

Committee:	Date:
Planning Applications Sub Committee	09 May 2024
Subject: Alban Gate, 125 – 130 London Wall Extension, refurbishment and alterations including: creation of a connection from the office reception to the Wood Street north escalator; reconfiguration of Class E uses and spaces at podium level to include extension of the office floorspace; formation of new seating areas at podium level; installation of new planters; refurbishment of the escalator surrounds (Wood Street south and north); formation of feature and art walls; re cladding of columns; alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway; and provision of new lighting and wayfinding.	Public
Ward: Bassishaw	For Decision
Registered No: 23/01115/FULL	Registered on: 10 October 2023
Conservation Area: No	Listed Building: No

Summary

The application relates to Alban Gate, an early 90s postmodern office building by Terry Farrell and Company. Integral to the building is a podium area with retail units, and publicly accessible escalators and lifts (Wood Street north and south sides) linking ground and highwalk level pedestrian routes. The site is not within a conservation area and Alban Gate is not listed.

Planning permission is sought for works at ground and podium level to enhance the arrival experience to the building, including new feature walls at ground floor level, re-cladding of columns and refurbishment of the escalator surrounds. The most significant aspect of the works is the demolition of a retail unit at podium level and its replacement with a new extension to the office reception (220 sqm). The extension would be located on the Alban Highwalk City Walkway. The highwalk would need to be rescinded to enable this element of the proposed works to take place. A new area of City Walkway would be dedicated at podium level to offset the loss.

The proposed scheme is a revised version of a scheme that was submitted in 2022 and subsequently withdrawn (ref. 22/01207/FULL). Residents expressed concerns about the 2022 scheme and the proposal has been revised in response to comments

received, in particular new terrace areas are no longer proposed and the escalators on Wood Street would be retained.

Five comments (not objections) have been received from local residents, in addition to comments from the Barbican Association and the Chair of the Wallside House Group. The comments note that the proposed scheme has paid welcome attention to feedback, careful consideration should be given to detailed design matters such as materials and lighting and that the construction process needs to be carefully managed to avoid noise, disturbance, and inconvenience.

The scheme would result in the loss of a 250 sqm Class E retail unit at podium level. The site is not within a Principal Shopping Centre (PSC) or on a retail link as defined by the Local Plan 2015. All five retail units at podium level are vacant, the applicant has advised that several of the units are small with awkward internal floorplates. As part of the longer term strategy the applicant is proposing to reconfigure the commercial offering at podium level in order to increase attractiveness. The applicant has provided sufficient information to justify the loss of the unit and the provision of the new office and amenity space would be in accordance with policy.

In design terms the proposals would enhance the appearance of the building and improve experience of the ground and podium level spaces. While the extension would build into a pedestrian desire line between the Bastion Highwalk and the Alban Highwalk, it is considered that the movement around the podium would be legible. Visual connection to the walkway's entrances and exits would be maintained and complemented by new signage to aid wayfinding which would be secured by condition. Given the minor scope of the works it is not considered that they would result in any impact upon the setting and significance of the nearby designated heritage assets.

From a transportation perspective, although the proposal would be built on City Walkway new walkway would be dedicated from the site of the demolished retail unit. The quantum of proposed walkway would offset the loss of the existing walkway. S.106 obligations and conditions would cover the works to the walkway including the recission and dedication process.

Construction works would be managed through a Construction Logistics Plan and a Scheme of Protective Works that would be required by condition prior to construction works commencing. The Scheme of Protective Works would need to accord with the City's Code of Practice for Construction and Deconstruction sites which would ensure that the noise and disturbance impacts of the works are limited.

Overall, subject to conditions and a S.106 agreement, it is considered that the proposed works are acceptable and in accordance with the development plan as they would enhance the podium and ground floor level of the building.

Recommendation

- (1) That the Planning and Development Director be authorised to issue a decision notice granting planning permission for the above proposal in accordance with the details set out in the attached schedule subject to:
 - (a) Planning obligations and other agreements being entered into under Section 106 of the Town and Country Planning Act 1990 in respect of those matters set out in the report, and the decision notice not to be issued until the Section 106 obligations have been executed.

