

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: Mr Alejandro Madero

Address: Apartment 51 10 Arthur Place Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Barbican is an Architectural Treasure. It deserves to be respected and protected.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Elizabeth Parry

Address: 34 Camberwell Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plan to demolish the old Museum of London and Bastion House. Architecturally they are of huge interest and quality, and most importantly it is a huge waste of resources. New builds are linked to enormous carbon release and use of raw materials. Re-use and re-imagining the old, wonderful buildings is clearly the responsible way forward.

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Case Officer: Gemma Delves

Customer Details

Name: Miss Ellie Stocks

Address: 6 Burma Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Environmental pollution and destruction of iconic London architecture

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Case Officer: Gemma Delves

Customer Details

Name: Mr Adam roche

Address: 35 Sperling Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The current site is part of the fabric of London, brutalist architecture forms a big part of the Barbican and surrounding experience. The new designs and proposals are not in keeping with what's existing.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Joseph Benjamin

Address: 131A francis Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Conserve the Barbican and all its parts. Recycle don't demolish.

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Case Officer: Gemma Delves

Customer Details

Name: Miss Lucie Dewar

Address: 53 Curtin avenue North wahroonga NSW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: This is a disruptive and unsustainable proposal. Knocking down a functioning building and an historical and culturally significant one at that should not go ahead. It would be a waste of materials, resources -and time to fully replace what is not broken, that could be more productively used elsewhere. It is a disrespect to the residents and the architectural monument.

Should the building not be of a high standard of functioning, it should be instead considered to alter and or make additions that are respective of the style of architecture and lifestyle and needs of the residents of barbican and surrounds. For example the proposal of accessible and bicycle would be an acceptable and positive addition so long as it does not significantly alter the complex as is proposed.

There are many arguments that the building complex should be heritage listed and this consideration/discourse should be taken as a sign to be much more sensitive in any proposal of demolition or alteration of the building.

Please do not demolish.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Wan Ru Lin

Address: Flat 67 Bowsprit Point London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stop demolishing culture building for useless offices please.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Elizabeth Shale

Address: 22 Lancaster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The buildings should be preserved & listed as part of the Barbican development.

Souless modern buildings cannot in any way replace these buildings with history & character!

Also, demolishing the buildings entirely would be hugely wasteful when they could be repurposed or modified for different uses.

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Case Officer: Gemma Delves

Customer Details

Name: B Walden

Address: 13 Hove

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It seems insane to me, to be demolishing another part of this international landmark. It was a huge red flag when the Museum closed and rumours started about the fate of the building. And now those rumours have proved true.

As an ex-resident of the area and frequent visitor, I am sickened at the idea of yet more of London's cultural heritage being torn down in favour of even more soulless office buildings. I'm sure it's part of a long term plan to eradicate the Barbican estate completely and this latest proposal just furthers that shameful vision.

And true vision is what's severely lacking here. It doesn't take a visionary to see potential in the existing structures. But it seems developers cannot imagine anything beyond London becoming a sea of glass and steel.

Disgusting.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Allen

Address: 9 Liberty House 77 Thomas Street Manchester

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Come on guys! Don't demolish these incredible brutalist buildings, reuse them. Apart from the destruction you'll also be generating so much waste. I might live 200 miles away and rarely visit London but that doesn't mean I don't appreciate these buildings, knowing they are there making London better makes me feel proud.

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Case Officer: Gemma Delves

Customer Details

Name: Miss Gemma Cawley

Address: 9 Kennington Avenue Benfleet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I was shocked to learn of plans to demolish these buildings which are of significant historical and architectural importance. There must be other sites available to develop the proposed buildings. Or perhaps it's a chance to reconsider if we actually need more mundane buildings like this in London.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Andrew Cameron

Address: Flat 9 24 Warner Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: Although I love the brutalist Barbican, as a local resident and worker, I absolutely loathe the museum of London building and Rotunda roundabout. In particular the part under the covered section adjoining the museum. It is awful to walk and cycle past. Demolishing Bastion House would not be a loss to the Barbican as a whole.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Daria Stishova

Address: Gilbert house 511 Barbican estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: It is a historical building that should be preserved. It will also be a huge disturbance to Barbican residence and an eye sore. The buildings are beautiful and should be repurposed, they are perfectly fine for further use. Your new plans will ruin the neighbourhood and are very polluting and non-sustainable!

