

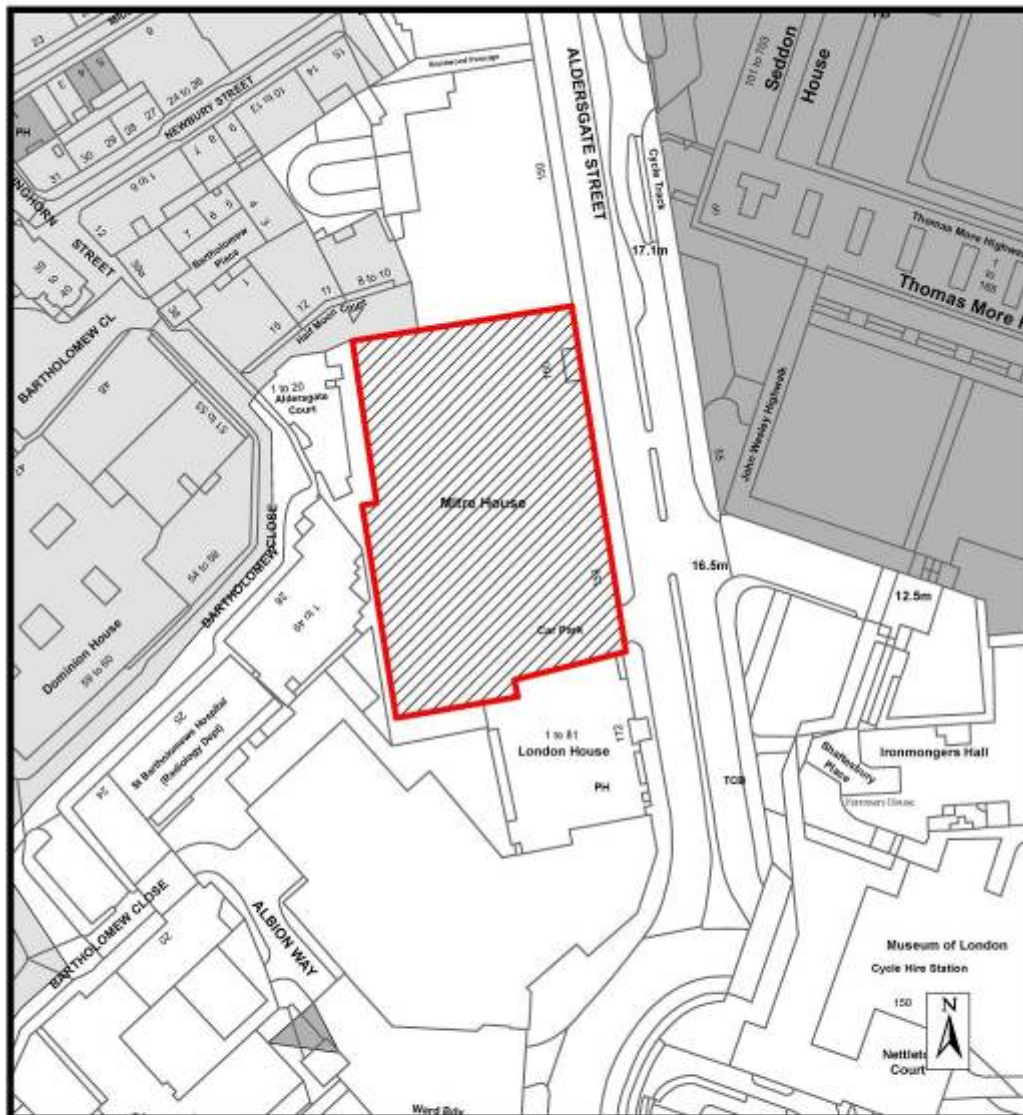
Committee:	Date:
Planning and Transportation	1 December 2014
Subject: 160 Aldersgate Street London EC1A 4DD Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace (Class A1) at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).	
Ward: Farringdon Within	Public For Decision
Registered No: 14/00878/FULMAJ	Registered on: 3 September 2014
Conservation Area: No	Listed Building: No
<u>Summary</u>	
<p>Planning permission is sought for the refurbishment and extension of the existing office building, including the replacement of the Aldersgate Street facade, the replacement of the existing rooftop plant storey with a new office storey and the construction of an additional storey incorporating plant. The refurbished building would provide 24,048sq.m (GIA) of Grade A office accommodation with a ground floor retail unit to Aldersgate Street and a new rear pedestrian office entrance to Half Moon Court.</p> <p>110 Objections have been received. The objections relate to the increase in the height of the building and its impact on the skyline and the potential impact of the development on residential amenity including loss of daylight and sunlight, excessive light spillage, a loss of privacy from overlooking and increased noise and disturbance from the proposed roof terraces, retail unit, rooftop plant, rear access and construction works.</p> <p>The design of the proposed refurbished building is considered to be a substantial improvement on its existing appearance and would relate more satisfactorily to the immediate townscape and the setting of the adjacent Smithfield Conservation Area and listed Barbican Estate. The applicant has satisfactorily demonstrated that the building has been designed to safeguard daylight and sunlight, mitigate light spillage and overlooking and reduce the plant noise emitted from the site. The applicant has agreed to conditions relating to the use of the proposed roof terraces and retail unit that would help to ensure that the amenity of surrounding residential properties is sufficiently protected.</p> <p>The proposed refurbishment would support the City of London's business function and is in substantial compliance with relevant development plan policies. The proposal is considered to be acceptable subject to conditions, a CIL payment and a Section 106 agreement being entered into to cover matters set out in the report.</p>	

