

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 Caroline Rae

Address: 512 Bunyan Court Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More office/retail space? Seriously? And Retrofit and refurb has to be the future

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Case Officer: Gemma Delves

Customer Details

Name: Miss Clare Malden

Address: 26 Canonbury St London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Residential Amenity

Comment:As an owner of property of London House, I strongly object to these proposals.

Construction on Aldersgate Street, and both sides of the St Martin's Le Grand road, over the past years has meant constant noise pollution and pavements being closed and narrowed, something continually complained about by residents. Demolition and new construction would significantly add to this noise pollution, further block and narrow pavements, and make living in the Barbican area very unpleasant throughout years of construction work. Not to mention the amount of c02 emitted and the reduction of air quality. Rennovating the existing buildings would offer better protection of the local community, environment and remain in-line with the City's Climate Action Strategy and national policies.

The height of these new buildings will most likely negatively impact on residential amenity for those living in the Aldersgate Street area due to privacy and light being lost, and overshadowing from the oversized buildings.

The plans for this new construction shows two unsightly buildings which do not fit-in or complement the existing historical architecture, such as the grade-II listed Barbican Estate that the Barbican area is famous for.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Gareth Randell

Address: Flat 402, Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this planning application for the following reasons:

1. Visual Impact. Our flat faces south, immediately facing the proposed development. Currently, the vista is over many buildings of merit and important cultural heritage - across the school grounds, to the roofs of the Ironmonger Hall and the Museum of London, with Mountjoy House to our left and St Pauls to the front. Indeed, the Architects from the original Concert Hall scheme took the south facing reference photographs from our flat, noting the importance for their (now prior) plans to be fit the existing environment. There is a large area of sky in our view (we have lost the view of the sky and sunlight to the west of our flat due to the increasing height of recent developments on Aldersgate St). The new buildings will dominate this area, further reducing our view of the sky and sunlight.

2. Traffic. Access to the site is proposed to be disrupted and remove our access to park our car

park. There is only one other access point under the north end of Seddon, which can only handle one way traffic, and is difficult to navigate safely with low ceilings, 180 bends, multiple pillars, and is only accessible to south bound traffic (which will increase congestion as residents circulate the estate until they are heading south).

3. Sustainability & Need. The City does not need more offices, and it should be re-using existing buildings to reduce the CO2 that such a large development will create. It needs to diversify into cultural and residential uses. Canary Wharf is being forced to innovate to deal with a mounting debt crisis as large firms leave; the CoL also faces this. Central London's office occupancy remains below the long term average, and is likely to continue as labour patterns continue to adjust. The CoL should be considering the best use of this land, rather than seeking short term value and a quick resolution to a series of mismanaged proposals since the concert hall failure.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Sally Jeffrey

Address: 50 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Proposed traffic via Thomas More House will unacceptably increase noise and pollution and create jams on Aldersgate Street as traffic from the South tries to turn right.

Residential amenity will also be negatively affected by the restaurant and viewing terrace looking straight into homes - a severe loss of privacy.

The site is overdeveloped with reference to the existing (listed) buildings - huge, dominant, out-of-scale.

The case for demolition being environmentally less damaging than the new structures is not convincingly made, nor is the case for more office space, even if a percentage of workers currently at home return to the City.

A development of appropriate scale, minimally polluting and respectful of residential amenity should be possible. This proposal is not it.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Kevin Bond

Address: 266 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposed development would fundamentally damage the environment of the Barbican as a unique example of successful post war modernist planning. On a personal level it will impact my regular traffic free walking routes around the high walk, which I utilise for health, recreation and work. It will also undermine local and national attempts to reduce carbon emissions and appears to be contrary to the city's own policies.

From:
To:
Subject: Objection to London Wall West - 23/01304/FULEIA
Date: 31 January 2024 22:25:42

THIS IS AN EXTERNAL EMAIL

From: Alpesh Lad
78 London House, 172 Aldersgate Street, London, EC1A 4HU

I have lived in London House for 23 years and I would like to strongly object to the proposed planning application for London Wall West (23/01304/FULEIA) for the following reasons:

(1) North Building

The new smaller North Building is directly opposite London House and will severely impact loss of amenity to London House residents for the following reasons:

1. Overlooking into the Apartments on the front of London House
2. Light Pollution
- 3.

The proposed Roof Garden on the North Building will create noise which shall be a source of nuisance to London House residents

(2) High Walk

The creation of this high walk will create loss of amenity to London House residents due to the overlooking. This high walk is also not required due to the other high walks that are available to Barbican residents.