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Montserrat Garcia

Address: Cami de n'Olesa, 124-5 Marratxí

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Important part of the city. It is an icon.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Ashley Kollakowski

Address: 114b Potternewton Lane Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Object to the demolition of historically relevant architecture that is part of the Barbican estate

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Case Officer: Gemma Delves

Customer Details

Name: Ms Fran Geer

Address: 40 vernham road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do not interfere with one of the most iconic architectural spaces in London.

From:
To:
Subject: Objection 23/01304/FULEIA
Date: 28 February 2024 13:37:19

THIS IS AN EXTERNAL EMAIL

I have previously objected to the above application and wish to add this objection:

The Town Planning Statement states:

"An application to renew the Certificate of Immunity from Listing has recently been submitted to Historic England. It is considered that the previous reasons to issue a Certificate stand, and no new evidence in favour of listing has come to light, and therefore it is considered that the building is likely to be granted a renewed Certificate of Immunity."

It is also noted that a contract to the value of £37K was awarded to Donald Insall Associates to act as the City of London Corporation's agent including the provision of a report on the merit of listing the buildings. Given how fundamental the COI is to the London Wall West scheme, it is a surprise that a copy of the report prepared by Donald Insall has not been published along with the other application documents. All the information relating to the COI and the evidence base for the application should be in the public domain during the LWW consultation.

I look forward to reading the unredacted report on the City's planning portal.
Please ensure that this email is recorded as an objection on the website.

Best wishes,
Brenda Szlesinger
Flat 112 Thomas More House
Barbican EC2Y 8BU

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sophy Twohig

Address: 348 Ben Jonson 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: I wish to object in the strongest terms to the London Wall West Proposals. This scheme constitutes damaging, gross and insensitive overdevelopment of this historic part of the City of London, harming the setting of the numerous Listed Buildings nearby. I also want to object strongly to the proposed demolition of a number of important post war modern buildings on the grounds of conservation but also on sustainability. The impact of these proposals on neighbouring properties and business will be significant and detrimental in terms of the loss of privacy, daylight, sunlight, noise and the overshadowing that comes with tall and large buildings. The architectural approach is a highly insensitive and inappropriate response to the context, in that it is both grossly out of scale and its architectural form and materiality is utterly alien and jarring in the context. This is not an architectural design that has been generated through a thoughtful and sensitive understanding of the site's history and context, which considering it sits within the setting of the adjacent Listed Buildings is deeply concerning. Consenting this scheme would be deeply

damaging to the City of London and all those who live and work nearby. I would urge the City to reconsider and look at alternatives which reimagine and reuse the existing buildings on the site to create a new unique and appropriate development generated out of its history and context - rather than these proposals which seek to completely erase and wipe out the history of this part of London.

From:
To:
Cc:
Subject: Objection 23/01304/FULEIA
Date: 28 February 2024 14:21:57

THIS IS AN EXTERNAL EMAIL

I recently objected to the above application and would not like to add to my objection:

I understand that an application has been made to Historic England to reissue a Certificate of Immunity from Listing for the Museum of London and Bastion House and that it is considered that the building is likely to be granted a renewal.

I also understand that a contract for £37k has been awarded to Donald Insall Associates to act as agents and liaise with Historic England. The contract has the following description:

'The current Certificate of Immunity from Listing (COI) on the Museum of London and Bastion House is due to expire in August 2024. Consultants have advised that it is very likely that an application for a new COI would be approved by Historic England and the Secretary of State and if this was requested in 2023 a new COI could be provided in 2024, lasting five years up to 2029. A new COI would protect the Corporation from the risk of Bastion House and the Museum from listing which would provide the freedom for a refurbishment scheme to be designed that retains the existing buildings in some way or a new redevelopment scheme.'

This makes it clear that the application to renew the COI is key to this planning application and therefore I would expect to see a copy of the report from Donald Insall Associates to be published as well as the Trium report recently uploaded. The report relating to the COI should now be published alongside all the other documents on the planning portal.

Many thanks

Shelagh Wright
205 Seddon House
London EC2Y 8BX

From:
To:
Subject: 140 and 150 London wall
Date: 28 February 2024 17:31:47

THIS IS AN EXTERNAL EMAIL

I strongly object to the demolition of 140 and 150 London wall. These buildings should be preserved for their architectural merit. The new buildings that are plans are hideous and completely out of scale with the surroundings. The plans will seriously undermine the aesthetic value of the iconic and unique Barbican estate that is loved by millions of Londoners as well as tourists to our city.