Recommendation

(a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed;

(b) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

Site Location Plan



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ADDRESS:
160 Aldersgate Street

CASE No.
14/00878/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



160 Aldersgate Street, view from south east

Case No. 14/00878/FULMAJ

Site

1. The site is located on the west side of Aldersgate Street, to the north of the Aldersgate Street and London Wall rotunda. The existing building was designed by Seifert Architects in the late 1980s in a Post-Modern style. It comprises ground plus seven storeys of office accommodation with an additional rooftop plant enclosure (Class B1) (22,251sq.m GIA). There is a seven storey basement car park beneath the building which is not part of the current application.
2. The Aldersgate Street elevation of the building is clad in polished pink and grey stone with a section of redundant highwalk at first floor level and a series of projecting stone 'mitres' between second and seventh floors. At street level the building incorporates the ramped car park and inset office entrances with metal grilles to the office windows in between.
3. The rear elevation facing Half Moon Court and Bartholomew Close is clad in brick with a prominent lift/stair tower rising above the parapet line by one additional storey. The building has a mansard roof and plant storey clad in grey sheet metal incorporating dormer windows to the office floor.
4. The west side of Aldersgate Street is characterised by substantial office buildings, including the converted residential apartments of London House, which are predominantly between seven and nine storeys in height and of brick or stone with a clear rhythm of columns and openings. They form a distinct element between the historic streets of the Smithfield Conservation Area to the west and the 20th century Barbican buildings to the east.
5. To the south, 200 Aldersgate Street is a departure in terms of scale and design, rising to 21 storeys in a stepped form, and does not relate to the general character of Aldersgate Street or the surrounding area.

Proposal

6. The proposal is for the refurbishment and extension of the existing office building, including:
 - the replacement of the Aldersgate Street facade with a new cladding system and office entrance;
 - the retention and refurbishment of the west and part north and south facades;
 - the creation of an additional pedestrian access point at the rear of the building at Half Moon Court;
 - the replacement of the existing roof top plant storey with a full width set back office storey and the construction of an additional storey incorporating new plant and a glazed atrium roof;
 - the provision of a new ground floor retail unit at Aldersgate Street (84sq.m GIA);
 - the creation of roof terraces at 7th and 8th floor levels;

- upgraded office space including the extension and reconfiguration of the central office atrium, an enlarged office reception, the incorporation of the redundant city walkway, and provision of bicycle parking and associated facilities.
7. The proposed increase in office floorspace is 1,835sq.m (GIA), which would provide a total of 24,048sq.m (GIA) of refurbished office accommodation. Public realm improvements are proposed as part of the refurbishment works, the details of which would be secured by condition, and the implementation of which would be secured through an agreement under Section 278 of the Highways Act 1980.