Site Photographs



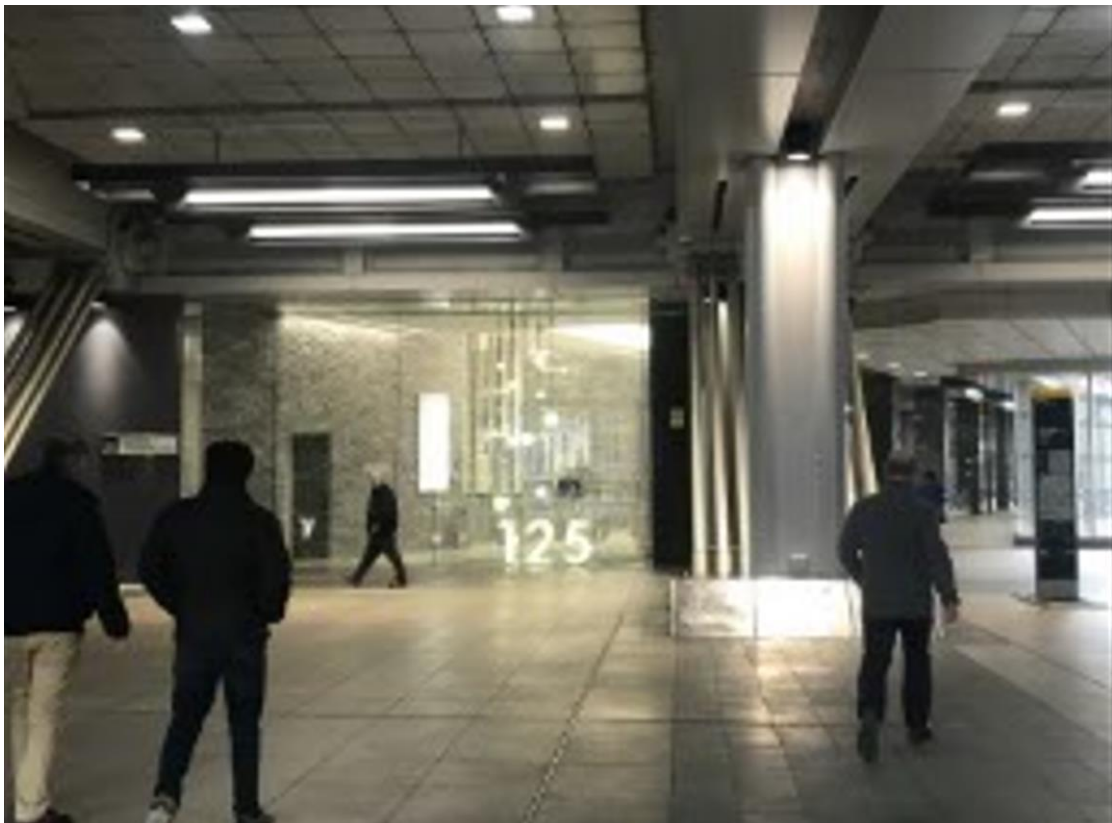
125 London Wall, Wood Street South Side Looking North



Escalators Wood Street South Side



Wood Street North Side, 125 London Wall Reception Entrance



Podium Level Reception Entrance, 125 London Wall

Main Report

Site

1. The application relates to Alban Gate, an early 90s postmodern office building by Terry Farrell and Company. The building comprises two blocks that sit across London Wall. Integral to the building is a podium area with retail units and publicly accessible escalators and lifts linking ground and highwalk level pedestrian routes.
2. The site is not within a conservation area and Alban Gate is not a listed building. The building was recently granted a Certificate of Immunity from listing by the Secretary of State.
3. The site is directly to the south of the Barbican and Golden Lane Conservation Area and the grade II listed Barbican Estate.
4. Alban Gate is within the North of the City Key Place as defined in the Local Plan 2015 and the Smithfield and Barbican Key Area of Change as defined by the draft City Plan 2040 which seek to rejuvenate the area while identifying and meeting the needs of residents.

Relevant Planning History and Background to the Proposal

5. An application for planning permission was received in respect of the site on the 14 December 2022 (ref. 22/01207/FULL) and was subsequently withdrawn.
6. The application proposed works to update the building, which are summarised as follows:
 - Alterations to the building facades at ground and podium level, including the addition of mesh panels to the ground floor façade;
 - Removal of the glazing on the Wood Street and Monkwell Square elevations of the building to create external balconies from podium level to level 18;
 - Re configuration of the Class E uses at ground and podium level;
 - Change of use of the former wine bar at podium level from Sui Generis to Class E;
 - Provision of pop up space at podium level for retail/leisure use;
 - Alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway;
 - New access arrangements to include the replacement of the publicly accessible escalators on the Wood Street south side of the building with a new publicly accessible staircase;
 - Removal of the publicly accessible escalators on the Wood Street North side of the building and their replacement with a new publicly accessible lift; and
 - Infill of the office atria.

7. Local residents objected to the proposals. The principal areas of concern for residents were potential overlooking from the new balcony areas and the proposed alterations to the podium/ground floor access arrangements particularly the loss of the escalators. The Twentieth Century Society raised concern about the impact of the proposal on the character and fabric of the building.
8. The applicant subsequently withdrew the application to address the concerns that had been raised.
9. The current application represents a revised version of this originally submitted proposal.

Proposal

10. Planning permission is now sought for the following works at ground and podium level to enhance the arrival experience to the building:
 - Partial removal of steps (feature steps to a wall) at the Wood Street north entrance and its replacement with a planter (the partial removal of the steps would not impact on access into the building).
 - Creation of a new connection from the ground floor reception (Wood Street north side) to the Wood Street north escalator.
 - Introduction of a new wayfinding scheme.
 - Refurbishment of the existing escalator canopy and re-cladding of the flank wall to the escalator to include an art installation feature wall, on the Wood Street south side of the building.
 - Partial infill over the escalator on Wood Street north to allow for extension of the podium level floorplate (function of the escalator would be maintained and unaffected by this alteration).
 - Re-cladding of columns at ground level in aluminium.
 - Re-cladding of existing glass wall with a new translucent glass with perforated metal and LEDs behind to create feature walls adjacent to the Wood Street north escalators and on the London Wall facade.
 - Demolition of an existing retail unit at podium level to enable the extension (220 sqm) of the office reception and the formation of a new seating area and planters, to include the acoustic treatment of a void over the roadway to reduce noise pollution. Most of the proposed extension would be located on City Walkway and therefore this element of the proposal would require changes to the Alban Highwalk City Walkway. New City Walkway is proposed on the site of the removed retail unit to ensure that the proposal would not result in loss of City Walkway.
 - New lighting.

