replacement building is an example of the worst kind of architecture: utterly lazy in design and of no visual interest. The proposed building has zero architectural merit. This planning application deserves to be summarily rejected.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57 - 60 & 62 Aldgate High Street London EC3N 1AL

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Dr Ruth Richardson

Address: 35 Hartham Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a special place, that should not be demolished for another ugly building. It is a lovely local amenity, and deserved its space. It should not be wiped out of existence by a greedy developer. Anyone with eyes can see that the real London is being destroyed more effectively by these vile new buildings than by Hitler's bombs. This little pub has survived two world wars. Please preserve it. Don't fall for the estate agents' blurb about a bar with the same name. That would be both characterless and phoney.

Not like this lovely little place. Please keep it!

Thank-you.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)

Case Officer: Sonia Williams

Customer Details

Name: Mr Del Campbell

Address: 31 Leconfield House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is unjustifiable vandalism to continue in the reckless demolition of London's history and unique beauty for the sake of vanity projects, austere and soulless glass boxes and increasing wealth for those who don't care about anything but money making.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m) REVISED SITE ADDRESS to include 1 LITTLE SOMERSET STREET (STILL & STAR PUBLIC HOUSE)

Case Officer: Sonia Williams

Customer Details

Name: Mr Mathew Chambers

Address: 151 Amhurst Road Hackney London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The loss of yet more of small corners of the old fabric of London is a great shame for all of us.

The proposed development seems to be typical of the sort of immature architecture that is contributing to a sort of 'toytown' feel to London, incongruous buildings designed using smart software by not so smart people.

There will be a huge loss of general wellbeing (not measurable) for anyone living or working in the city and who will want to visit if so much of the texture of London is lost.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m) REVISED SITE ADDRESS to include 1 LITTLE SOMERSET STREET (STILL & STAR PUBLIC HOUSE)

Case Officer: Sonia Williams

Customer Details

Name: Mr Steven Hanscomb

Address: 11 Ripon Street Aylesbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I would like to strongly object to the demolition of the Still and Star pub to make way for another modern building. The pub is the last of the 'slum' pubs that were once common in the city, a converted dwelling. The victorian and historic buildings in the Aldgate are are now very unusual and this one is unique. It is in an original street that would also be lost if the plan goes ahead. It has a very important historic role and should be listed, not demolished. Money is the ruling factor here, as usual, but places like this are a reminder that Aldagte had a very humble past. Please see the value of such a place and reject this plan.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m) REVISED SITE ADDRESS to include 1 LITTLE SOMERSET STREET (STILL & STAR PUBLIC HOUSE)

Case Officer: Sonia Williams

Customer Details

Name: Mr Robert Picking

Address: 34 Ennerdale close Huntingdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For God sake leave a corner of the old city before its all gone the people behind this will bugger off and find somewhere else to build another monstrosity.

Reflect on the 1960/70s buildings they were cutting edge then, now there a bloody eye sore that's what your creating for the future

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	09 JAN 2017	LTP
OM		SSE
No	128 069	PP
FILE		DD

RE: 15 Minories, 57-60 & 62 Aldgate High Street: demolition of structures and the erection of a mixed use office building

Aldgate High Street occupies a narrow eastern extramural strip of the City between Minories and its eastern boundary. There are several features of interest and value, in particular, on the north side, St Botolph Aldgate church and, on the south side, two well-restored structures of the seventeenth century or earlier with an adjoining 18th century house. Nearby, there is a view along a courtyard-type lane, known as Little Somerset St., of *The Still and Star* public house, apparently formed of two or more dwelling house of probably early 19th century origin. This building is a relatively rare surviving feature which seems to illustrate the life of its area at other times: I have seen the description of *The Still and Star* in The Victorian Society's impressive and detailed submission and need not add to it.

These, and various other older buildings represent an important grouping, standing as they do on the periphery of the City at the point at which it meets Whitechapel. While 57-62 Aldgate High Street and other structures affected by this application might not, on their own, be considered of importance, they form, none the less, part of the context of more important structures. The City might be considered to have a responsibility to handle this area on its eastern boundaries with particular care. I therefore consider that this proposal ought not to be approved.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m) REVISED SITE ADDRESS to include 1 LITTLE SOMERSET STREET (STILL & STAR PUBLIC HOUSE)

Case Officer: Sonia Williams

Customer Details

Name: Mr Marc Haynes

Address: 24 Highgate High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In an area which is absolutely full of new, vast and faceless office blocks, the destruction of the historic Still & Star public house is something I object to in the strongest possible terms. The Still & Star is a historic and characterful building in an area which has already lost far too much of its original character to modern development. I note the Victorian Society also strongly object to its destruction.

It is an attractive building which has survived and served the community for centuries, and remains a useful amenity - one still used by the local community (and, like myself on numerous occasions, anyone passing through) in a way that private office blocks never can be.

Please do not allow another one of our increasingly rare traditional pub buildings - one which is still in use - to be swept away to the detriment of the City, and London as a whole.

From: [REDACTED]
To: [Broughton, Helen](mailto:Helen.Broughton@cityoflondon.gov.uk)
Subject: Re: Representation for planning application 16/00406/FULMAJ
Date: 15 January 2018 15:29:04

Good afternoon,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Best wishes,
Steve Hanscomb.

From: "Broughton, Helen" <Helen.Broughton@cityoflondon.gov.uk>
Date: Monday, 15 January 2018 at 15:24

[REDACTED]
Subject: Representation for planning application 16/00406/FULMAJ

[REDACTED],

[REDACTED]
[REDACTED]

'From: Steve Hanscomb (WLT GB) [REDACTED]
Sent: 10 January 2018 16:15
To: DBE - Local Plan <LocalPlan@cityoflondon.gov.uk>
Subject: Still and Star pub, Aldgate

Good afternoon,

I wonder if you can give me some information about the 'Still and Star' pub, located at 1 Little Somerset Street, Aldgate. The pub is of significant importance in London, as it is the last 'slum pub' left. It was the subject of a Dore engraving about Victorian London and 'Robinson Crusoe' was partly written here. It was also, up until it's forced closure, a very popular and well loved pub.

In 2016, the pub looked as though it would be demolished to make way for a modern development, of the sort there are dozens of now in the area. Because of determined campaigning, the pub was saved and given 'Asset of Community Value' status.

Unfortunately, late last year, the owners of the building refused to allow the publican to renew his lease and the Asset of Community Value status has been appealed by the developer.

I would like to strongly voice my opposition to overturning the status of the pub and wonder if you can offer any information on it? This pub is of great value to the area and London as a whole and must be saved. Any plan for development can be altered to accommodate the pub. Surely the value of this pub can be recognised.

With best wishes,
Steve Hanscomb'.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] London Corporation

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Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1, Class A3 and Class A4 uses. (30,901 sq.m gea.) -

REVISED DRAWINGS and DOCUMENTS received 24.12.2018.

Case Officer: Sonia Williams

Customer Details

Name: Mr Seb Brennan

Address: 136 Fortess Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I wish to object to this revised application. The proposed development was quite rightly rejected by planners last time, and the Still and Star was correctly identified as an asset of community value and listed as such.

The proposed development will obliterate a rare surviving patch of old Aldgate, an area which needs as much charm and interest as it can get. Since WW2 it has been dominated by very large office buildings and ill-advised road schemes, to the detriment of the area. This development claims to respect the site, but by replacing historic buildings and the original pattern of alleyways and small building plots with a monolithic, single block, simply repeats the mistakes of previous decades.

