

# Comments for Planning Application 23/01304/FULEIA

## Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

## Customer Details

Name: Ms Abigail Gorton

Address: 20 Cumberland Park London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Original plan was to use it as a concert hall with sir Simon rattle conducting - which is a much better idea

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Mark Amies

Address: 52 Bletchley Court, Letchworth Road, Letchworth Road Letchworth Road Stanmore

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I feel that the existing structures are worthy of saving and reusing in a imaginative way. The needless destruction of the built environment , based purely on the greed and vanity of developers should be resisted. Too much of the areas post war modernist architecture has been lost or unsympathetically altered.

**From:**  
**To:**  
**Subject:** Objection to planning applications  
**Date:** 31 January 2024 10:48:09

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THIS IS AN EXTERNAL EMAIL

References: 23/01304/FULEIA; 23/01277/LBC; 23/01276/LBC

I write to object to the above plans:

From a personal perspective, the proposed rebuild of Bastion House will mean that local residents have a massive building (considerably bigger than the present one) very close to our homes, and will gain nothing in terms of the cultural offer of the City, as had been proposed with the new Concert Hall. This is an area with a rich historical and cultural heritage, enjoyed by residents, workers and visitors, which should be protected and promoted.

More broadly, the proposals do not take into account government and City commitments to sustainability, in particular the possibilities for innovative ways of converting or 'retrofitting' existing buildings. When the Barbican estate and the Museum of London were built they created a pleasant and efficient working environment, incorporating a respect for the history of the area, and contributing to its cultural development. Surely it is possible to develop a broader plan which will contribute to environmental protection, while offering improved facilities for all concerned.

5 Wallside, Barbican, EC2Y 8BH

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Case Officer: Gemma Delves

## Customer Details

Name: Dr Matthew Walker

Address: School of History, Queen Mary University of London Mile End Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As lecturer in Architectural History and the History of London at Queen Mary University of London I wish to object in the strongest possible terms to this proposal. It is extremely damaging to the City's postwar heritage and is environmentally reckless.



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Case Officer: Gemma Delves

## Customer Details

Name: Mr michael jackson

Address: 120 thomas more house london

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:Hi

The city is a dynamic place. We work here, and enjoy the lifestyle, and with the advantages of that lifestyle comes disadvantages. There is noise, traffic, and proximity of people and buildings. There is constant change. We accept these as part of the balance.

But this proposal tips this balance, and destroys the residential nature of our building excessively.

It is clear that MoL needs renovation. The changes must be for the better. But the scope and nature of the proposal bear no respect for the rights and desires of myself as a resident.

In particular :

The proposal will significantly reduce, indeed eliminate natural light into my sub-podium flat.

The proposed restaurant looks directly into the bedroom and bathroom

The mass of the building is out of proportion to the surrounding area.

Further, the model, the 3d images and the descriptions are manipulative. They show perverse angles that would never be visible in reality, and with a scale perspective that is absurd.

I note that applications in the Barbican complex to replace single pane windows, draughty with double glazing have been rejected, whilst this massive change has apparently the support of the same Landlord. This seems perverse.

I am not against change and the inconvenience, I would support alternative proposals to remodel the existing premises, even significantly, but there needs to be a limit.

The reason we live in the Barbican as a long lease holder of the CoL and respect and uphold the somewhat strange rules and obligations will disappear , and with it the estate will become yet another bland inner city estate, with all the society issues that this creates. We are already close to a tipping point. The destruction of the last amenity value of Thomas More House will push this over the edge.

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Suwei Jiang

Address: 7 Monkwell Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I'm very disappointed to see the City's planning application in its current shape which had changed very little from the inception of this process, despite deep concerns and objections from the neighbouring community, clear expert opinions from the likes of Simon Sturgis, and the 20th Century Society (one of the statutory consultees) putting the Museum of London and Bastion House as one of the 10 most at risk building in the UK in 2023.

There are some fundamental questions that remained unanswered:

1. When the City stated its responsibility to find the best value for the site - how is the value defined? Is it purely monetary, or should it also take into account the social and environmental cost? A pure financial consideration seems very irresponsible.

2. Even if we went along with the financial argument, how can the City justify spending £11m developing a detailed plan without any buyer or developer in sight? Why is there also a £7m Bastion House demolition contract in the City's 2023-2026 procurement plan even without the planning approval? Is there a detailed costing and master financial plan? Has it been properly stress tested?
  