Consultations

11. The applicant has submitted a Statement of Community Involvement which sets out the consultation that has been carried out in conjunction with this application.

Public consultation in respect of the proposal took place in September 2023, building on earlier public engagement undertaken as part of the proposals connected to the previously submitted application that was withdrawn (see planning history section of this report).

12. The following engagement activities were undertaken by the project team to raise the profile of the scheme and engage with residents and key stakeholders;
 - Emails to key stakeholders and neighbours – 1 September 2023
 - Launch of updated consultation website – 8 September 2023
 - Delivery of 784 flyers to properties around the site notifying them of the launch of the consultation and the updated consultation website – 11 September
 - Meeting with the Barbican Association – 11 September 2023
 - Meeting with neighbours at Monkwell Square – 20 September 2023
13. The objective of the public consultation was to ensure that local residents, businesses, immediate neighbours, interested parties and key stakeholders were made aware of the new proposals and had an opportunity to comment and put forward questions concerning the plans, following earlier feedback received as part of the 2022 application.
14. Feedback from the consultation process was positive noting that the revised proposals were more favourable than the previously proposed scheme.
15. Following receipt of the application by the Local Planning Authority, it has been advertised on site and in the press and 397 letters were sent to local residential occupiers consulting them on the application. A summary of the representations received is set out in following paragraphs of this report.
16. The Barbican Association have the following comments to make on the application:
 - The changes made to this application (in comparison to the previously submitted application that was withdrawn) have paid welcome attention to the feedback received during the consultation process.
 - It is noted that the submitted Construction Logistics Plan is outline and a more detailed one will be completed in due course, notwithstanding the following comments are made on the outline document to ensure that they can be factored into the subsequent document. Concerns centre on safety and minimising inconvenience. Careful consideration needs to be given to maintaining access along the Podium while the works are being carried out. The final CLP needs to refer to:
 - The disruption that the works will cause to the Highwalk.
 - The residents abutting Monkwell Square.
 - The condition of the access road on Monkwell Square.
 - The loading bay in Wood Street still being there.

- The location of hoardings.
 - The working hours.
 - It is suggested that a meeting is held with interested parties before the work starts and that updates are given during the construction work.
17. **Officer comment:** The above matters are addressed in the construction and residential amenity sections of this report.
18. The Chair of the Wallside House Group added to the comments made by the Barbican Association. The Chair expressed concerns about working hours and hoped that there would be restrictions on noisy works given the proximity of homes in Wood Street and Monkwell Square to the site. The owners of the site have informed residents that Monkwell Square would not see an increase in the number of vehicles using it to access the site and that they have sufficient space for storage under the building therefore residents hope that this would reduce the need for using an area outside the loading bay for anything other than deliveries or removal of waste.
19. **Officer comment:** The above matters are addressed in the transportation and residential amenity sections of this report.
20. Five comments (not objections) have been received from local residents:
- The revisions are unobjectionable and a great improvement over the garish colour scheme shown in public consultation.
 - The application of coloured film to the glazing over the southern escalators is questioned, the glazing is partly exposed to the elements meaning that any film is likely to get damaged and start to look unsightly. **Officer comment:** final details of the film would be required by conditions as part of which consideration would be given to the longevity and robustness of the proposed materials.
 - The construction logistics plan appears generic. **Officer comment:** a final, detailed construction logistics plan would be secured by condition.
 - There is a tendency for noise to have a significant adverse impact on residents. Drilling/banging seems to reverberate around the building and is disturbing when no prior notice is given. Residents should know what arrangements will be in place to ensure that noise and disturbance is minimised, and that warning is given when noisy work is unavoidable, particularly during weekends. **Officer comment:** noise from construction works and measures to mitigate impact would be required as part of the Scheme of Protective Works which would be required by condition. The scheme would need to accord with the City's Code of Practice for Deconstruction and Construction Sites.
 - There is concern over the risk to cyclists because of construction activity planned around the loading bay for 125 London Wall. Reassurance needs to be given that marshalling and safety provisions would be in operation to

minimise risk during the works. **Officer comment:** details of the management of the construction process would be secured by condition through the Scheme of Protective Works and the Construction Logistics Plan. Through these documents it would be ensured that the safety of road users would be maintained during the works.

- There is concern about the new light fittings as it is not clear from the planning application how much light would extend out from the podium level and the new reception areas. **Officer comment:** final lighting details would be provided at detailed design stage and secured by condition. In the assessment of the lighting consideration would be given to ensuring no undue impact from the lighting.
- The new podium space is welcomed, however there have previously been issues on the highwalk with people dropping litter, being noisy and skateboarding. What procedures would be in place to ensure that skaters cannot use the benches? **Officer comment:** details of the seating would be provided at detailed design stage and secured by condition.
- If the Planning and Development Director is mindful of recommending approval, perhaps a planning obligation could be agreed with the applicant. This would involve assistance with designing, obtaining planning permission for and constructing a step free pedestrian access from Monkwell Square into Barber-Surgeons' Garde. **Officer comment:** The applicant has been advised of this comment. Such works would be outside of the scope of this application and could not be secured as part of it.