The proposal to demolish the Still and Star and memorialise it in effigy, like a knock-off Rachel Whiteread sculpture, simply adds insult to injury. The developers should be told that this scheme is inappropriate for the site and not be permitted to keep trying to get it through. The leaseholder should also be directed to stop preventing the Still and Star from reopening as a public house, since it seems to be deliberately keeping the building vacant.

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Case Officer: Sonia Williams

Customer Details

Name: Mr Richard Williamson

Address: 6 Bowmans Mews London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:I object to this proposal for a number of reasons:

- It involves demolishing a number of buildings, including the old pub which is an interesting building and was a popular pub until the owners forced its closure (I assume because they didn't want to be told they had to keep it open). Pubs in the UK are at risk and should be protected.
- The historic buildings are rare in that area and should be protected.
- The proposed design is ugly, overbearing and out of keeping with the area
- The proposal will privatise the current public route across the site, which is a popular cut through. This is also a welcome open space for the area. I would assume that it would be shut for a significant period while the building works are open which would be a significant inconvenience to pedestrians in the area
- There is already an over provision of offices in the area, and public transport is already struggling to cope. I don't see how Aldgate station can cope with yet more people using it at peak hours - even with the addition of crossrail.

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Caseley

Address: 38 St. Alban's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My objection is based mainly on the fact that the Still and Star public house is a rare and historic survival from a previous age. Also, the street and immediate surrounding area falls into a similar category. Our heritage must be protected for the sake of our environment and future generations. London without its history would be a sorry place indeed.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Pat Taylor

Address: 12 Tregenna Terrace St Ives

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I submitted my objections to this monstrosity back in 2016 when the application was first submitted. It is profoundly sad that the City of London has absolutely no respect for the historical importance of the Still and Star public house. I understand that the pub has been closed for some time now. The developers obviously made the owners an offer they couldn't refuse and the landlord was denied the possibility of renewing his lease. This is another example of money talking. There seem to be no obstacles as far as planning permission is concerned providing your pockets are deep enough. There also seems little point in raising reasoned objections to this development as there will always be a way for developers to get around anything in their way. So instead I wish to register my utter dismay at the total disregard of the historical importance of what is the last remaining slum pub in the City of London. History will judge you.

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Case Officer: Sonia Williams

Customer Details

Name: Mr James White

Address: 13 Mogul Building London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Other

Comment: Genuinely interested in the use of casts to represent the Still & Star, and pleased about the thought that's gone into interpreting the original and Harrow Alley, however it still seems like the easy route and I would prefer the original structure is left in situ, even if that is incorporated into a new structure above/surrounding. Casting and moving is not the same as preserving and the need to direct people from Aldgate would be an interesting and exciting design challenge that might encourage further engagement with an otherwise unremarkable corporate building.

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Case Officer: Sonia Williams

Customer Details

Name: Ms Ruth Murray

Address: 34 Midhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I hope it's not too late to save the Still & Star from demolition. Built in 1820, it is a unique building in the City of London, and of great historical importance - not to mention a fantastic pub. It must not be lost to future generations.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr A McEvoy

Address: 118 Guinness Court Mansell Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As someone that has lived here all my life. I think it's a shame that we are going to lose a historical building and for what? Not only that but if we carry on with all these developments you won't be able to walk anywhere without being surrounded by high rises. We won't even be able to see any sort of skyline. If this goes ahead all I'll be able to see from my windows is a perimeter of offices or hotels. The area is slowly losing its character and historical value.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Stuart MacKay

Address: 37a Queen Anne Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the documents, I don't think that this iteration of the proposal is any better than the previous. It's too large and fails to provide a positive influence onto the streets it fronts. I find it too large and overbearing and the materiality is saddening. What it will do is suitably provide a wind tunnel to make the pub an unwelcoming space. It feels like a massive missed opportunity. The block could have been completed in a number of ways whilst still retaining the existing Still and star pub, a pub that, was very welcoming and typical of London. All that will be lost, to provide the faceless freeholder with another paycheque. Poor attempt by all involved. What is the point including any historical contextual references when you ignore them completely?

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Antony Taylor

Address: 10 Glendale Rd Woodhill, Whangarei

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Kindly refrain from destroying this historic public house, The Still & Star, in favour of replacing it with yet another office block. Is the intention to remove all that is unique in London? Replacing it with an imitation elsewhere is not good enough.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Emma Nagle

Address: 19 Shieldhall street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to the destruction of a building of historical interest and an asset of community value for the construction of a corporate behemoth which will add nothing to the community or character of the area.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Susan Drees

Address: Myrtle Bank 48 Baldslow Rd. Hastings

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the development and to the destruction of the Still and Star and environs. As an example of the only 'slum pub' left in England, it should be listed and treasured, not demolished. The Victorian Society have very eloquently provided the reasons why in their comments.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr William Wilkes-Wood

Address: The Manor House Higher Street Curry Mallet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Absolutely despicable that such wanton destruction of a unique and treasured part of old London's built heritage is even being considered, especially after the public outcry against the previous scheme. The Victorian Society, the East End Preservation Society and various other organisations and individuals have already made a convincing case for why the Still and Star should, nay must, be protected.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Dr Caroline Murray

Address: 23 Tenison Avenue Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Another oversized slab being imposed on the City of London with no regard to visual or historical context. What is the point of ACV status if the developers are allowed to ignore it in this way?

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Nick Small

Address: 92 Bostall Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The destruction of the historic pub, The Still and Star shouldn't be allowed and the proposal to make a cast of the building to rebuild elsewhere is ludicrous. Surely the site is large enough so a development could be built around the pub. The pub may be closed at the moment but the people brought to the area by an office development would make The Still and Star viable once again. There are too few examples of historic Aldgate remaining it would be a shame to lose this one.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms wanda ashman

Address: 640 crandall street madison, wisconsin, usa

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the demolition of the 'Still & Star' public house.

It is important to retain a historic building of 18th century London such as this.

The proposed buildings are completely out of proportion with the neighboring area and are hideous as well.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Dr Robin Greeley

Address: 25 Cliveden Place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposal for the following reasons:

--it proposes to tear down existing historical buildings, in particular the Still & Star pub. We must preserve heritage, not destroy it or reduce it to a caricature of its original self.

--the Still & Star won ACV status, and must be preserved as it. Pubs like this one are an irreplaceable asset to the community and must be protected. The Still & Star has a long history of being very popular; destroying it serves the interests of corporate landlords over those of London's citizens.

--the proposed building design is a monstrosity. It is hideous, and does not fit with the character of the neighborhood

-- the proposed design will change a much-used public route to private, endangering access.

-- another public office is unnecessary in this area, and will only further clog the existing traffic overload.

-- this design proposal marks no improvement on the previous proposal, and does not adequately address the need to preserve the communal neighborly character of street life in the area.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms L BENEVICIUS

Address: Telegraph place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I object that The Still & Starthe City of London's last remaining slum pub,which is an Asset of Community Value is now at risk again as the developers have submitted an application for demolition of the pub.

Reconstructing The Still & Star does not replace the ACV. The developers must be encouraged to be more imaginative...they have the resources to do better

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr David Anderson

Address: 155 Bishopsgate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's vandalism to remove remaining remnants of our past. Have you no sensitivity to our quality of life? We don't wish to be overrun with ugly (in this case) modern buildings.