Consultations

6. The application has been advertised on site and in the local press. The residential premises of London House, 28 Bartholomew Close, 30 Bartholomew Close, Ironmongers Hall, Mountjoy House, Thomas More House, Seddon House, Lauderdale Tower, Newbury House, 1 – 3 Newbury Street, and 39-40 Bartholomew Close have been individually consulted.
7. The applicant has carried out their own public consultation prior to and following the submission of the application. A public exhibition and a total of six meetings were held separately with the Barbican Association and local residents groups prior to submission, and a further 3 meetings have been held with the Barbican Association, Spencer Heights residents and representatives from London House following submission.
8. Transport for London (TfL) has advised that the proposed increase in floorspace would be unlikely to cause significant traffic impact to the local road network. TfL has requested that a travel plan, delivery and servicing plan and construction management and logistics plans be secured through a section 106 agreement or by condition, which is proposed.
9. The views of other City of London departments have been taken into account in the preparation of this development scheme and in this report. Some detailed matters remain to be dealt with by conditions.
10. 110 objections have been received from local residents and residents' groups. The objections are summarised below:
- The increase in the height of the building will make it noticeably higher than neighbouring buildings destroying the harmony and uniformity of the rooflines and sets a precedent for further additions to adjoining buildings in the future;
 - The change from a mansard roof to a vertical elevation is unsympathetic to the existing established building lines;
 - The increase in height and bulk at roof level will result in a loss of daylight and sunlight enjoyed by nearby residential properties and public spaces;

- The increase in window area, particularly at roof level, will result in light spillage and a loss of privacy from overlooking;
 - The building will lose its characteristic appearance that is inspired by the shape of a bishop's mitre;
 - The development will prevent the future implementation of a high walk bridge across Aldersgate Street;
 - The rear access at Half Moon Court will increase footfall, and noise and disturbance for the nearby residents and occupiers;
 - The proposed plant will create further noise for adjoining residential properties;
 - The proposed terraces would have a detrimental impact on residential amenity;
 - The proposed retail unit could have a detrimental impact on residential amenity;
 - There will be noise and disruption caused by the demolition and construction works.
11. One letter of support has been received from the prospective tenants of the proposed refurbished office accommodation.

Policies

12. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan (UDP) and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this proposal are set out in Appendix A to this report.
13. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.
14. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
15. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
16. Government Guidance is contained in the National Planning Policy Framework (NPPF). Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by

English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.

Considerations

16. 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 they are material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
 - In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
17. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means: approving development proposals that accord with the development plan without delay..'
18. The principal issues to be considered in the determination of this planning application are:
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and saved policies of the UDP;
 - The extent to which the proposals comply with Government policy advice (NPPF);
 - The impact of the proposal on the significance of designated and non-designated heritage assets and the setting of listed buildings;
 - The appropriateness of the bulk, massing and design of the proposals in the context of the local area and local views;
 - The provision of high quality office accommodation;
 - The removal of the redundant highwalk at 1st floor level;
 - The impact of the proposal on residential amenity and specifically:
 - a) The impact of the proposals on the daylight and sunlight enjoyed by neighbouring properties and amenity spaces;

- b) The potential for light spillage and overlooking as a result of the proposed development;
- c) The impact of the proposed rear entrance, retail unit and roof terraces;
- d) The noise impact of the proposed plant;
- e) The potential impact of the refurbishment works.

Bulk, Massing and Design

19. The proposed external alterations would comprise the modification and re-cladding of the Aldersgate Street facade; the replacement of the plant storey with a full width set-back office storey; the addition of a full width set-back plant storey and glazed atrium roof; the removal of the top section of the brick stair tower on the rear of the building; and the formation of a new roof section with different treatments to front and rear. The overall height of the building would increase 2.6m above its existing highest point.
20. The Aldersgate Street elevation would be modified to lower the existing parapet line, stepping back the sixth storey from its current plane, and providing a new seventh storey. A roof terrace would be created behind the new parapet line. The ground and first floors would be opened up to provide a new recessed office entrance and retail unit and window openings, divided by double height stone columns. The alterations to the lower part of the building would activate the street frontage for pedestrians.
21. A new eastern elevation would be applied to the retained structural frame, comprising a limestone frame with deep brick window reveals and window openings arranged in alternate alignments to each floor, creating a faceted appearance. The brick of the window reveals would be pale in colour to harmonise with the limestone and provide an appropriate level of solidity, whilst the glazing would incorporate an opaque lower section to reduce light spillage and minimise the visibility of office clutter and activity from the street. Between the 3rd and 6th floors the outer elements of the new facade would project by approximately 800mm, maintaining the current projection of the original 'mitre' features.
22. The redundant highwalk at 1st floor level would be incorporated into the building as additional office floorspace, as it is no longer required by the City of London for the creation of a highwalk bridge across Aldersgate Street to and from the Barbican.
23. The upper two storeys would be glazed with regular stone fins designed to provide a solid appearance, particularly when viewed obliquely. The fins would incorporate a discreet break at the level of the internal floor plate to provide a horizontal division and mitigate the visual impact of the height of the upper section of the building.
24. The windows, brick reveals, and stone fins to the upper floors would be set at an angle to direct light from the building in a south-easterly direction away from the Barbican residential blocks, as well as provide

a more solid appearance to the building when viewed obliquely from the north-east.