21. The Air Quality Officer has recommended a condition should planning permission be granted, the applicant be required to sign up to the Non Road Mobile Machinery Register.

22. The Environmental Health Officer has recommended conditions in relation to a Scheme of Protective Works and Construction Logistics Plan.

Policy Context

23. The Development Plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.

24. The City of London (CoL) is preparing a new draft plan, the City Plan 2040, which was published for Regulation 19 consultation on 18th April 2024. It is anticipated that the City Plan will be submitted to the Secretary of State in Summer 2024. Emerging policies are considered to be a material consideration with limited weight with an increasing degree of weight as the City Plan progresses towards adoption, in accordance with paragraph 48 of the NPPF. The emerging City Plan 2040 policies that are most relevant to the consideration of this case are set out in Appendix A to this report.

25. Government Guidance is contained in the National Planning Policy Framework (NPPF) December 2023 and the Planning Practice Guidance (PPG) which is amended from time to time.
26. Paragraph 10 of the NPPF states that “at the heart of the Framework is a presumption in favour of sustainable development. That presumption is set out at paragraph 11. For decision-taking this means:
 - a) approving development proposals that accord with an up-to-date development plan without delay; or
 - b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Statutory Duties

27. The Corporation, in determining the planning application has the following main statutory duties to perform:
 - To have regard to the provisions of the development plan, so far as material to the application, to local finance considerations and to any other material considerations (Section 70(2) Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

Considerations in this Case

28. In considering the planning applications before you, account has to be taken of the documents accompanying the application, consultation responses, letters of representation and the statutory and policy framework.
29. It is necessary to assess all the policies and proposals in the plan and come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.
30. The principal issues in considering this application area:
 - The loss of retail space and increase in office and amenity space
 - The acceptability of the design of the proposal and whether it would impact on identified heritage assets
 - The transportation implications of the proposal in terms of impact on pedestrian routes and the City Walkway
 - Impact on residential amenity

- The acceptability of the scheme in sustainability terms
- The requirement for financial contributions and other planning obligations

Loss of retail floorspace and increase in office floorspace

31. The scheme would involve the loss of a 250 sqm Class E retail unit at podium level. The unit would be removed to accommodate the office lobby extension. The site is not within a Principal Shopping Centre (PSC) or on a retail link as defined by the Local Plan 2015. As such, policy DM 20.3 of the Local Plan 2015 is relevant which seeks to resist the loss of isolated and small groups of retail units outside the PSCs and Retail Links that form an active retail frontage, particularly A1 units near residential areas, unless it is demonstrated that they are no longer needed.
32. There are currently five retail units at podium level, all of which are vacant (one unit was vacant pre-covid and the remaining units became vacant post covid). The applicant has advised that the units have been marketed but suitable replacement tenants could not be found. There is not enough footfall at podium level to sustain the units in their current size and configuration, and several of the units are small with awkward internal floorplates. As part of a wider long term strategy for the building, the applicant is proposing to reconfigure the commercial offering and design at podium level to increase attractiveness and usability of this part of the highwalk.
33. In accordance with policy DM20.3 of the Local Plan it is considered that the applicant has provided sufficient information to demonstrate that the retail space is no longer needed, and a proposal has been developed to enhance and activate the podium area. One existing retail unit would be replaced with a new office lobby and public amenity space through an enhanced podium area with new seating and landscaping, which would accord with policies CS1 of the Local Plan which seeks to increase high quality office floorspace and policy CS19 of the Local Plan which seeks to improve access to amenity spaces. Details of the design of the updated podium area would be required by condition.

Design

34. The proposed design alterations to both the ground and podium levels seek to enhance the visual appearance of the building's structures and the overall quality of the environment, as well as enhance the prominence and legibility of the building entrances at each level.
35. The largest intervention sought as part of these proposals is to extend the office lobby into the podium and remove the western retail unit. While the extension would build into a pedestrian desire line, between Bastion Highwalk and Alban Highwalk, officers consider that movement around the podium would still be legible. The extension would be glazed thus allowing sight lines through the built

form, and the visual connection to the walkway's entrances and exits would be maintained and complimented by new signage to aid wayfinding, details of which would be secured by condition. Furthermore, the dimensions of the routes around the podium and lobby are considered generous enough to keep the podium feeling publicly accessible and be fully accessible to all, in addition to providing a much higher quantity of inclusive seating as part of the podium level enhancements. A small void area of the podium gantry would also be infilled, thereby extending the podium slab to increase the useable area of the podium for pedestrian movement. Final details on the materials and elevational details of all aspects of the proposal are to be conditioned, to ensure they are of high quality and create an inclusive environment, noting the concern from a resident regarding the quality of the proposed film to the escalator surround.