(3) Loss of Amenity and Light

All of the flats in London House facing Aldersgate Street will be affected by the night-time light pollution from the northwestern side of the Rotunda building. Measures must be incorporated to avoid this light pollution. Apartments in London House shall also be impacted by a loss of light due to the volume and proximity of the proposed buildings.

(4) Heritage

The London Wall West site itself and the surrounding area are rich in heritage. They stand at the heart of the culture quarter. The scheme, if it goes ahead, will cause substantial harm to the setting of the designated and non-designated heritage assets in this area (St Giles, the Barbican Residential Estate, Bastion House, the Museum of London, Postman's Park). The scheme is not design-led and does not take into account the Barbican and Golden Lane Conservation Area which is adjacent.

(5) Construction Noise and Dust

The planning proposals envisage a period of more than the stated 5 years of disruption beginning in 2027. Throughout this lengthy period public access to the Barber Surgeons Gardens will be restricted if not completely curtailed and enjoyment of open spaces including in my case my roof terraces of London House. It is now increasingly understood and indeed promoted by the Applicant that demolition and new build can

contribute substantially to climate change by releasing embodied carbon into the atmosphere.

Sustainability policies of the City of London and the Greater London Authority: the destruction of the existing buildings will release thousands of tonnes of carbon into the atmosphere. This is not only against good, current practice but the planning application is likely to be rejected at regional and government level – see, for example, the UK Government Minister's rejection of plans to demolish the Oxford Street Marks and Spencer store August 2023. Reference: APP/X5990/V/3301508

(6) Size of Proposed Development

If the proposal goes ahead, we shall be living next to two ultra modern and massive glass office buildings; new Bastion House is 2 ½ times the size of the existing Bastion House and the Rotunda building twice the size and of a completely different scale to the existing Bastion House and Museum of London.

Not only is the proposal entirely different in the type of cultural offering but the open space including the existing Barber Surgeon's Gardens ,Monkwell Square and parts of the Barbican Gardens will be overwhelmed and overshadowed by massive office blocks.

(7) Demand for office space

The planning application is justified by several market studies by London Estate Agents who have vested interests in ensuring that this application is successful, however there has been no independent verification of such estimates. The current, existing high level of empty office buildings in the City plus the increasing desire to 'Work from Home' will diminish the requirement for office space.

The overwhelmingly objections from residents to this application should not be ignored. I strongly urge you to REJECT this application.

Kindly confirm receipt of my email.

Kind Regards

Alpesh Lad

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Case Officer: Gemma Delves

Customer Details

Name: Dr Christina Townsend

Address: 142 Lauderdale Tower Barbican City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Demolition resulting in massive damage to the environment by the release of 56K tonnes of CO2

The case for demolition rather than repurposing has not been made

There is good evidence as to the success of repurposing in other towns

Developers have said they want to retain and refurbish

There is no evidence as to the need for more office space in the area

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Case Officer: Gemma Delves

Customer Details

Name: Mr Adam Mee

Address: 89 South Hill Park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an incredibly important object of cultural heritage and it would be an absolute shame to see it destroyed.

From:
To:
Subject: Objection to planning applications for London Wall West
Date: 31 January 2024 22:29:35

THIS IS AN EXTERNAL EMAIL

I object to all the planning applications for London Wall West.

23/01304/FULEIA - Demolition of 140 & 150 London Wall to provide a phased development etc

23/01277/LBC - External alterations to existing highwalks at the Barbican Estate etc

23/01276/LBC - Demolition of Ferroners' House etc

The carbon impact of demolition goes against the Corporation's stated plans of retrofit first, its Environmental Strategy, climate action agenda and draft Local Plan. As well as its aspiration to be an environmental leader.

Moreover, whilst trumpeting the environmental credentials of this speculative application, it does not appear to take into account the negative impact it will have on adjacent properties through its inappropriate bulk, massing and overshadowing. Has analysis been undertaken to determine the extra heating costs which will be inflicted on residential properties nearby through reduction in solar gain, which the flats are specifically designed to receive, in the winter? Although the guidelines refer to 'negligible' 20% loss of sunlight, the impact on utility bills to these properties will not be negligible at a household level. These figures should be discounted from any environmental improvement of any new buildings. The negative externalities of this development proposition should not be borne by individuals.

As the applicant appears to have no intention in actually building the development, I do not understand why this is even being considered. Moreover, as a city resident, I am concerned that the Corporation is falling into the sunk cost fallacy of throwing good money after bad on this project. Where is the cost benefit analysis and return on investment for continuing with variations on this project and submitting a planning application for buildings that will not be built?