25. Minor alterations would be made to the western Bartholomew Close/ Half Moon Court elevation. The brick stair tower, which currently forms a dominant and unsightly element to the building when viewed from Smithfield Conservation Area, would be reduced in height to the level of the parapet, with windows inserted to its blank elevation. The parapet embellishments would be removed and the brickwork made good. The existing windows would be replaced with new high performance units that would improve thermal efficiency and enhance the appearance of the building.
26. A new rear entrance would be incorporated with glazed doors and enlarged window openings to either side. The alley to the rear of the building is currently dark and uninviting and the increase in illumination and activity would provide a localised enhancement that will further relate the building to forthcoming developments in the immediate area.
27. A more restrained treatment would be used for the west elevation of the two new office floors in order to provide an appropriate backdrop to the adjacent conservation area and relate more closely to the retained facade. The additional storeys would each step back from the south and west and be clad in brick. Full height windows and doors would be aligned with the windows below, whilst providing access to two roof terraces enclosed by balustrades. The treatment of the west elevation would be carried around the north and south flank walls where it would meet the stone fins of the east elevation.
28. The new plant storey would be enclosed by metal louvered sides and a metal grille to its roof, with a glazed roof to the atrium at the building's centre. Green roofs would be incorporated to the front and rear of the plant room at eighth storey level.

Views

29. The proposed development would not impact on any Local View Management Framework (LVMF) protected vistas and is not within the St Paul's Heights Policy area.
30. A range of local views have been considered in assessing the proposed development, including those from the Barbican Estate, Bartholomew Close, Cloth Fair, Charterhouse Square, Aldersgate Street and Long Lane.
31. The refurbished and extended building would maintain the scale and prominence of the existing building in local views. The additional height would amount to the replacement of the existing plant storey with a full set-back office storey and the addition of a new plant storey.
32. The east elevation of the building would be highly visible in views from Thomas More Highwalk beside Thomas More House and Mountjoy House. The proposed additional height of the building would be appreciable from this location although the setback of the upper two

storeys would mitigate its impact, whilst the new plant storey would not be visible in this view.

33. The existing building is visible in local views from Bartholomew Close, Cloth Street and Kinghorn Street. The increase in the height of the building resulting from the additional storey and plant storey would be mitigated by the setbacks and the general improvement of its appearance, particularly the reduced height of the prominent brick stair tower. There would be a marginal increase in the visibility of the building from the north side of the church of St Bartholomew the Great on Cloth Fair, where it would be seen in the context of a varied roofscape and would not detract from the setting of the church.
34. From the junction of Aldersgate Street and Beech Street, as well as John Trundle Highwalk, the building would be seen in oblique views. The upper floors of the building would continue to be visible above the main section of the building, in the foreground of 200 Aldersgate Street, with the additional height and new vertical profile making them more prominent. From this general location the projection of the facade between 3rd and 6th floors would be most apparent, although it would largely maintain the existing projection of the mitre features, and the majority of its extent would comprise deep window reveals.
35. The building would continue to be hidden from view in Charterhouse Square, while its visibility from Charterhouse Street / Lindsay Street would be restricted by the forthcoming Crossrail station over-site development, which is also before you today.

Heritage Assets

36. Consideration should be given to the setting of the following designated heritage assets:
 - Smithfield Conservation Area
 - The Barbican Estate – Grade II listed.
 - The Barbican registered landscape – Grade II* listed.
37. There are no non-designated heritage assets of relevance to this application.
38. The significance of each asset has been assessed in accordance with English Heritage's methodology for assessing "significance" as set out in 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment'.
39. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that "...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...any harm or loss should require clear and convincing justification."
40. The existing building forms a prominent edge to the eastern part of the Smithfield Conservation Area, where it marks a change in scale from

the domestic scale buildings around Bartholomew Close and the larger post-war buildings to the east. The additional storey would be visible in local views and would have a marginal impact on the setting of the conservation area, although the reduction in height of the stair tower and associated facade alterations would provide a slight enhancement to the area.