Sonia Williams, Case Officer
Planning Department
City of London
PO Box 270
Guildhall
EC2P 2EJ



25.1.19

Dear Ms Williams

Re: Planning Application 16/00406/FULMAJ/ Still and Star Public House

I write to oppose planning permission for an office development in Little Somerset Street, which would result in the loss of this valued and authentic pub.

Two years ago, a campaign to win it Asset of Community Value status (ACV) united city workers, historians and all of us who value these precious fragments of London's past. The developer's proposal to somehow incorporate it in the new structure, reconstructed by means of exterior casts, is preposterous.

Too many of these small and intimate remnants of London's built heritage have already been lost as the city and its fringes are aggressively remodelled. It is a cultural blindness that cannot see that with their going, London becomes less attractive, less interesting and less like London.

Before it was arbitrarily shut some months ago, the Still and Star was flourishing. I therefore urge that its status as an ACV is respected in letter and spirit, so that it can continue to flourish, as it stands, for the next generation to cherish.

Yours sincerely

A large black rectangular box redacting the signature of J. Cooper.

J. Cooper (Ms)

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Emily Lane

Address: Flat 52, William Court 6 Hall Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The pub must be preserved!

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Theresa Pine

Address: 16 Cross Park Plymouth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is a glut of empty office accommodation in the area. This is a historic building that should be retained. There is very little of the Victorian fabric of this area left. The plans for the replacement building are a very unattractive bland building, Again, there is no call for further office development.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Harry Boggis-Rolfe

Address: Lower Maisonette 72 Mildmay Grove South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:the Still and Star is a great rarity and ought to be given the highest degree of preservation priority

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Thomas

Address: 5/3 Springvalley Gardens Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Once our heritage is gone, it's gone forever. A pub like this is unique nowadays, and to demolish it for an anonymous, sterile block of the sort which can be seen from Tokyo to Toronto is a crime against London and against history.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Ms Wendy Forrest

Address: 139 Bouverie Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Still and Star important community and heritage asset and should be retained

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Tom Killick

Address: 16 Bardney Road Morden

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I oppose demolition of the Still and Star pub. This rare example in the area of a surviving building of this age should be retained. Its status as an Asset of Community Value shows its worth.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Ms Angela Wood

Address: 68 Prebend St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I strongly object to the demolition of the Still & Star Public House - particularly as it has now that the City of London has declared it an asset of community value.

This pub, and Little Somerset Street itself, is part of the historic fabric of the City of London and its demolition would be severely detrimental to the very little historic character that is left in the area.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Peter Dragonetti

Address: Covert Cottage, Hill Bottom, Whitchurch Hill Whitchurch Hill Reading

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is of no architectural or cultural merit, and the loss of the historic pub on the site is not justified by the transitory office block that is indistinguishable from any other similar block from anywhere in the world.

05 FEB 2019

Department of the Built Environment
City of London
PO Box 270
Guildhall
EC2P 2EJ

Ref: PT_SJW/16/00406/FULMAJ

4th February 2019

To whom it may concern,

I write to register my opposition to the above application.

I cannot add to the excellent objection already made by Tom Taylor of the Victorian Society (their ref. 142970) as to the historical significance of the Still & Star itself. However, as someone employed in the area for many years, I can testify to the valuable aesthetic character of the building, which would naturally be irreplaceably lost by its demolition.

I have also visited the Still & Star as a patron (I am employed in the vicinity), and quite apart from valuing it in this capacity, I observed first-hand its importance to vibrant community activities, which would also be damaged by the tacit 'acquisition' of a re-built public space, and therefore its importance as an ACV.

Yours sincerely,

Duncan Gates

44c Foxley Road
London
SW9 6ES

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1, Class A3 and Class A4 uses. (30,901sq.m gea.) -

REVISED DRAWINGS and DOCUMENTS received 24.12.2018.

Case Officer: Sonia Williams

Customer Details

Name: Mr Lee Christensen

Address: 24 AVOCA ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a unique historic pub, one of the last surviving original buildings in this area. In what is now become a generic area of glass office tower after glass office tower this little pub is a slice of old historic London that is sadly disappearing to money. Part of the wonder of working in London is rounding corners, walking down alley ways and finding these slices of history. Putting up the same office block on every corner destroys that history and you may as well be working in any of a 100 cities anywhere else the world. Keep the history, keep these unique places, turn them into something to be admired and cherished as they should be. The plans on offer here destroy a unique part of London that should be kept as that history should be worth more than money can buy.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mr Sebastian Enser-Wight

Address: 14 Liberty House 24-26 Ensign Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Residential Amenity

Comment:As a local resident who regularly passes through the area I am very supportive of these proposals, which will greatly approve the visual amenity of the area, as well as giving the 'Still and Star' a new, commercially viable life.

Best wishes,

Seeb

25 FEB 2019

22 FEB 2019

27 Fowey Close
Wapping
London
E1W 2SP

19th February 2019

Dept. of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Ref. PT- SJW/16/00406 /FULMAJ

Dear Sir / Madam,

Re. 15 Minors St. Development

I am writing to oppose this development on account of the intended demolition of the Stillard Street Public House and the immediate setting of the pub. Given the historical nature of this pub, I feel that it is worthy of retention within any wider development that may be proposed in the future. Too much of old London has been destroyed in the past and these pockets of antiquity should be saved.

Yours sincerely

14. O'RORKE

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Miss Nicola Barker

Address: 6 Durham Court 22 Sunnyside Road Teddington

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I think it's disgusting to destroy our heritage by pulling down historical buildings, they should be saved for future generations. Nobody has the right to destroy our history in order to make a quick buck, it's absolutely criminal.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Alexander Williams

Address: 6 Leyfield Villa Cayton Road Netherne on the Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Losing the Still & Star pub and street layout - including potential utility as identified in the ACV decision and subsequent appeal judgement - would indicate lazy and short-sighted planning at its worst, to be regretted in a very short time.

The concrete-cast similar facility is a suggestion to be laughed out of committee, or shall we flatten the City for glass towers and collect all our heritage into a big plastic Disneyland in Nine Elms or somewhere?

I was the P&T Committee's police liaison from 2012 to 2015. I observed your deliberations and worked with your planners. I never saw a truly regrettable decision from you in those years. I respectfully and earnestly hope you honour the earlier ACV decision in letter and spirit, and retain that proud diversity that separates the City from all the others.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Dr Peter Blair

Address: 23 Danecroft Road Herne Hill LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Still & Star public house (records held for the pub at the Guildhall Library date back to 1820) and Little Somerset Street are unique surviving remnants of old Aldgate. Little Somerset Street is a valuable part of the historic little pattern of alleyways and turns which have been in the City of London for hundreds of years. The pub in particular is a designated Asset of Community Value (ACV), and sole City of London example of what is sometimes described as a 'slum pub', i.e. a licensed premises converted from a private house.

The group of terrace buildings which face Aldgate High Street opposite Aldgate Station include the Hoop & Grapes public house, which survived the Great Fire of London in 1666, and Little Somerset Street is an integral part of this terrace. To demolish both the Still and Star Public House and Little Somerset Street for offices would be a crime against the history and built heritage of Aldgate, and would also compromise the heritage setting of the neighbouring Grade II* listed Hoop & Grapes public house on Aldgate High Street. This a material planning consideration.