I have concerns about the impact on all forms of transport, particularly on Aldersgate St, Thomas More ramp, and London Wall and how this will interact with the new St Paul's system. I have not been able to find any understandable information on the interrelationships and combined impact. The already highly polluted Aldersgate St is probably the most heavily residential street in the City. The short and long term impacts on local residents of this development must be assessed properly. Otherwise, the Corporation's pledges on a healthy City are nothing but empty words.

It seems that there will be no highwalk link to St Martin le Grand after the development. This will force pedestrians from the northern and western ends of the estate and the Golden Lane estate to walk with traffic to access St Pauls station and Barts Hospital. This seems suboptimal in terms of road safety, particularly when considering the increased

traffic the new development will cause in addition to the not particularly safe existing street crossing on London Wall. The highwalks are an integral part of the Barbican design, and they should not be destroyed. The plans for the Thomas More ramp and car park are frankly shocking and absolutely need rethinking.

The proposed development will also sever the 'tourism' link that once connected St Paul's, via the MoL to the Barbican centre, and will do so to the new museum and culture mile. As the Corporation seeks to improve its economic resilience through expanding its 'offer' through initiatives like Destination City and diversifying its economic base through encouraging different activities, to seek planning for a speculative office development in the heart of the Culture Mile, disrupting any natural flow is surprising, to put it mildly.

These undistinguished buildings are proposed to replace those which should be listed, and only through the COIL are not. They are an integral part of the Grade 2 listed Barbican estate and the proposed development is inappropriate and insensitive to the cohesive style. Whilst modernist architecture is not to everyone's taste, that is absolutely no reason to destroy an important part of the City's built heritage. The Corporation once took pride in its built environment, as evidenced by the Barbican and Golden Lane estates, it sadly no longer seems to do so.

Again, I object to this development and all applications associated with it.

E King

202 Seddon House

EC2Y 8BX

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Case Officer: Gemma Delves

Customer Details

Name: Ms Wah Fong Dart

Address: 234 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to this development on the grounds that harm of a very high order is likely to be caused to local amenity. The massing and the design are completely out of character with the Barbican Estate, of which the site forms an integral part. The scheme has no meaningful relationship with the listed Barbican. The Barbican Estate and Barbican South were developed together to provide a unified area of open spaces and proportional buildings. This disproportionate development would bear no relationship to the existing townscape in scale or form. Instead the scheme would create an impenetrable wall within 20m of the low rise Mountjoy house, with serious sunlight loss and overlooking issues for surrounding sites and serious access issues for residents using the ramps to get to Thomas More car park.

Additionally I am objecting on concerns about the impact of demolishing buildings on the climate. Retrofit of the buildings has been proved to be viable commercially and technically on this site and has the merit of being in line with the NPPF, the London Plan, the Local Plan, the emerging City Plan 2040, and the City's own Climate Action Strategy 2020-2027. It should be the approach here,

especially as the City of London as landowner is a public body. I believe that the proposals would cause substantial harm to the environment with the extent of CO2 to be released.

The development also proposes a speculative office development at a time when there is plainly no demand for such space. The proposed buildings are a speculative exercise in providing modern office facilities with no regard to the environmental cost or the loss of the heritage asset and setting of the existing buildings.

James Ball,
7 Brandon Mews
Barbican
London
EC2Y 8BE

Objection to proposed London Wall West schemes

In particular:

Planning Applications

23/01304/FULEIA

23/01277/LBC and

23/01276/LBC

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

On the following grounds:

Background:

I have lived in, studied and been involved with the Barbican and its estate-wide affairs since 1975. In all that time I have never encountered a more destructive and intentionally inappropriate development to this important Grade II and Grade II* listed set of buildings, vistas and areas than the current applications. I currently live at the other end of the estate but regularly use the Highwalks and bridges that the proposed scheme wishes to destroy. I am also, along with a growing international fan base, an admirer of the architectural style of Brutalism of which the Barbican Estate is one of the world's finest examples. These applications seek to undermine and degrade this world-attracting heritage and I object to them for reasons outlined below.

Architecture and Heritage

- 1) In the first instance, my objection supports the many other objections to the destruction of Bastion House and especially the destruction of the former Museum of London.