41. The south-western corner of the Barbican Estate is directly opposite the site on Aldersgate Street. John Wesley Highwalk and the stair turret are closest to the site, where the disused highwalk within 160 Aldersgate Street was originally intended to connect with a bridge over the road. The nearest residential Barbican block is situated some distance to the east, with its diagonal alignment avoiding any direct relationship with the building. It is considered that the proposed extended building would not have any further detrimental impact on the listed Estate and Registered Landscape than the existing building, whilst the improved design would provide a slight enhancement to its setting.
42. The existing building is not considered to be of architectural merit and does not make a positive contribution to local area. Its refurbishment, alteration and extension would not cause harm to the setting of heritage assets and is considered to be acceptable.
43. The design of the proposed refurbished building would be a substantial improvement on its existing appearance. It would relate more satisfactorily to the immediate townscape and the setting of Smithfield Conservation Area, whilst providing a minor enhancement to the setting of the Barbican Estate.

Daylight and Sunlight

44. The impact of the increase in height and bulk at roof level on the daylight and sunlight received by surrounding residential properties, and the play area adjacent to Seddon House have been assessed. The Daylight and Sunlight Report submitted with the application demonstrates that as a result of the proposed development all windows within the surrounding residential properties would meet the Building Research Establishment (BRE) good practice guidelines for site layout planning for daylight and sunlight.
45. In addition, the Light Pollution and Amenity Report submitted during the application process demonstrate that the proposals would result in no change to the sunlight condition to the play area adjacent to Seddon House.

Light Spillage and Overlooking

46. Whilst the proposed refurbished Aldersgate Street facade and roof extension have been designed to allow increased daylight to the office accommodation the design includes features to minimise the potential for light spillage or overlooking from the building.
47. The orientation of the windows on Aldersgate Street has been angled to the south east, and the glazing is visually screened from the

Barbican Estate by the solidity of the adjacent masonry panels that project forward and face north east. The series of vertical masonry fins to the upper two floors would shield the proposed glazing, mitigating light spillage and directing views away from the Barbican Estate.

48. The extent of the glazing has been reduced by the inclusion of an opaque spandrel panel to the lower portion of the office glazing, which would reduce light spillage and hide clutter which can accumulate at floor level within an office building. In addition, all light fittings would be activated by zonal motion sensors, and would automatically switch off when a particular zone is not occupied.
49. A quantitative light spillage report has been submitted with the application that assesses the light spillage which would result from the proposed additional storey and new facade treatment. The report demonstrates that there would be an additional 2 - 3 lux cast by the top floor of the proposed development to facades of the surrounding residential buildings, which is likely to be imperceptible to the human eye, indicating that the amenity of neighbouring properties would be maintained in this regard.

Rear Access

50. The proposed rear access to the building would be for pedestrians only. The original scheme proposed access to cycle storage. This was relocated to Aldersgate Street for submission following concerns raised by residents.
51. A review of pedestrian movements to the rear access has been undertaken by the applicant's transport consultants. It estimates that, taking account of the arrival of Crossrail at Farringdon, there would be approximately up to 115 people arriving at the rear entrance in the AM peak and around 90 people leaving during the PM peak hour with the majority of arrivals and departures via the main entrance on Aldersgate Street. Spread over an hour this level of pedestrian movement is considered to be low and would not have a material impact on the footways and streets to the rear of the site.

Roof Terraces

52. Three roof terraces are proposed at 7th and 8th floor levels: one terrace at 7th floor level on Aldersgate Street, and a terrace on each of the rear elevation setbacks at 7th and 8th floor levels.
53. The 7th floor roof terrace to Aldersgate Street is considered to be sufficiently shallow and distant from residential properties in the Barbican so as to not have a detrimental impact on their amenity. The landscaping of the rear terraces has been designed to prevent overlooking of the adjacent residential properties at London House by the inclusion of a low level planting zone along the southern part of the terrace return, which would act as a buffer.
54. The applicant has confirmed that they would accept restrictions on the hours of the use of the terraces. Conditions have been included to restrict the use of the terraces from 08:00 to 21:00 Monday to

Saturday, with no use on Sundays or Bank Holidays, and to permit the 8th floor roof terrace to be used until 22:00 on five occasions during the months of May to September, provided that residents would be informed of such occasions two weeks in advance. A condition is included requiring that no amplified or other music shall be played on the roof terraces.

55. The design of the terraces and the restrictions on use and the playing of music will help to ensure that the amenity of the surrounding residential properties is sufficiently protected.