36. Details of all lighting and hard and soft landscaping including furniture would also be conditioned, as these elements are essential to ensuring that the proposed new podium space would feel safe and welcoming. While the final details of materials and finishes are also to be conditioned, the overall theme for the application of colour is for it to be tonally in keeping with the colour of the existing building materials but refreshed to reinvigorate the appearance of the spaces.
37. Overall the proposals are considered to enhance the appearance of the building and improve the pedestrian experience of the ground and podium level spaces through the addition of new planting features; seating; lighting and updated surface treatments and would comply with Local Plan Policies CS10 and DM10.1, DM19.1 emerging City Plan Policy S8, DE2, HL1, DE3, and London Plan Policy D3 and D8, paragraphs 130 and 132 of the NPPF and the City Public Realm SPD.

Heritage

38. The development site is close to the Barbican Estate, to which it connects via the network of pedestrian highwalks. The Estate is a Grade II Listed building, within the Barbican and Golden Lane Conservation Area and is also designated as a Grade II* registered Historic Park and Garden. Further to the south of the site along Wood Street is the Tower of the former Church of St Albans and Wood Street Police station – both Grade II* listed buildings.
39. Given the limited scope of the proposals, amounting to minor works of extension and refinishing within the Alban Gate complex, officers consider that they would not result in any impact upon the setting and significance of the nearby designated heritage assets. The level of change within the setting would be minimal, despite sharing access via the City's highwalk, given the narrow and highly enclosed nature of the views to and from the highwalks at podium level, and the oblique views at street level, which limit the level of intervisibility between the heritage asset and the areas affected by the application proposals to

inconsequential instances. As such, it is considered that the proposals are of such a minor scale that they would not have an impact on, and therefore would not be detrimental to, the setting and significance of the Barbican Estate as a grade II listed building and a grade II* Registered Park and Garden, and the setting and significance of the Barbican and Golden Lane Conservation Area.

40. With respect to St Alban Church Tower and Wood Street Police station, the impact of the proposals would be very limited. The proposed change of materials to the ground floor of the site would be perceptible from the listed buildings, however this would not change the present contribution of the site to the setting of these assets whilst providing further greening in the surroundings. Officers consider that these alterations would result in a minimal change to the setting of these listed buildings, which in combination with their oblique intervisibility, would not result in any impact on their significance.
41. The existing building has been assessed against the criteria Historic England have suggested for selecting non-designated heritage assets, contained in 'Local Listing: Identifying and Conserving Local Heritage Advice Note 7'. The criteria comprise: assets type; age; rarity; architectural and artistic interest; group value; archaeological interest; historic interest; and landmark status. The assessment is summarised below.
42. In terms of asset type, age, rarity, and architectural interest, as a purpose-built commercial building in the early 1990s, Alban Gate is one of a number of buildings of this type, and is not considered to be of any intrinsic design or architectural merit – despite being of a recognisable postmodern aesthetic designed by well-known architectural practice (Terry Farrell and Partners). Furthermore, it is considered to relate poorly to and holds no group value with any of the neighbouring buildings, in particular the Barbican, and other buildings along London Wall and Wood Street – which it bridges over and occludes views towards.
43. The location of Alban Gate over London Wall also creates a challenging relationship with the street, resulting in a poor-quality streetscape at pavement level, which is particularly problematic in terms of inclusivity and accessibility – creating an inhospitable environment to cross the road and limited step-free access to the podium level above.
44. The building also holds no archaeological interest of past human activity, and little intrinsic historical interest owing to its relatively recent construction. The building's very prominent and unusual siting across London Wall does, however, give it a degree of landmark status.

45. Overall, taking the criteria together, Alban Gate is considered not to sufficiently meet the criteria for non-designated heritage asset status.
46. Furthermore, a detailed assessment of the architectural and historic interest of the existing building on the site was undertaken as part of an application for the Certificate of Immunity from Listing (COI). A COI was granted for Alban Gate on the 1st of December 2023 by Historic England, confirming that the existing building is not of sufficient special architectural or historic interest to meet the criteria for statutory listing.
47. Overall officers consider, therefore, that the proposal would have no impact on and would therefore preserve the special architectural and historic interest and setting of relevant, nearby heritage assets and would comply with Local Plan Policies CS12, DM12.1 and relevant policies with the London Plan and NPPF. Considerable importance and weight has been attached to the desirability of preserving the listed buildings, their setting or any features of special architectural or historic interest that they possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Transportation

48. Policy DM16.2 of the Local Plan 2015 states that pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.
49. Most of the extension at podium level (204 sqm out of the 220 sqm extension footprint) would be located on existing City Walkway. The applicant would need to apply to the City to rescind the walkway and conditions are recommended to this effect. To accommodate the extension, the 250 sqm retail unit would be demolished. The applicant has agreed to dedicate the site of the demolished retail unit as new City Walkway to ensure that there would be no net loss of City Walkway at podium level as a result of the proposals. Conditions and S.106 obligations are recommended relating to the City Walkway to ensure that provision of alternative pedestrian routes is secured while construction work is taking place, and that the new City Walkway is dedicated with public right of way over this area.
50. The design of the proposal maintains existing pedestrian routes, entrances, lifts, stairs and escalators to the public highway, whilst delivering aesthetic and inclusive improvements to the space for users. The locations of new seating areas would be designed to ensure that pinch points would be avoided to the benefit of pedestrian flows through the space.

51. As set out above, it is considered that the resultant walkway arrangements are acceptable for pedestrians in accordance with policy DM16.2 of the Local Plan.