Whilst recognising the commercial interests of the City, these should always be weighed against the historic significance of this pub, and its setting on Little Somerset Street. A more imaginative planning proposal would actually seek to enhance this historic setting. It would be perfectly possible to have an office development that preserves these built heritage assets and Aldgate High Street frontage, particularly as they represent such a small land footprint.

In approving the Asset of Community Value application for the Still & Star in October 2016, the Planning and Transportation Committee ruled that, "the Still & Star public house performs a social

function that furthers the social interests of the City's community." Therefore, the existing ACV asset of this heritage pub in its current guise and role within the Aldgate community, is a material planning consideration.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Wyn Morgan

Address: 39 Rosedew Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This building is an important part of the neighbourhood's heritage and to knock it down just to build 'yet another modern office block' would be cultural vandalism.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Case Officer: Sonia Williams

Customer Details

Name: Mrs Bridget Furst

Address: 115 Dulwich Village London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: We cannot afford the loss of even more historic buildings in London. This planned building on the site will never replace a building that provides historical context for everyone in the future.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Chris Connor

Address: The Lodge Amersham Road Chesham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The idea of a hotel on the site of an historic and well loved pub is abhorrent. Any consideration to destroy what is essentially social history should be re-thought. The pub is, and was, a meeting place for workers, locals and visitors alike and should be saved instead of destroyed.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Mike Watts

Address: 2 brook cottages logmore lane dorking

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The pub is a historic treasure and should not be demolished. It is clear that replacing this without a more thought out proposal on how to keep the pub and surrounding area is wrong.

Comments for Planning Application 16/00406/FULMAJ

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REVISED DRAWINGS and DOCUMENTS received 24.12.2018.

Case Officer: Sonia Williams

Customer Details

Name: Mrs Jo Cottle

Address: 158 Windsor Drive Orpington

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I use the Halfmoon Pub

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Adam Glisson

Address: 155 stansted rd Forest hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: More elite capture. More empty office space. More of London's heritage disappearing. More disruption to london's Roads. More traffic. More pollution. More money wasted.

If you have to knock it down (which you don't) build a park there, or a school, or a fire station or a police station. Something we actually need.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr John Gallinari

Address: 7 Hazel Mead Ewell Epsom

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This scheme will further destroy the character, charm and heritage of The City

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Sonia Williams

Customer Details

Name: Mr Manuel Rodrigues

Address: 4 Woodland Close New Barn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I have been drinking in these pubs for over twenty years. They are part of the community and need to be preserved and saved from demolition.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

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Case Officer: Sonia Williams

Customer Details

Name: Mr Barry Klein

Address: 24 Cato Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This is a unique building that should not be demolished for yet another hideous office building in the area. I was brought up close by and my father was once the landlord of The Still & Star.

From: [Delves, Gemma](#)
To: [DBE - PLN Support](#)
Subject: FW: 60 Aldgate High Street - Objection 16/00406/FULMAJ
Date: 01 December 2020 15:47:10
Attachments: [REDACTED]

From: Kassie Foot
Sent: 01 December 2020 14:52
To: gemma.delves@cityoflondon.gov.uk
Cc: planning@cityoflondon.gov.uk
Subject: 60 Aldgate High Street - Objection 16/00406/FULMAJ

Dear Gemma

We are writing on behalf of H Company 3 Ltd, the owner of 56-58 High Aldgate Street. The owners have spoken to the agents, Alsop's, who have suggested that any concerns may be addressed after the planning is obtained via scheme amendments. However we do not believe this a reasonable approach given it does not guarantee that the amendments to the scheme will be undertaken.

We have also requested a meeting with the scheme architect via the agents to discuss the concerns but this has not been forthcoming.

As we discussed last week, the owner of 56-58 has only recently been made aware of the application by Alsop's, and was immediately concerned at the proximity of the building to 56-58 Aldgate High Street. Our client, the owner, is not an owner occupier and this may be why notifications have not reached our client previously.

We have attached an objection document, which sets out the objection and negative impacts this scheme will cause unless it is amended.

The scheme as proposed will cause the following negative impacts:-

- The proximity of the elevation, glazed façade and overbearing outlook towards 56-58, 54 and the brownfield gap site will cause demonstrable harm to the ability for these sites to be redeveloped either individually or collectively in the future
- The current design of the elevation on the flank façade adjoining 56-58 cannot be constructed without over sailing the neighbouring land
- The elevation on the flank façade adjoining 56-58 cannot be maintained or cleaned without over sailing the neighbouring land
- The elevation will cause a wind tunnel and debris trap should it be built as proposed set only 1m off the boundary when 56-58 comes forward which is most likely to be built out traditionally utilising the party wall as a flank elevation - in keeping with the existing terrace

Our client wholly appreciates the length of time this scheme has been in planning and it is unfortunate that this matter has not been considered in the design development of the scheme. It is not the intention of this objection to prohibit the neighbouring site coming forward, but it must be developed respecting boundaries and not blighting neighbouring sites from future development. As such the attached document identifies a possible solution which enables the boundary treatment between the two buildings to work better together – now and in the future. The scheme can be amended to bring forward the building line to the party wall and the fenestration amended above the neighbouring building to ensure a neighbourly relationship is maintained.

We respectfully request that officers consider the above and attached when determining this application. Our client would be willing to work with the City and the Applicant to resolve this matter, before the determination of the application.