Regards,
Oliver

Flat 1,309 Camberwell Road, London se50hq

Sent from [Outlook for iOS](#)

From:
To:
Subject: Barbican residents objection
Date: 28 February 2024 18:27:20

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I, Dasha Stishova, resident at Gilbert House, Barbican Estate strongly object to the demolition of historical building that are part of the original Barbican Estate. We as Barbican residents will not allow for an important part of our beloved home to be destroyed! It is unsustainable and just awful!

Very saddened and disappointed with this campaign,
Dasha
511 Gilbert house, Barbican estate, EC2Y 8BD

From: Fred Rodgers
Sent: Thursday, February 29, 2024 1:52 PM
To: Delves, Gemma
Cc: Richards, Gwyn; Williams, Amy; Gentry, Sarah; Horkan, David
Subject: Re: Planning Application/Listed Building Consent Consultation: 23/01304/FULEIA, 23/01277/LBC, and 23/01276/LBC

THIS IS AN EXTERNAL EMAIL

Dear Ms Delves,

Many thanks for your prompt response and explanation. Whilst I can understand there being a separate email address, it's not clear who this one belongs to. The City Surveyor's "London Wall West" website still appears to be live and, with respect, the meaning of "lpa" isn't clear. Also, the message in the emails stating that it was sent on your behalf suggests a remoteness that could be anywhere in Guildhall.

In any event, now there is a further consultation, it would be helpful if you could explain what, exactly, we're being consulted on? I appreciate that your Division engaged Trium Environmental Consulting to carry out its 53 page EIA review. At least, I presume it was your Division as the review simply states its client is City of London Council.

Buro Happold has, of course, responded in a 288 page defence which is also split into nine separate documents, with contributions from Vanguardia, Waldrams, MOLA, Tavernor Consultancy and RWDI. Are we being consulted on Trium's document, Buro Happold's or both?

According to Buro Happold, in addition to Trium, seven other consultants have responded to the ES, although I've only seen Greengage Environmental's response to the PEA which was posted last week. Can you point me to where I might find the comments from the other six?

In the meantime, I've heard nothing further on my request to Gwyn Richards that both MoL and Bastion House be recognised as UDHAs. Interestingly, this point is raised by Trium in paragraph 5.57 on page 36 of its review. As, it's raised on behalf of City Corporation, it deserves proper consideration. Certainly, the response to "ES REF BH13" pages 69/70 does the City Corporation no favours.

There is no justifiable case against recognising both buildings as UDHAs since the third consecutive application for a COIL is now being considered by Historic England. If City Corporation has any fears that either or both could be listed, then it must accept that both qualify for recognition as UDHAs.

The omission of both buildings and Ironmongers' Hall from the CA is even more blatant. Before listing, the latter was recognised as an UDHA but the attention to detail in City Corporation's appraisal of its unilaterally designated Zone 5 simply failed to include any details of the three buildings. It referred to MoL and Bastion House by reference to the then COILs and Ironmongers' Hall, listed Grade II under 12 years later, as an UDHA and the whole of Zone 5:

The area to the south of the Barbican Estate, bounded on the south by London Wall does not sufficiently satisfy the criteria for designation as a conservation area. Whilst the area has significant designated heritage assets within it, the original design intent of this commercial fringe has been dramatically altered over time, and has lost much of its original character.

It isn't clear if that appraisal was down to Annie Hampson, Paul Wilkinson or Chris Hayward and/or Alastair Moss, the then Chair and Deputy Chair of PT&C. However, the effort was heavily criticised by attendees from other LBs at the subsequent HE/20C workshop celebrating the 50th anniversary of CAs. I was invited to that because of the proposed CA.

By the way, it seems the statutory date for comments expires on 28 March in some letters and 29 March in others. Again, is there any reason for this?

Best regards,

Fred Rodgers

100 Breton House
Barbican
London
EC2Y 8PQ
UK

On 29 Feb 2024, at 09:27, Delves, Gemma wrote:

Dear Mr Rogers

Thank you for your email. The lpalondonwallwest@cityoflondon.gov.uk email address has been set up by the Local Planning Authority (lpa at the start of the address being Local Planning Authority). We created a dedicated inbox for the London Wall West case in anticipation of a lot of correspondence (as an aside the same was done for the Liverpool Street Station case). The inbox is used as a way to monitor, organise and respond where necessary to the correspondence received. It is monitored by the multiple Planning and Administration Officers that are working on the case this is so as to ensure that correspondence is dealt with efficiently. The inbox is set up so that only Planning and Administration Officers working on the case can view its content, no one from Surveyors can view the sent or received emails. The email address was published on consultation letters, site notices and press notices for people to use.