Construction

52. A preliminary Construction Logistic Plan (CLP) has been submitted in support of the planning application. This provides useful information to outline the proposed works and methodology. A more detailed CLP will need to be prepared once a Principal Contractor has been appointed, which will need to be in line with TfL's Construction Logistics Plan Guidance. This will be secured by condition.
53. Works required to the highway following development would need to be secured through planning obligation with the City to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces as required.

Residential Amenity

54. Nearby residents have made comments in respect of potential noise and disturbance from the construction work and have commented on the content of the submitted draft Construction Logistics Plan. The applicant has been advised of the concerns.
55. A final Construction Logistics Plan and Scheme of Protective Works would be required by condition to manage and minimise the impact of the works. The scheme of protective works would need to accord with the City's Code of Practice for Deconstruction and Construction Sites and would need to cover matters such as working hours and the requirement to consult with neighbouring stakeholders. The Construction Logistics Plan would secure details of construction arrangements to ensure that the environment remains safe for users and disruption is minimised.

Sustainability

56. The scheme is a positive example of refurbishment in the City. The existing building would be retained and in part altered to an overall minor extent to extend its useful lifetime.
57. London Plan Policy S17 ('Reducing waste and supporting the circular economy') sets out a series of circular economy principles that development proposals are expected to follow. Draft City Plan 2040 Policy S16 sets out the City's support for Circular Economy principles.
58. In accordance with London Plan policy S17 the applicant has advised that a resource management plan (RMP) will be prepared to ensure that any demolition material will be identified and prioritised for re-use on the site. In sourcing new materials preference would be given to sustainable options.

Requirement for Financial Obligations and Other Planning Obligations

59. The development would not be liable for Mayoral or City CIL. However, alterations to the City Highwalk will be secured in a s106 agreement.

City Planning Obligations

60. In this case, the following financial contributions will be secured through a Section 106 Agreement:

- Construction Monitoring Cost (£5,060 - *First Year of development and £5,060 for subsequent years*)
- Monitoring Cost £1,000

61. In addition to the contributions above, the obligations set out below will also be secured through the Section 106 Agreement. They are required in accordance with the City's Planning Obligations SPD 2021 and are necessary to make the application acceptable in planning terms.

- Obligations relating to the rescission and dedication of City Walkway
- Step in powers for the City Corporation in the event of there being a default by the developer in the laying out of the new city walkway, or if any remedial works are required to the existing or proposed city walkway
- The provision of a bond to cover the City Corporation's costs in the event of a default by the developer including if any remedial works or repairs are required to the existing or proposed City Walkway
- An obligation not to carry out any preparatory operations until technical approval has been granted and all approvals, licences and consents have been obtained to the reasonable satisfaction of the City Corporation
- The submission of a City Walkway Schedule of Condition

Administration and Monitoring

62. The applicant will pay the City of London's legal costs incurred in the negotiation and execution of the legal agreement and the City Planning Officer's administration costs in respect of the same. These charges are set out on the City Corporations website and will be reviewed from time to time.

Other Matters

63. As set out above, the applicant is proposing measures to enhance the podium space including new seating and planters. Further details of the design and layout of this space would be required by condition. The applicant would also need to obtain Approval In Principle from the City in order to be able to locate seating and planters on the City Walkway.

Conclusion

64. The scheme would result in the loss of a 250 sqm Class E retail unit at podium level. The site is not within a Principal Shopping Centre (PSC) or on a retail link as defined by the Local Plan 2015. All five retail units at podium level are vacant, the applicant has advised that several of the units are small with awkward internal floorplates. As part of the longer term strategy the applicant is proposing to reconfigure the commercial offering at podium level in order to increase attractiveness. The applicant has provided sufficient information to justify the loss of the unit and the provision of the new office and amenity space would be in accordance with policy.
65. In design terms the proposals would enhance the appearance of the building and improve experience of the spaces. While the extension would build into a pedestrian desire line between the Bastion Highwalk and the Alban Highwalk, it is considered that the movement around the podium would be legible. Visual connection to the walkway's entrances and exits would be maintained and complemented by new signage to aid wayfinding which would be secured by condition. Given the minor scope of the works it is not considered that they would result in any impact upon the setting and significance of the nearby designated heritage assets.
66. From a transportation perspective, although the proposal would be built on City Walkway new walkway would be dedicated from the site of the demolished retail unit. The quantum of proposed walkway would offset the loss of the existing walkway. S.106 obligations and conditions would cover the works to the walkway including the recission and dedication process.
67. Construction works would be managed through a Construction Logistics Plan and a Scheme of Protective Works that would be required by condition prior to construction works commencing. The Scheme of Protective Works would need to accord with the City's Code of Practice for Construction and Deconstruction sites which would ensure that the noise and disturbance impacts of the works are limited.
68. Overall, subject to conditions and a S.106 agreement, it is considered that the proposed works are acceptable and in accordance with the development plan as they would enhance the podium and ground floor level of the building.