Kind regards

Kassie Foot

Business Administrator
DD 020 7556 1505

Rolfe Judd

Architecture Planning Interiors

Rolfe Judd, Old Church Court, Claylands Road, London, SW8 1NZ



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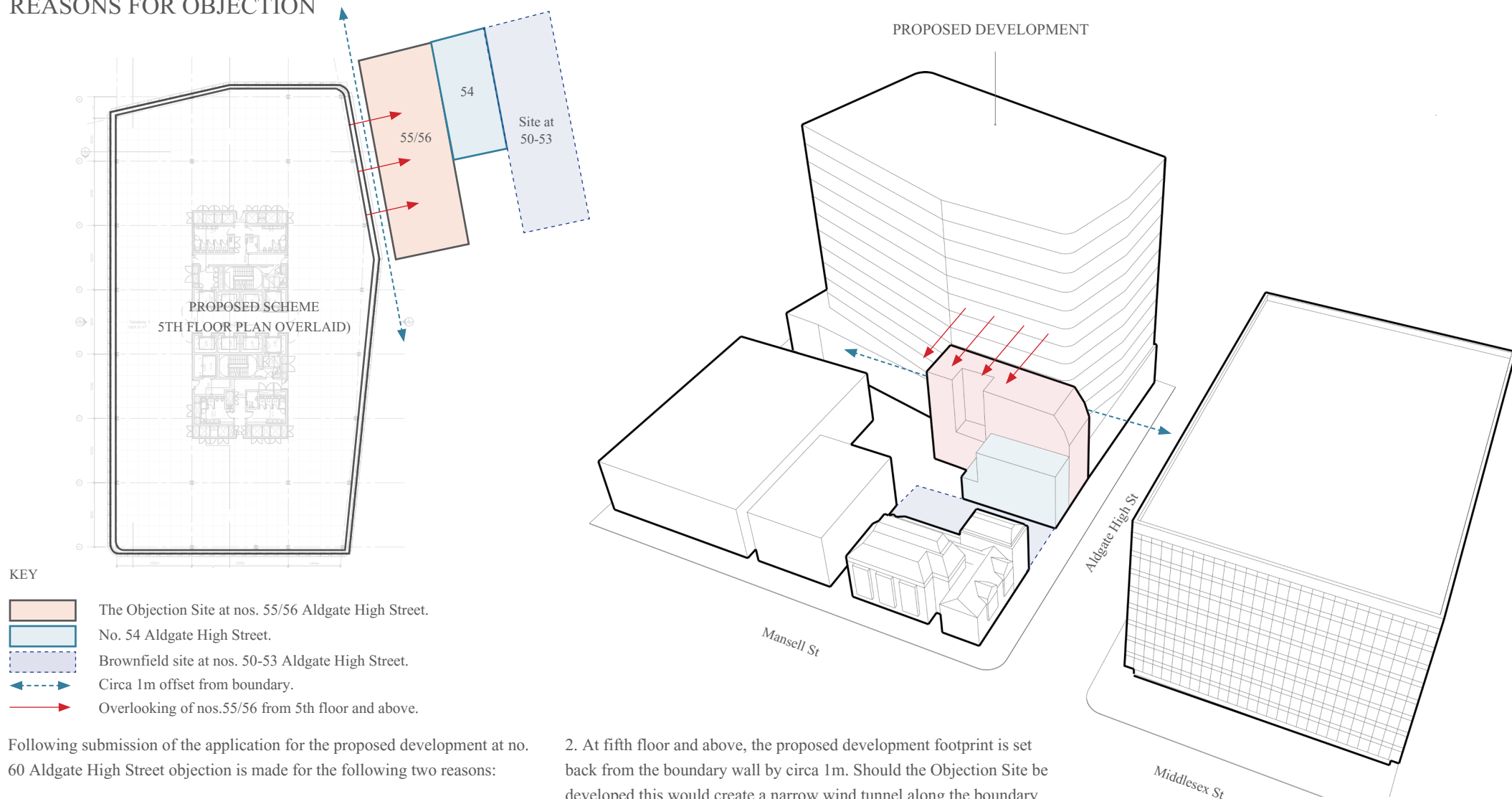


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60 ALDGATE HIGH STREET DEVELOPMENT: REASONS FOR OBJECTION

The following sets out the reasons for objection by the owners of 55/56 ALDGATE HIGH STREET for the proposed development at 60 ALDGATE HIGH STREET DEVELOPMENT BY ACME

REASONS FOR OBJECTION

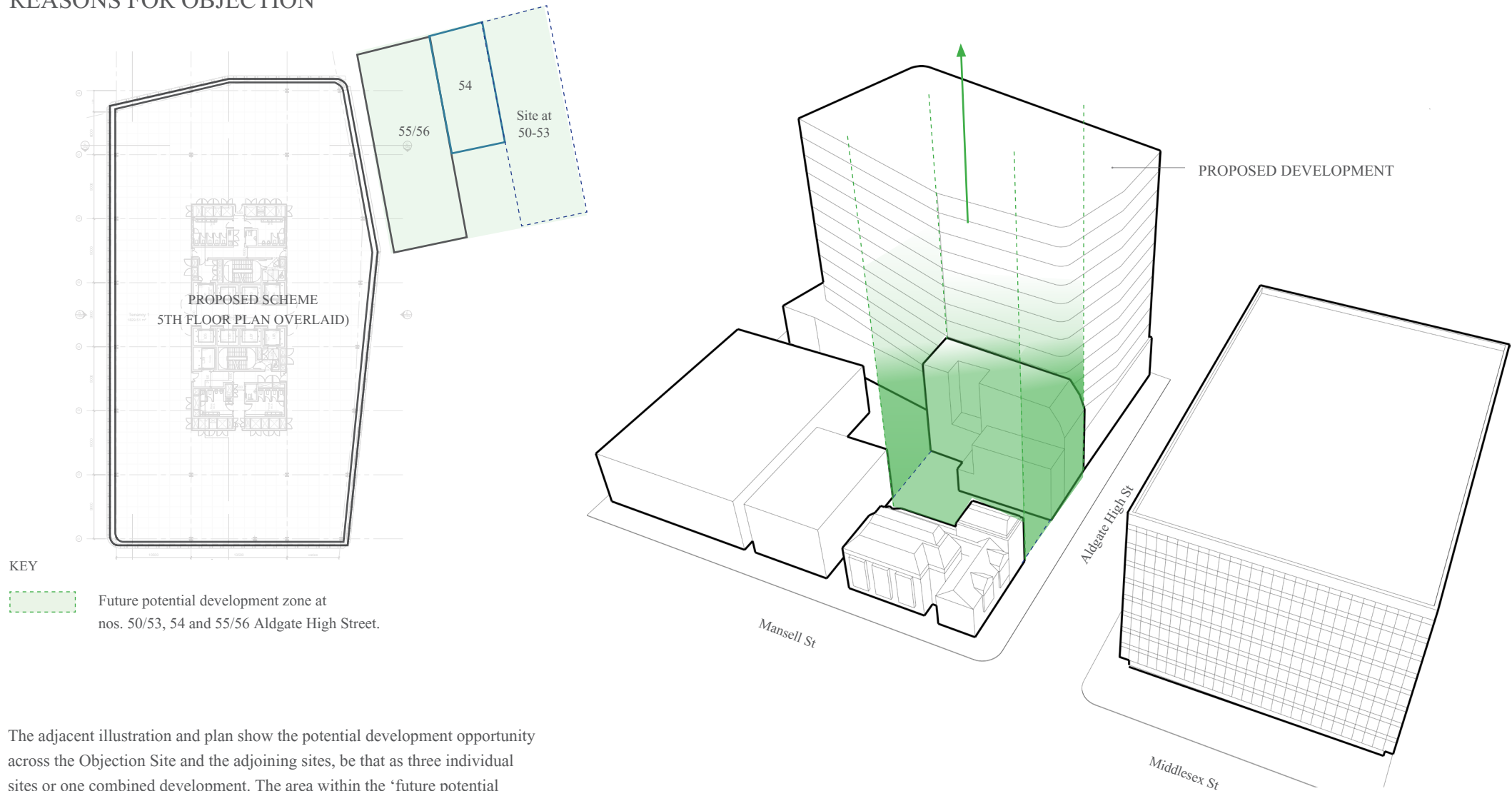


Following submission of the application for the proposed development at no. 60 Aldgate High Street objection is made for the following two reasons:

1. At fifth floor and above, the fenestration is proposed along the wall running parallel and adjacent to the boundary wall with nos.55/56 Aldgate High Street (the Objection Site). This will result in significant overlooking of the Objection Site and also the subsequent adjoining building (no. 54) and the brownfield site (nos.50-53).

2. At fifth floor and above, the proposed development footprint is set back from the boundary wall by circa 1m. Should the Objection Site be developed this would create a narrow wind tunnel along the boundary between the two sites.