3. The advisors collectively have been paid £11m by the City to elaborate on a brief the City wanted - how do we know they considered these independently? Whose responsibility is it to be providing assurance that the taxpayer money has not been wasted and the proposed plan can actually generate proper return and achieve the best 'value'?
  
4. With over 500 files within the planning application, how would the planning committee members ensure that they fully understood the extent of the plan and every aspect of the impact had been considered properly? Or are they simply going to rely on the officers' report to the committee to base their decisions? Why has the soft market testing on the retrofitting been dismissed? Where are the checks and balances to ensure that there is no conflict of interest in this important process?

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Robert Connolly

Address: Smedgata 34 Oslo

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: This proposal will obliterate architecture that is contiguous to, of a part with, and seamlessly aligned with the rest of the internationally significant Barbican complex and replace it with something completely out of scale, style and sympathy with its neighbours. In addition, demolition of the existing buildings, disposal of rubble and construction on the massive scale proposed would create a huge CO2 footprint at a time when CO2 emissions are of crucial importance. The proposal would provide no amenities for the area or its residents, just more office space at a time when there is oversupply, a situation predicted to continue into the foreseeable future.

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Case Officer: Gemma Delves

## Customer Details

Name: Toby Riding

Address: 16 Fisherman's Drive London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Demolishing the former museum of London and bastion house is a hugely unsustainable use of the land, releasing and requiring the creation of thousands of tonnes of CO<sub>2</sub> during both the demolition and construction of the site.

The museum space is a huge part of the cultural heritage for Londoners; it is not exhibits that make up a museum but the space it inhabits. Like the exhibits space too deserves protection for future uses and adaptations of the building. In London at the moment there is a huge rise in cultural experiences making use of found spaces, adapting to the use of the space.

For example 180 studios has taken over the lower floors and basement of 180 Strand to turn it into a flexible cultural space. Punchdrunk, the immersive theatre makers, took over the mothballed Royal Artillery Museum building and turned it into an incredible immersive theatre show, as well as the mixed use cultural space Woolwich Works.

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Yvonne Taylor

Address: 501 Bunyan court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: It is a waste of money and an outrage to pull down what should be part of the grade 2 listed Barbican.

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Yvonne Taylor

Address: 501 Bunyan court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object



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Case Officer: Gemma Delves

## Customer Details

Name: Mr Richard Jinman

Address: 520 Bunyan Court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is a simple cash grab that will have enormous detrimental effect on the grade 2 listed Barbican and other buildings in proximity.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Brendan Brendan Barnes

Address: 59 Thomas More House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I have made previous objections to this scheme on general planning and policy grounds. This objection focuses on my perspective as a resident of Thomas More House and particularly on the plans for access to the site for construction vehicles and (post-construction) by servicing and delivery vehicles. Relevant documents are:

DELIVERY AND SERVICING PLAN PART 1 - 1476386

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN-1478965

The application proposes that the Thomas More Car Park will become a space shared between residents and vehicles servicing the site. The only access route will be via the Aldersgate Street ramp. This is a completely inadequate solution to the challenges of constructing and servicing a site of this size. Indeed, it is not clear that vehicles of the size needed for these purposes can safely be operated in what is a relatively-confined space. There will clearly be an impact on the safety of local residents as a result. In addition, I am concerned that local residents will see a deterioration in air quality and an increase in noise pollution. This erosion of our residential amenity will be in perpetuity but will likely be particularly severe during the period of construction

(2027-33). I find the applicant's representations regarding these impacts as unpersuasive and request that they be subject to independent review and that the applicant be requested to provide reasoned explanation of why they have chosen this particular approach to managing the site.

CULTURE\_PLAN-1476337

The negative impacts of this development are further exacerbated by loss of privacy arising from the proposal for a restaurant on the Rotunda building overlooking Thomas More House.

In conclusion, many residents value the privacy and relative tranquility that are part of the experience of living in the Barbican. The application will severely reduce these qualities and represents an unreasonable dumping of the problems of construction and servicing onto Barbican residents.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Aaron Tilley

Address: 163 West Green Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Preservation of existing buildings should be priority

**From:**  
**To:**  
**Subject:** Objection to 23/01304/FULEIA  
**Date:** 31 January 2024 11:29:28

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THIS IS AN EXTERNAL EMAIL

To Whom It May Concern:

I am writing to strongly OBJECT to the London Wall West planning on numerous grounds (planning application reference 23/01304/FULEIA).