Background Papers

Tp bennett Design and Access Statement October 2023

Chapmanbdsp Sustainability Statement Revision 01 October 2023

Caneparo Associates Outline Construction Logistics Plan October 2023

ARUP Fire Statement 04 October 2023

Concilio Statement of Community Involvement October 2023

Donald Insall Associates Historic, Townscape and Visual Impact Assessment

Town Planning Statement Gerald Eve October 2023

Existing plans: Existing floor plan podium D6228 D 0101 rev. I1; Existing Floor Plan Ground Level D6228 D0100 rev. I1; Existing Ceiling Plan Ground Level D6228 D 0500 rev. I 1; Existing ceiling plan Podium level D6228 D 0501 rev. I1; Existing Elevations and Sections London Wall D6228 D0202 rev. I1; Existing Elevations and Sections Wood Street D6228 D0200 rev. I1; Existing Elevations and Sections West D6228 D0201 rev. I1

Representations

04.12.2023 Representation Mark Mallindine

09.12.2023 Representation Roger Hepher

13.12.2023 Email Petra Einwiller

15.12.2023 Email Barbican Associations

15.12.2023 Email Mary Bonar (Chair of the Wallside House Group)

27.12.2023 Email Matthew Rees

11.02.2024 Representation Fred Rogers

Consultation Response

05.01.2024 Memo Environmental Health

14.11.2023 Memo Environmental Health, Air Quality

Appendix A

Relevant London Plan Policies

- Policy D3 Optimising site capacity through the design-led approach
- Policy D8 Public realm
- Policy SI7 Reducing waste and supporting the circular economy

Relevant Draft City Plan 2040 Policies

- Draft Policy OF1: Office Development
- Draft Strategic Policy S8: Design
- Draft Policy DE1: Sustainable Design
- Draft Policy DE2: Design Quality
- Draft Policy DE3: Public Realm
- Draft Policy HL1: Inclusive buildings and spaces
- Draft Policy HE1: Managing Change to Historic Environment Development
- Draft Strategic Policy S16: Circular Economy and Waste
- Draft Strategic Policy S23: Smithfield and Barbican Key Area of Change
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Relevant Local Plan Policies

CS1 Provide additional offices

To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre.

CS5 The North of the City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and “eco design” to complement the sustainable transport infrastructure, by:

1. Ensuring that disruption to the City is minimised during construction of Crossrail and requiring the restoration of worksites to deliver enhancement of biodiversity, heritage assets and the public realm, open space provision and integration with other transport modes.
2. Implementing proposals for the rejuvenation of Farringdon, Moorgate and Holborn jointly with neighbouring boroughs in the Farringdon / Smithfield Area for Intensification, taking account of urban design studies, conservation area management strategies and area enhancement strategies.
3. Requiring improvements to pedestrian and cycle routes to maintain safe, effective and efficient pedestrian and cycle flows, including for disabled people, within and through the north of the City.
4. Ensuring the retention and improvement of pedestrian permeability and connectivity, at ground and high walk level through large sites such as Smithfield

Market, Barbican, Golden Lane and Broadgate, whilst preserving privacy, security and noise abatement for residents and businesses.

5. Identifying and meeting residents' needs in the north of the City, including protection of residential amenity, community facilities and open space.
6. Safeguarding the Citigen combined cooling heating and power (CCHP) network and ensuring that, where feasible, all new development is designed to enable connection to the CCHP network.
7. Requiring the incorporation of sustainable drainage solutions (SuDS), such as green roofs, into development.
8. Requiring developers to make use of innovative design solutions to mitigate and adapt to the impacts of climate change, particularly addressing the challenges posed by heritage assets whilst respecting their architectural and historic significance.
9. Further enhancing the distinctive character of the Smithfield area by retaining a range of buildings suitable for accommodating a mix of uses, whilst recognising the particular challenges arising from the 24 hour character of the area.
10. Recognising and supporting the continued presence of both Smithfield Market and St Bartholomew's Hospital.
11. Promoting the further improvement of the Barbican area as a cultural quarter of London-wide, national and international significance.

CS10 Design

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Historic environment

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS19 Open spaces and recreation

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

CS20 Retailing

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.

4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.

5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.

2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:

a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;

b) the shortest practicable routes between relevant points.

3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.

4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.

5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM19.1 Additional open space

1. Major commercial and residential developments should provide new and enhanced open space where possible. Where on-site provision is not feasible, new or enhanced open space should be provided near the site, or elsewhere in the City.

2. New open space should:

a) be publicly accessible where feasible; this may be achieved through a legal agreement;

b) provide a high quality environment;

- c) incorporate soft landscaping and Sustainable Drainage Systems, where practicable;
 - d) have regard to biodiversity and the creation of green corridors;
 - e) have regard to acoustic design to minimise noise and create tranquil spaces.
3. The use of vacant development sites to provide open space for a temporary period will be encouraged where feasible and appropriate.