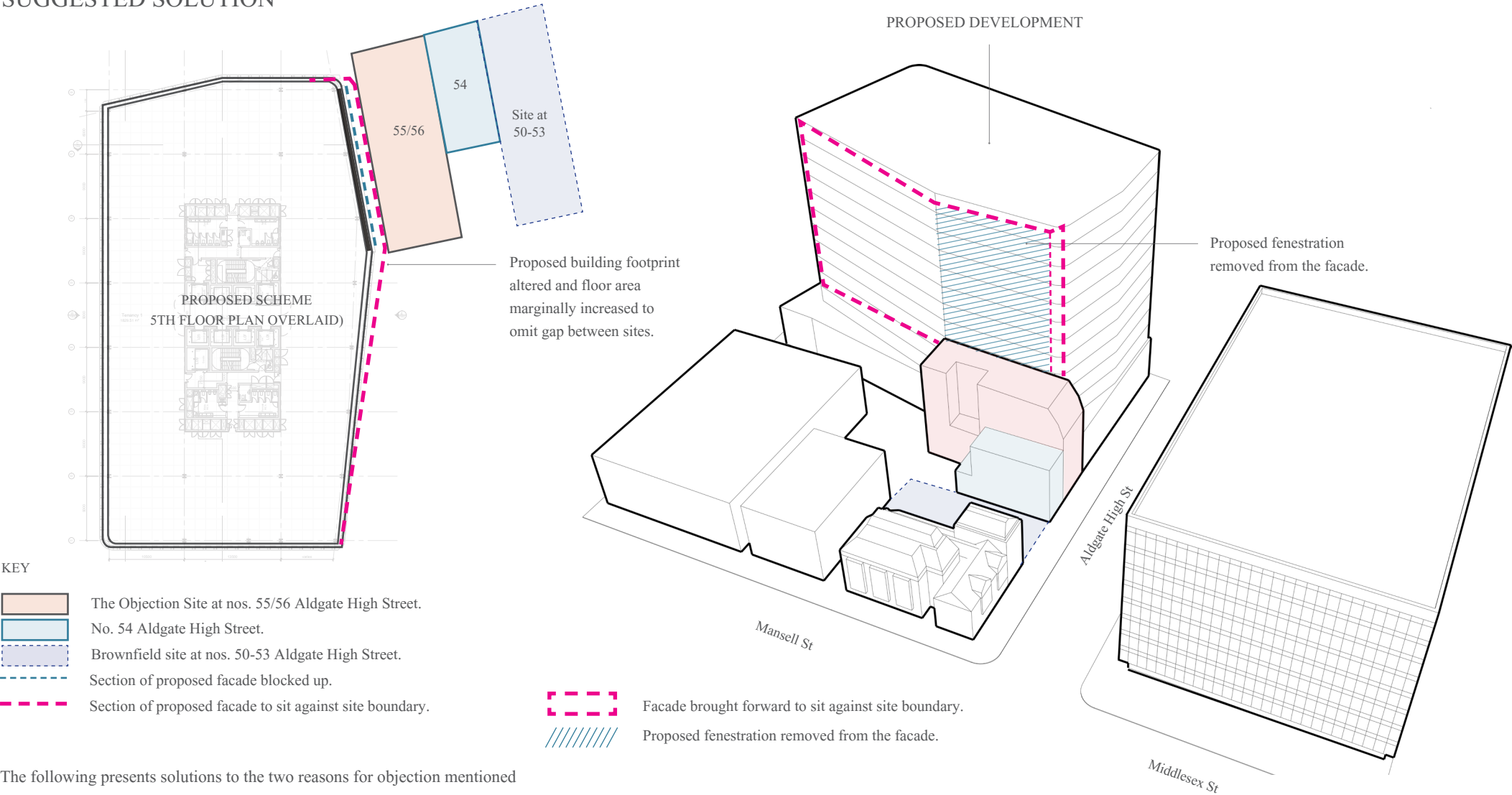
Both the overlooking and the 1m offset would significantly impede the potential future development of the Objection Site and neighbouring sites as demonstrated further below.



The adjacent illustration and plan show the potential development opportunity across the Objection Site and the adjoining sites, be that as three individual sites or one combined development. The area within the 'future potential development zone' and indefinitely upwards will always be available for future develop, subject to planning approval.

The overlooking issues presented by the proposed development in question would significantly impact the future proposals to these sites.

60 ALDGATE HIGH STREET DEVELOPMENT
SUGGESTED SOLUTION



The following presents solutions to the two reasons for objection mentioned above:

1. At fifth floor and above, the fenestration along the boundary wall with Aldgate High Street should be blocked up to remove any issues of overlooking onto the neighbouring site.

2. The footprint of the proposed development above fifth floor should be adapted to sit against the boundary with nos. 55/56 Aldgate High Street to remove any gaps between sites.

Wells, Janet (Built Environment)

From: DBE - PLN Support
Subject: FW: The Still & Star -16/00406/FULMAJ

From: James Watson
Sent: 15 July 2019 21:03
To: Williams, Sonia <Sonia.Williams@cityoflondon.gov.uk>
Subject: The Still & Star -16/00406/FULMAJ

Dear Sonia,

On behalf of the East London & City Branch of CAMRA, which covers the City Corporation planning area, and with the blessing of the Regional Director for the Greater London Region of CAMRA, I can update you with our latest views on the above scheme.

As a campaigning organisation representing responsible drinkers and championing the traditional pub at the heart of British culture, we always begin from a standpoint of rejecting the demolition of a pub. You will be aware from previous comments we submitted that we objected to the above scheme in 2016 on the basis that it would involve the unacceptable loss of an operational public house, contrary to national, regional and local policy. The scheme has now been revised and refreshingly there is a welcome proposal to provide a new A4 public house as part of the development, retaining the "Still & Star" name, and with various innovative design features which provide a tasteful link to the rich history of the area and the extant Georgian pub building.

Whilst it is deeply regrettable to see the loss of any historic building, particularly a public house, we recognise the unenviable challenges that the City Corporation planners have to face, given the NPPF core presumption in favour of positive development and the scale of this present (revised) application covering such a spectrum of planning policy issues. If this was the proposed demolition of a pub to make way for a block of flats or other use then we would continue to object in the strongest possible terms. However we believe that the revised plans, evolved on the basis of a large volume of very valid objections, have sympathetically struck a compromise between the public benefit from commercial space and the development of presently under utilised land and the public harm that would result from the loss of the existing pub.

It is a matter of great disappointment that almost all original features of the present fabric, save one Charrington's window and the external bricks, have effectively been lost over decades of inappropriate development and poor stewardship. We weep at the loss of any pub but given the agreed absence of any significant heritage value there is little argument that can realistically be had in the planning balance in favour of retaining the existing building. Moreover, given the development which has taken place around the Aldgate area, if one were speculating on a new pub now, recognising the demographic, community needs and the context of the neighbourhood, it is unlikely that it would be sited where it is. We disagree with the comments made in the design and access statement and the planning statement that the present pub is somehow not viable. This is most definitely not the case. The previous publican was on a very short notice agreement with the freeholder, which is 4C hotels who bring forward this scheme. It served their interests not to renew his tenancy or indeed to actively market the pub for a new tenant. If the present building was advertised for sale or rent at a fair market rent, free of tie, there would be a tremendous amount of interest. Instead the freeholder is landbanking the site, pending your decision. A common pattern of behaviour of those who wish to demolish pubs.

The provision of a larger pub in a more appropriate location fronting onto Aldgate High Street with some innovative design features and a great deal of care and attention expended both in researching the origins and evolution of the present Still & Star and in the cultural and historical significance to the City and particularly its links with the Jewish community and gin production must be seen as a game changer. It would be unhelpfully stubborn for us to fail to recognise the tremendous effort that has gone into the very detailed designs outlined in the design and access statement. The colour scheme might be a subjective matter of taste, but the general layout and appearance bears the hallmarks of a well designed pub, retaining a traditional feel with clear aspirations for a clean, contemporary drinking atmosphere. It holds promise.