Please do not hesitate to come back to me should you have any further queries.

Kind regards

Gemma



Gemma Delves | Principal Planning Officer

Environment Department | City of London | Guildhall | London EC2V 7HH
T: 020 7332 1704

www.cityoflondon.gov.uk

Please note that my working days are: Tuesday, Thursday and Friday

From: Fred Rodgers

Sent: Wednesday, February 28, 2024 5:20 PM

To: Delves, Gemma

Cc: Richards, Gwyn

Subject: Re: Planning Application/Listed Building Consent Consultation: 23/01304/FULEIA, 23/01277/LBC, and 23/01276/LBC

THIS IS AN EXTERNAL EMAIL

Dear Ms Delves,

I've just received eight emails from you similar to the one below. However, all nine emails are from the email address "lpalondonwest@cityoflondon.gov.uk" and not your email address as above.

Why is this, as I was under the impression that there was a "dividing line" between the City Surveyor's application team and the Planning and Development Division? That 'line' is set out in an approved handling note, although the only such that I've seen is now denuded by various comings and goings.

In any event, it doesn't seem appropriate for you, as Case Officer, to seemingly be on the City Surveyor's team. An explanation would be appreciated, please.

Best regards,

Fred Rodgers

100 Breton House
Barbican
London
EC2Y 8PQ
UK

On 28 Feb 2024, at 16:59, lpalondonwallwest
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Dear Consultee/Contributor,

Please see attached consultation for 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).

Reply with your comments to lpalondonwallwest@cityoflondon.gov.uk.

Kind Regards,

Planning Administration

On behalf of

Gemma Delves
Environment Department
City of London

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From:
To:
Subject: RE: Your letter of 28 February regarding: London Wall West
Date: 29 February 2024 19:13:32

THIS IS AN EXTERNAL EMAIL

RE: Your letter of 28 February regarding:

Location: 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).

I am in receipt of the following applications for planning permission and listed building consent for the development of the above site. The applications are being re-advertised and re-consulted on under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 following the receipt of further information in relation to the Environmental Statement provided and under the Town and Country Planning Act 1990 to include further information on planning matters:

Planning permission for the following (ref. 23/01304/FULEIA):

Demolition of 140 & 150 London Wall to provide a phased development comprising: etc etc etc.

I am writing as a long time resident of the Barbican to state my total opposition to this application and the works it proposes -- to create a whole newly built area etc etc as above. I have responded to one questionnaire after another from the City like this one asking if I would support an application like this one, and I will repeat myself once more by saying – **NO! I am absolutely opposed** to destroying those buildings and digging up the whole area and putting up new buildings, most likely more empty skyscrapers that no one needs, causing years of noise, dust, pollution, traffic jams, and mess. Send these people to Canary Wharf and stop Canary Wharf skyscraper lovers wanting to colonise the City because they hate what they've created down there.

Half the sky as seen from my front balcony has disappeared because you are building one skyscraper after another, the newest one uglier than the ones before it. Has anyone informed you that you have an environmental protection policy? Has anyone informed you that human life on this Earth is threatened by all the pollution created from such building projects? Do you have children? Do you want them to live a long life? Please then stop trying to mess up the planet even more than it is already messed up and stop all these rich people from building monuments to their own money.

Kind regards,
Margaret Berer
114 Speed House
Barbican

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: External alterations to existing highwalks at the Barbican Estate including to the John Wesley Highwalk and Mountjoy Close to allow for the integration of new highwalks, hard and soft landscaping, and works associated with the construction of new buildings with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftsbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Dr Nicholas Deakin

Address: Flat 372, Lauderdale Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:1. The scale and mass of this is totally inappropriate for the site and virtually unchanged from the prior application

2. The building takes away from views of St Paul's Gyratory from Aldersgate Street and the Barbican - an important route through the City

3. It is out of proportion, scale and stylistically dissonant from the listed Barbican and Grade II* listed park/gardens

4. It is not environmentally sound and the existing tower/buildings should be retro-fitted to modern standards - the City has not attempted to realistically cost or manage this (despite encouraging other developers to use this approach first) other than 'window dressing' a rushed consultation on this

5. Demolition will destroy two internationally recognised icons of British post-war urban design, including important public realm. These are important and the tower is the last remaining original tower of the London Wall scheme which predates even the Barbican

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: Mr michael collins

Address: Flat 10, Block S Chequer Street 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: Unnecessary. Should be repurposed.