SCHEDULE

APPLICATION: 23/01115/FULL

Alban Gate, 125 – 130 London Wall

Extension, refurbishment and alterations including: creation of a connection from the office reception to the Wood Street north escalator; reconfiguration of Class E uses and spaces at podium level to include extension of the office floorspace; formation of new seating areas at podium level; installation of new planters; refurbishment of the escalator surrounds (Wood Street south and north); formation of feature and art walls; re cladding of columns; alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway; and provision of new lighting and wayfinding.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
2. No development shall commence on the City Walkway until the resolution in respect of the existing City Walkway which it is proposed to build on has been varied or rescinded pursuant to section 6(5) of the City of London (Various Powers) Act 1967.
REASON: In accordance with section 6(5) of the City of London (Various Powers) Act 1967.
3. Provision must be made in connection with the development for the area marked in green on plan number D6228D0901 Revision: I1 to be dedicated as City Walkway (pursuant to Part II of the City of London (Various Powers) Act 1967 (hereafter in these conditions referred to as the "the New City Walkway") and to provide and maintain support for the New City Walkway in accordance with Section 10 of the Act. The New City Walkway shall be constructed in accordance with detailed design and specifications to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the office lobby extension hereby permitted, such specifications to include the positions, widths, levels, finishes handrails, drainage, lighting and balustrades of the New City Walkway. The construction of the New City Walkway shall be completed in accordance with the approved details prior to occupation of the office extension and the office extension shall not be occupied until the City Corporation have confirmed in writing following an inspection, that the New City Walkway has been completed to the reasonable satisfaction of the City Corporation such that it may be declared city walkway.
REASON: To ensure that facilities are provided for the New City Walkway in accordance with the following policy of the Local Plan: DM16.2. These details are required prior to commencement of the office lobby extension in order that any changes to satisfy this condition are incorporated into the development

before the design is too advanced to make changes and to ensure that the walkway meets the necessary standard of a city walkway.

4. There shall be public rights of way and of public access over the New City Walkway provided pursuant to Condition 3 for any person to have access thereto on foot and for any person to pass and re-pass thereon on foot as of right (but subject nevertheless to any restrictions which may legitimately from time to time be imposed in relation thereto) pursuant to Part II of the City of London (Various Powers) Act 1967.

REASON: To ensure the public has access over the New City Walkway on this site in accordance with the following policies of the policy of the Local Plan: DM16.2.

5. Unless otherwise agreed by the City Corporation in writing, safe routes across the City Walkway shall be provided for the duration of the works in accordance with the 'City Walkway Phasing Plan' submitted to the City Corporation. Any amendments to this phasing plan shall be first approved in writing by the City Corporation.

REASON: To ensure satisfactory access over the Alban Highwalk by all users in accordance with the following policy of the Local Plan: DM16.2.

6. Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.

7. Demolition and Construction works shall not begin until a Demolition and Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically

address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

8. Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - a) Particulars and samples of the materials to be used on all external faces of the building including details of compliance with the approved Circular Economy Strategy;
 - b) Notwithstanding the approved drawings 1:20 detailed drawings in plan, section and elevation of the office lobby extension and retail unit extension, including entrance door designs.
 - c) Details of all new ground and first-floor elevations including all entrances, soffits, columns, and information boards;
 - d) Notwithstanding the approved drawings, details on all floor finishes, and hard surface materials.
 - e) Details of all LED-lit feature walls including lighting design, materials, finishes, and levels of illumination
 - f) Details of all external signage for all aspects of the building and adjacent retail unit;
 - g) Details and specifications of all urban furniture, including seating, planters and refuse bins.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2 and emerging policies DE2, DE6 and HE1 of the Draft City Plan 2040.

9. Details of all hard and soft landscaping to be installed, including details of:
 - a) Planting plan and schedule of species
 - b) Irrigation and maintenance methods
 - c) Planting pit size, construction, and soil
 - d) Hard surface materials

All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development and prior to occupation. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within the lifetime of the development shall be replaced with trees and shrubs of the same size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2 and emerging policies DE2, DE6 and HE1 of the Draft City Plan 2040.

10. Prior to the commencement of the relevant works, a Lighting Concept and a Technical Lighting Design shall be submitted to and approved in writing by the Local Planning Authority, which should include details of:

- a) lighting layout/s including restricting light fixtures in the perimeter of the floorplate to mitigate impacts to nearby residential properties;
- b) details of compliance with lighting curfews;
- c) details of all functional and decorative luminaires (including associated accessories, bracketry and related infrastructure);
- d) a lighting control methodology;
- e) proposed operational timings and associated design and management measures to reduce the impact on the local environment and residential amenity including light pollution, light spill, and potential harm to local ecologies;
- f) all external, semi-external and public-facing parts of the ground and podium levels and of any internal lighting in so far that it creates visual or actual physical impact on the lit context to show how the facade and/or the lighting has been designed to help reduce glare, excessive visual brightness, and light trespass;
- details for impact on the public realm, including typical illuminance levels, uniformity, colour appearance and colour rendering.

All works and management measures pursuant to this consent shall be carried out and maintained in accordance with the approved details and lighting strategy.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and the measures for environmental impacts, and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, 15.7, CS15, emerging policies DE1, DE2 and DE8 of the Draft City Plan 2040 and the City of London Lighting SPD 2023.

11. Prior to the commencement of development the developer/construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the NRMM Regulations and the inventory of all NRMM used on site shall be maintained and provided

to the Local Planning Authority upon request to demonstrate compliance with the regulations.

REASON: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.

12. The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: D6228 D 1500 REV. I1; D6228 D 1501 REV. I1; D6228 D1202 REV. I1; D6228 D 1201 I1; D6228 D 1200 I1; D6228 D 1100 I1; D6228 D 1101 I1.

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.