It is tempting to continue to make the case for retention of the existing pub, which is undoubtedly entirely viable and could be sensitively restored in the right hands, but we feel that on balance we have to recognise the progress that

has been made in the application and the difficulty in your decision process in accepting the validity of a non designated heritage asset (at best) snookering an entire mixed use development. This seems disproportionate and unlikely to hold water with the City Corporation much less the Planning Inspectorate. Note that we are not in a position to offer any comment on the merits or otherwise of the A1, A3 and B1(a) functions. This is not our area of expertise or remit you will appreciate.

To summarise, we are disappointed to see a scheme involving the loss of an existing pub building but we recognise the absence of any significant heritage value in the physical fabric and welcome the provision of a new Still & Star in a more suitable location and with a larger trading area. Provided the City Corporation can secure the provision of such, via planning condition including the significant attributes of name, style, internal features, location, layout, opening hours, suitable cellaring space, facilities, and the operability and viability guaranteed by an operator in place prior to any occupation of the other commercial uses, then on balance CAMRA will not object to the revised scheme if you were minded to allow it.

We would be grateful to be kept informed of your decision and if you think a discussion on conditions would be useful for you and your colleagues, we remain committed to assisting the City Corporation in such matters.

With all best wishes,

James

James Watson CEng, MIET
Pub Protection Advisor
Greater London Region
Campaign for Real Ale



City Heritage Society

Please reply to

35 Eagle Court,
Hermon Hill,
London E11 1PD

09 12 2016

City of London, Department of Planning & Transportation
The Guildhall,
London EC2 P2EJ

Dear Sirs,

Reference 16/00406/FULMAJ
15 Minories, 57-60 & 62 Aldgate High Street

We, The City Heritage Society, object to the proposals as:-

A] The proposal involves the demolition of the Still and Star public house. We consider that this rare survival of a simple single room and still public house should be retained. It is the only remaining example in the City and is rarity nationally.

B] The range of buildings on Aldgate High Street, though not all of much architectural quality nonetheless form a group in scale with the important grade 2* listed Hoop and Grapes public house nos. 46 & 47 on corner of Aldgate High Street and Mansell St.

C] The height and design of the proposed building is out of sympathy with the range of buildings between the junction with Mansell Street and the Minories.

Peter Luscombe {Chairman}



**Historic
Buildings**

London and Middlesex Archaeological Society

To whom it may concern

Planning Application 16/00406/FULMAJ -15 Minories, 57-60 & 62 Aldgate High Street and 1 Little Somerset Street London EC3

Demolition of existing structures, and erection of a mixed use office building Class B1(a), including ground floor Class A1, Class A3 and Class A4 uses.

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage.

The Committee reviewed the documents for the above application at its meeting on Tuesday, 22 January 2019 and made the following observations:

The application site includes the Still & Star pub, which should be considered a non-designated heritage asset and the proposed demolition of the building is a material consideration in determining the application. Paragraph 197 of the NPPF requires that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application'*. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Still & Star is understood to have been a pub since the early-mid nineteenth century. This tiny pub on the corner of two alleys is believed to be unique in the City of London as the sole example of what is sometimes described as a 'slum pub', a licensed premises converted from a private house it remains a single room bar today. The building was listed by your authority in June 2016 as an Asset of Community Value. What is significant about this building is firstly the survival of its fabric and secondly the associated survival of a small part of the historic street layout.

The proposal will also result in the loss of Little Somerset Street. Formerly known as Harrow Alley, this is the last remnant of an historic thoroughfare first referenced in 1722. This is an exceptionally important rare piece of city urban grain. Further, the setting of numerous listed buildings needs to be considered, particularly 45-48 Aldgate High Street. These buildings date from the late seventeenth and eighteenth centuries and Little Somerset Street is a key aspect of their historic context. The proposed adjoining building will/...

compromise their setting, thereby resulting in potential harm to two Grade II* listed buildings. Paragraph 193 of the NPPF requires that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The current proposals offer a reconstruction of the building designed to fit under the arcade of the office building already proposed. This new building is to be constructed of sections cast in coloured concrete from moulds of the existing pub. Whilst the inclusion of this building in this application is a concession to the acknowledged value of the current Still & Star and the loss that will result from its demolition in our opinion, the new proposals fail to address the nature of the pub's historic significance as a building, or mitigate the harm that will be caused by its destruction. The Still & Star and its environment are recorded in historic accounts that highlight the history of the site and the depth of its associations. A mock copy cannot be considered a substitute for the physical survival of the building and the historic alleyway it helps to define.

This small pub and alleyway is a microcosm of London's social history and of surviving historic fabric in the City of London. In our view, both the building and the associated historic street pattern is of very high significance as outlined above and the total loss of these elements warrants the refusal of this application. The Committee therefore recommend that The City Corporation reject the proposal on the grounds of the substantial harm it would cause to this important non-designated historic asset.

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

25 January 2019

From: Contact Centre
To: [Pln - CC - Development Dc](#)
Subject: FW: PLN - FW: 3rd Party Planning Application - 16/00406/FULMAJ COL:00184859
Date: 01 March 2019 10:58:42

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 01 March 2019 09:16
To: Planning Queue <PlanningQueue@cityoflondon.gov.uk>
Subject: 3rd Party Planning Application - 16/00406/FULMAJ

Corporation of London
DTS Ref: 60795
Department of Planning & Transportation
Ref: 16/00406/FULMAJ
PO Box 270
Guildhall
London
EC2P 2EJ

Our
Your

1 March 2019

Dear Sir/Madam

Re: RENNIE HOUSE 57-60, ALDGATE HIGH STREET, LONDON, GREATER LONDON , EC3N 1AL

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing combined water infrastructure to accommodate the needs of this development proposal. Thames Water will contact the developer in an attempt to agree a position for surface water networks but until such time that this agreement is in place Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all combined water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or

inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15m of our underground waste water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water will contact the developer in an attempt to agree a position on water networks but until such time that the agreement is in Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Supplementary Comments

"We expect surface water to be attenuated to Greenfield run-off rates." The London Plan - Policy 5.13 Sustainable Drainage' states that a development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off, 5l/s/ha, rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy.