These important 20th Century architectural monuments were a harmonious part of the original plan for the various parts of the Barbican development and were designed in line with the overall plan. Furthermore, the Museum of London site of Powell and Moya was carefully designed to meld seamlessly into the Barbican buildings and spaces of Chamberlin, Powell (a different Powell) and Bon. The rough hewn giant pilotis in the modernist style directly reference those of the rest of the Barbican and the rectangular white tile cladding reference the lakeside buildings of the Barbican Centre. This should at the very least be seriously considered for repurposing. That neither building has been seriously so considered is a travesty and in contradiction to many national and local planning and environmental guidelines as is articulated on many other objections.

Any refurbishment or replacement scheme should be required to meet the high standards of the original buildings, yet the buildings proposed not only fail to do so in any way but instead would totally contradict all the high standards of quality, amenity and harmony with the rest of the estate which have largely been implemented from the beginning. In short, they would not only reject but diminish the heritage they sacrifice.

Furthermore, these applications go against the grain of all of the buildings built and re-built along the London Wall perimeter of the Barbican in the last 30 years:

- Make's 1 & 2 London Wall have direct references to the black and white grid of verticals and horizontals of Salters' Hall, itself a Brutalist building built in sympathy with the Barbican's Brutalist style.
- Terry Farrell's post-modernist Alban Gate building echoes the semi circles atop so many of the Barbican housing blocks, just as Chamberlin Powell and Bon echoed the crenellations atop St Giles Cripplegate and the medieval City Wall remnants in their castle references in the Barbican and
- 21 Moorfields is clad with large Brutalist slabs on its Barbican-facing elevation.
- All of these developments have preserved and extended the Highwalk network in attractive and imaginative ways.

Why should City planners choose now to abandon an approach which has so well preserved the architectural heritage the Barbican represents?

I object to placing the architecturally insensitive buildings of these applications in the middle of such an important heritage asset, and in a scheme which wipes out a whole swathe of the Highwalk network which has been in place for over 50 years.

- 2) Regardless of whether the buildings are repurposed or demolished, the **Highwalks should be protected**. Highwalks are a key amenity for both residents and visitors to the Barbican and are at the core of the whole design aesthetic of the Barbican's architectural heritage.

Core design concept. A central feature of the entire estate, its architectural philosophy and the public amenity of the buildings and spaces are the Highwalks and the Podium they make up.

The late 1950s and 1960s were periods of intense discussion amongst architects and planners. One of the key concepts to emerge from this discussion was that of "**streets in the sky**," developed by Alison and Peter Smithson; pedestrians and residents were to be separated from and not interfere with or be impeded by the flow of vehicle traffic below. Chamberlin, Powell and Bon applied this in creating their extensive Highwalk network, (also called by some "pedways" – I have stuck to "Highwalks" as this is the name used on the "street" signs delineating them all over the estate, including those now on the site currently under consideration and which are threatened by the applications.) Highwalks are thus woven into the DNA of the Barbican cultural heritage.

Furthermore, of all but one of the developments approved within and adjacent to the original Barbican perimeter in the last 30 years have been required to – and have marvellously risen to the design challenge of – maintaining or redesigning the Highwalk network. In fact, the most recent such development, just now becoming operational, 21 Moorfields, has put great effort into restoring the Highwalk from Willoughby Highwalk to Moorgate station.

Also recent is the impressive “rusty steel” network of Highwalks built as part of Make’s 1&2 London Wall buildings which restores the St Alphage Highwalk network dismantled to make way for their new buildings. Not only have the original Highwalk names and signs been applied to Make’s network, but also the Heritage walk roundels from the original Highwalks (1977 Silver Jubilee and Barbican Centre direction markers) have been re-embedded into the fabric of the walkway.

These applications not only fail to follow those excellent examples, they openly BOAST about destroying Highwalks and bridges (I believe they might concede one bridge over London Wall).

They work on the false assumption that only the bridges are Highwalks (not the entire Podium network) and that the important role played by the current Highwalks and bridges in steering resident and visitor footfall onto the Podium Highwalks and away from blocking the busy traffic flows of Aldersgate and London Wall not only can be sacrificed but *should* be sacrificed. They also fail to notice that the existing perimeter used also for exercise will no longer be part of a continuous loop around the whole perimeter but be broken up by the great intrusions the proposed buildings would represent.

I object to the assumption that the Highwalks are a piffling and unimportant feature and to the anti-pedestrian and vehicle traffic disruption their plans entail.

City planners should put a stop to these planned disruptions and reject these applications.