This development is unsustainable and will be harmful to the environment. The City of London has pledged to reduce its CO2 emissions through the Climate Action Strategy. But the City is ignoring its own pledges to reduce carbon emissions, as the LWW construction project will release tens of thousands of tonnes of CO2 during the demolition and construction for years. Rather than take on board the environmental impact of such a large project, the City of London has refused to consider retention and retrofitting the existing building, which is a Brutalist iconic structure. This contradicts the City's Climate Action Strategy and goes against national policies.

I am a resident of Thomas More House, so the negative impact on my husband's and my daily lives will be enormous. The loss of privacy, natural light and noise will have long-term effects on us both for years to come, especially as I often work from home.

I am also aghast to hear about plans for a 160-seat restaurant in the New Rotunda Building facing directly toward Thomas More carpark. Our bedroom faces the carpark, and the noise from this restaurant coming at all hours of the night 7 days a week will make our lives a misery.

The City has failed to ask itself if it needs to demolish existing office buildings to build yet another office building. It is clear the planning authority is only doing this for money, but what it should also consider is the best use of the land itself.

This part of London is rich with history thousands of years old. The 2,000-year-old Roman wall circles around the foot of the site. Shakespeare lived across the street. John Wesley, the founder of the Methodist movement, has deep roots in the City, building his chapel in the area. Now the Museum of London has been relocated near Smithfield, this site represents the Gateway to the Culture Mile, linking South Bank, the Tate, and St Paul's, among other parts of London.

Overdevelopment will suffocate the surrounding area and Grade II-listed Barbican Estate and landscape. Highway safety for cyclists and pedestrians will become a concern, as will the sharp rise in poor air quality with more traffic and increased traffic hazards due to construction.

Please can I urge the City to reconsider retrofitting other options and what the space might best be used for. There is so much we can do with this site that is more inspired than just another office building.

Kind regards

Suzy Kenly Waite

58 Thomas More House  
Barbican  
London  
EC2Y 8BT

Sent from my iPhone

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Chris Kettle-Frisby

Address: 19 Langham Court Hornchurch

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan has very little to add to the city and is ecologically unnecessary - it is a net negative, washing away an important part of the local area. This demolition project and the required funds would be much better put to use to re-use the building, otherwise this is at best a tragic missed opportunity and at worst a complete disregard for the local area and a waste of money, time and resources, limiting the culture of the surroundings.

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Case Officer: Gemma Delves

## Customer Details

Name: Dr Peter Starie

Address: 60 Campbell Road Southsea

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: These are great buildings and should not be demolished.



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Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

## Customer Details

Name: Mr Jon Bennett

Address: Flat 103, Cromwell Tower, Barbican Cromwell Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I - along with every person I have spoken to who lives in the Barbican - strongly object to the plans for this development for a long range of reasons. I'll highlight two particular issues below but would stress that I could have raised many other areas of concern. Fundamentally what is being proposed is of poor quality and in clear contravention of a number of policies espoused by the City. On this basis it should clearly not be approved.

## Visual Impact

The scale of the new development is vast and will completely dominate and out-scale the surrounding neighbourhood. It compromises the architectural integrity of the listed and much-visited, photographed and filmed Barbican Estate and sets a very worrying precedent for the surrounding area. Linked to this point, the current brochures and documents blatantly misrepresent the scale of the development through the use of wide angles lenses and carefully selected views with existing buildings air-brushed out. This misrepresentation needs to be fully and accurately addressed in any subsequent proposals for the

site.

#### Negative effect on residential amenity

The many local residents will be negatively affected in multiple different ways. The loss of daylight and privacy and increase in overshadowing and noise are obvious. More than that, the area will become more dangerous for pedestrians and cyclists, particularly those who regularly use the Thomas More carpark to access their homes. The additional traffic will also increase the already poor air quality in the area - again at odds with the City's ambition to introduce much-needed zero emission zones in the surrounding area.

# Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Derek Penney

Address: 522 Bunyan Court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The planned replacement of Bastion House and the MoL is completely out of character to the surrounding built environment. Its proposed size is humongously out of proportion.

I found the partial 'defence' of the project by Christopher Hayward (Chairman, Policy of Policy and Resources Committee) at the City QT Meeting on 30/01/2024 unconvincing, particularly given that he said already there are 11 new office towers in the 'pipeline'.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Chris Kettle-Frisby

Address: 19 Langham Court Hornchurch

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan has very little to add to the city and is ecologically unnecessary - it is a net negative, washing away an important part of the local area. This demolition project and the required funds would be much better put to use to re-use the building, otherwise this is at best a tragic missed opportunity and at worst a complete disregard for the local area and a waste of money, time and resources, limiting the culture of the surroundings.

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