1. Rainwater harvesting (including a combination of green and blue roofs)
2. Infiltration techniques and green roofs
3. Rainwater attenuation in open water features for gradual release
4. Rainwater discharged direct to watercourse (unless not appropriate)
5. Rainwater attenuation above ground (including blue roofs)
6. Rainwater attenuation below ground
7. Rainwater discharge to a surface water sewer or drain
8. Rainwater discharge to a combined sewer

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to devcon.team@thameswater.co.uk

Sonia Williams
City of London
Department of Planning & Transportation
PO Box 270
Guildhall
London
EC2P 2EJ

Place Directorate
Development Management
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG
www.towerhamlets.gov.uk

PLANNING & TRANSPORTATION		
PROD	CPO	PPD
PD	23 JAN 2017	LTP
OM		SSE
Re	128140	PP
		DD

Application Number: PA/16/03564
Your ref: 16/00406/FULMAJ

Enquiries to: Hannah Connell
Tel: 020 7364 3984
Email: hannah.connell@towerhamlets.gov.uk

18 January, 2017

Dear Sonia Williams,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

OBSERVATIONS TO A NEIGHBOURING PLANNING AUTHORITY

Location 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London

Proposal Demolition of existing structures, and erection of a mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)
REVISED SITE ADDRESS
to include 1 LITTLE SOMERSET STREET (STILL & STAR PUBLIC HOUSE)

Thank you for your letter requesting the observations of the London Borough Tower Hamlets on the above application. I would be grateful if you would take the observations set out about into consideration:-

Heritage and Land Use

While there are no objections to the proposed uses in this location, as they complement the functions of the city, however the development does result in the loss of the Still and Star Public House which is a concern for the borough as the public house dates back to the mid to late 1800's. It is recognised that the public house is not located in a Conservation area nor is listed but it is considered by the borough to be considered as a non-designated heritage asset. The proposed demolition would result in the loss of the asset. Paragraph 135 of the Framework sets out that the effect on the significance of a non-designated heritage asset should be taken into account and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In addition to this the existing public house is also a community asset which is valued by

residents of Tower Hamlets as well as local historians. Notwithstanding the above, the Still and Star Public House meets an identified local need in the area and the borough would welcome its retention as part of the proposal.

Environmental Impact Assessment

The WHS is a 'sensitive area' as defined in the EIA Regulations. As a result, LBTH requires development within their jurisdiction that impact upon the WHS to submit an EIA, due to the likely significant effects. Given the proposed development will be seen behind the Tower of London WHS, LBTH would consider that an EIA is required due to its likely significant effects. This should be confirmed through a screening exercise with the City of London.

Additional information is also requested on how this planning application links to the site to the south. Many of the drawings (e.g. in the DAS) show a blue line around the application site and the site to the south - it is however unclear how they relate to one another e.g. same site ownership? It should be noted, that if development is being undertaken within the entire blue line, and the developments are intrinsically linked, the requirement for EIA would need consider these sites as a whole (not individually).

Townscape and Visual Impact Assessment

A Townscape and Visual Impact Assessment (TVIA) has been submitted to accompany this application. It is noted that the viewpoints are provided as summer viewpoints - these need to be winter viewpoints where they include vegetation, so that the worst case scenario can be understood. New photos should be taken and provided as part of the application to corroborate the submitted assessment. Without this information LBTH is unable to fully understand the impact of the proposed development - this is particularly important for LVMF 25A.3 (see below).

Viewpoints from within LBTH are included in the TVIA - these are viewpoints 4, 9, 10 and 11. LBTH request that viewpoints 10 and 11 are provided as rendered, to allow LBTH to full understand the effects of this application.

The TVIA does not provide an assessment of the effects of the proposed development, but instead just provides commentary. The assessment should be provided e.g. minor adverse.

LBTH has serious concerns regarding development lying behind the Tower of London WHS, both individually and cumulatively. Viewpoint LVMF 25A.3 demonstrates that the development can be seen behind the Tower of London, which is a significant effect given the very high sensitivity if the receptor.

With respect to the heritage element, the TVIA provide very limited information, with no plans showing the location of the listed buildings. This should be provided.

LBTH also consider that the number of listed buildings assessed is very limited. Heritage assets within 500 m of the development should be assessed, given the scale of the development. Where an assets is considered unlikely to be affected by the proposed development, this should be clearly stated in the TVIA, with a reasoned explanation.

The heritage assessment should be expanded to assess the effects on the WHS and scheduled ancient monument as a heritage assets in their own right, rather than just the visual effects on those viewing this asset.

Highways/Transport

A condition requiring a detailed construction management and logistics plan (CMP) should be submitted and approved by the local planning authority, in consultation with the borough. There are a number of construction sites within this area many of which are within close proximity to LBTH and existing residents. An appropriate CMP is necessary to protect existing residents and surrounding roads from harm resulting from unacceptable levels of air pollution, waste, noise, and traffic which take account of the cumulative impacts of construction in the local area, and requiring appropriate mitigation measures to be implemented.

I respectfully ask that consideration of the above points is carried out in the assessment process.

If you require any further information please contact the officer named at the top of this letter.

Yours sincerely,

A black rectangular box redacting the signature of Owen Whalley.

Owen Whalley, Divisional Director Planning and Building Control

THE VICTORIAN SOCIETY

The champion for Victorian and Edwardian architecture

Sonia Williams
Development Management
City of London
Guildhall
London
EC2P 2EJ

Your reference: 16/00406/FULMAJ
Our reference: 142970

PLNComments@cityoflondon.gov.uk

23 January 2019

Dear Ms Williams,

RE: Demolition of existing structures, and erection of a mixed use office building; 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

The Victorian Society has been made aware of the amendments to this application. We maintain our **objections** to the proposals and would like to offer our comments.

My colleague Alex Bowring objected to proposals to demolish the Still & Star public house in his response to the original planning application (letter dated 5 August 2016). Since then the Still & Star has been listed by your authority as an Asset of Community Value, and the proposals have been amended to include a new version of the pub designed to fit under the arcade of the office building already proposed. This new building is to be constructed of sections cast in coloured concrete from moulds of the existing pub and arranged to form a structure which both memorialises the original and accommodates the physical constraints imposed on the site by the proposed office building.

The inclusion of this building in this application is a concession to the acknowledged value of the current Still & Star and the loss that will result from its demolition. Unfortunately, the new proposals fail to address the nature of the pub's historic significance as a building, or mitigate the harm that will be caused by its destruction — hence our continuing objection.

In our previous letter we clearly identified reasons why the Still & Star should be considered a non-designated heritage asset in the terms of the NPPF and characterised its significance as a matter of the rare survival in this part of London of historic fabric and urban grain. That is to say that what is significant about this building is firstly the survival of its fabric and secondly the associated survival of a small part of the historic street layout. The Still & Star and its milieu are captured in several historic accounts, as well as an engraving by Doré; these sources attest to the rich history of the site and the depth of its associations, but they cannot be considered substitutes for the physical survival of the building and the historic alleyway it helps to define. Buildings and streets of this scale are rapidly vanishing from the City of London. Moreover, it is the very humbleness of both the surviving fabric and the area of which it is a remnant that contribute so strongly to the significance at stake here. The Still & Star may contain few fittings of historic interest, and may not itself be architecturally distinguished; more intact examples of historic pub interiors and fine urban grain do indeed survive elsewhere, as the application states. The Still & Star matters, however, not as an example of a type, but because of

Patron
HRH The Duke of Gloucester KG, GCVO
President
Griff Rhys Jones
Chair
Professor Hilary Grainger

Vice Presidents
Sir David Cannadine
The Lord Howarth of Newport CBE
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Fiona MacCarthy OBE

1 Priory Gardens, London W4 1TT
Telephone 020 8994 1019
admin@victoriansociety.org.uk
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precisely what and where it is, and it is just these qualities which the current application so comprehensively fails to respect.

In our previous objection we wrote:

In our view, the pub and historic street pattern is of very high significance ... and the total loss of these elements warrants the refusal of this application. Losing this once particularly grim but fascinating end of the City is unlikely to be outweighed by the public benefits of a new corporate office building.

Nothing in these new proposals changes our conclusions, so we must urge your authority once again to refuse consent.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely

Tom Taylor

Conservation Adviser