They should instead continue the admirable practice of insisting on preserving, restoring or even building new improved versions of the existing Highwalk network which has been the practice of every new building over the last 30 years except Milton Court. (Here a bridge from Speed Highwalk was removed rather than being built into the concept of the resulting Guildhall Theatre at Milton Court, thus isolating the facility from other Barbican venues and reducing visitor traffic).

Conclusion

The three applications proposed for the London Wall West area contradict core, essential design concepts of not only the original Barbican developments of Chamberlin Powell and Bon as well as those in direct danger here of Powell and Moya, but also subsequent admirable developments along London Wall.

The applications undermine 30 years of architecture and redevelopment all along London Wall and adjacent streets. Those have retained the design philosophy, incorporated direct references to the heritage, kept to the grid pattern, cultural access and importance of the world-attracting Barbican estate.

These LWW applications spurn this heritage and do so in the midst of and in total rejection of important Grade II and Grade II* buildings, vistas and spaces. The applications should be rejected. And, at the very least, if City planners cannot see the wisdom of the many planning, architectural and environmental objections to these misguided applications, any planning approval should at least require the retention of direct references to the Barbican's architectural heritage and scale and retention of the Highwalk network.

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Case Officer: Gemma Delves

Customer Details

Name: Annabel Gillings

Address: 504 mountjoy london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object this application. Any project should reuse these landmark building and avoid destruction which will harm the environment and residents, children and workers health along the way. The loss of daylight will affect their health as well as the towers proposed are far too high and large. Access to Thomas More car Park for residents will be greatly restricted during and after the construction adding to their nightmare. I urge you to reject this application.

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 P Stary

Address: Brandon Mews London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the City of London's plans to demolish Bastion House and The Museum of London and urge the Corporation to keep the existing buildings and repurpose them. I live and work in the Square Mile and walk past these structures on an almost daily basis. To see them disappear would be a huge loss to our heritage and the fabric of the City. The 1970s-built Bastion House and The Museum of London, by architects Powell & Moya, are culturally significant and fit comfortably in their setting next to the Barbican Estate. They form an important part of the heritage of post-war building in the City, and of local urban life. The proposed size of New Bastion House and Rotunda is incredibly worrying for the large amount of space they would inhabit, and the light they would take away from their environs. The proposed demolition would release tonnes of carbon dioxide at a time when the monumental dangers of climate change is being felt now, and net zero targets are apparently mere political tokenism. The City has a golden opportunity to show that it listens to its residents and workers, and to save the site for posterity.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Hilary Allbrook

Address: 8 Freeman Court 22 Tollington Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed demolition and redevelopment for the following reasons:

- destruction of a remaining example of post-war town planning
- destruction of important examples of work by Powell & Moya
- impact of proposed development on adjacent Barbican area - daylight and impact on skyline.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Gerard Mcatamney

Address: Trellick Tower 5 Golborne Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the desecration of our architectural heritage.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Chris Johnson

Address: 91 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposal neglects the cultural and historical significance of the site and surrounding area. Despite the inclusion of numerous environmental studies, none address the cultural and historical environment celebrated and relied upon by the City of London - the Cultural Mile. Implementing this proposal would inflict irreversible harm to the Cultural Mile, a missed opportunity for the City of London to foster its cultural heritage. Sensitively renovating the existing buildings could serve as a model for urban adaptation and change, avoiding unnecessary cycles of demolition and construction. Such an approach would not only preserve but also elevate the City's standing as a leading center for culture and creativity, aligning with their stated objectives.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Inge Daniels

Address: 323 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed plans ignore rich history of the site/ area and will cause harm to the setting of a number of surrounding listed assets. The visual impact will be substantial too.

It will have an adverse effect on highway safety for pedestrians and cyclists.

There will be an increase in air pollution.

There will be a loss of sunlight, privacy issues and noise disturbances too.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Isaac Auers

Address: 353 harborne lane Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:What a shame to potentially lose such an outstanding example of post-war architecture. I recently visited this area of London for the first time back at the start of January and was struck by the striking design on display of these buildings and the surrounding area including the barbican Estate.

I believe we must preserve examples of architecture from this era as a primary goal. Not only are we gradually eroding the history of post-war design through our obsession with glass and steel buildings, but we are betraying our "climate-friendly" objectives as a society by opting for a 'start again' approach rather than repurposing unused building for new use.

Sure, the design of these buildings may not be to everyone's taste, but who are we to decide on the views of future generations? Too many architectural icons have been lost in recent years, and we should seriously consider the impact this will have long term, rather than the comfortable lining of our pockets that will be brought in the short term.