Retail Unit

56. The proposed retail unit on Aldersgate Street has been amended to allow A1 use only in response to residents' concerns. The applicant has also agreed to the inclusion of a condition restricting the hours of operation from 07:00 until 21:00.

Noise Impact of Plant

57. The refurbishment proposals include the replacement of all the existing office plant and equipment on the building and the removal of the existing third floor kitchen extract vents adjacent to the rear of London House. The proposed new plant at roof level would be screened from view and acoustically attenuated to minimise noise.
58. The noise assessment submitted with the application demonstrates that the cumulative noise levels from the proposed new plant (both at roof, ground and ground floor mezzanine levels) would achieve at least 10dB below the minimum background level at the nearest sensitive receptors.
59. Given the noise sensitivity of the surrounding area and in response to concerns raised by residents with regards to plant noise, further environmental noise survey work has been undertaken during the application process. The additional survey work has concluded that the net effect of the proposed refurbishment works on the nearest residential properties would be a significant reduction in the plant noise levels emitted from the site.
60. A condition has been included requiring the noise level from any plant and associated ducting to be maintained at 10dB (A) or more below the minimum background level at the nearest sensitive receptors.

Mitigating the impact of construction works

61. Conditions have been included requiring the submission of details of a scheme for the protection of nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition and construction. The scheme would be required to adhere to the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites.

Servicing and Parking

62. Servicing for the refurbished office and new retail unit would be undertaken off-street within the existing dedicated service yard,

accessed from Aldersgate Street. The service yard can accommodate vehicles up to the size of large refuse vehicles, allowing them to enter and exit in forward gear. The servicing times would be restricted by condition to between 07:00 and 23:00.

63. The proposed development would in itself be car free, with the exception of one disabled parking space. A total of 302 cycle parking spaces would be provided together with associated ancillary changing and showering facilities at a standard that exceeds the City of London's emerging cycle parking standards and current adopted London Plan standards.

Sustainability and Energy

64. The proposed refurbishment of the building provides the opportunity to improve its energy performance over the Building Regulations 2010 compliant baseline. Passive design measures, such as an energy efficient building envelope, energy efficient lighting and controls and specification of energy efficient plant would be incorporated and are estimated to achieve 18% carbon emissions savings over the Building Regulations 2010 compliant baseline scheme.
65. The development would be connected into the Citigen district heating network which would amount to further carbon emissions savings of 23%. The BREEAM pre-assessment rating for the building has an "excellent" rating.
66. A large green roof of 450sq.m would be provided along with planted terraces. The green roof would improve the thermal mass of the roof, reduce overheating and contribute to rainwater attenuation and biodiversity. Rainwater and grey water harvesting would further contribute to water attenuation and reduce the water demand of the building. A condition has been included requesting details of how these measures would be incorporated in to the refurbishment of the building.

Provision of high quality office accommodation

67. London's status as a world city is founded to a substantial degree on its concentration of international service activities and, most noticeably, by the clustering of financial and business services in the City of London.
68. The importance that is attached to the maintenance and enhancement of the City's role as one of the world's leading financial and business centres is reflected in the policies of the London Plan and Core Strategy, particularly policies 4.2 and CS1.
69. The refurbished building would provide Grade A office accommodation to meet the demands of the City's commercial occupiers. The proposed development would provide a 1,835sq.m (GIA) increase in office floorspace, which would help to facilitate the extensive refurbishment of the existing building.
70. The development would support London's business function in accordance with development plan policies.

Planning Obligations and Community Infrastructure Levy

71. Under Section 106 of the Town & Country Planning Act 1990 an agreement or planning obligation can be made between parties, usually the developer and the local authority, or a unilateral undertaking can be submitted by a prospective developer:
- restricting the development or use of land in any specified way;
 - requiring specified operations or activities to be carried out in, on or under or over the land;
 - requiring the land to be used in any specified way; or
 - requiring a sum or sums to be paid to the authority on a specified date or dates or periodically.
72. Planning obligation arrangements were modified by the Community Infrastructure Levy Regulations 2010 as amended ('the CIL Regulations'). The Regulations introduce statutory restrictions on the use of planning obligations to clarify their proper purpose, and make provision for planning obligations to work alongside any Community Infrastructure Levy ('CIL') arrangements which local planning authorities may elect to adopt.
73. Regulation 122 states that it is unlawful for a planning obligation to constitute a reason to grant planning permission when determining a planning application if the obligation does not meet all the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and fairly and reasonably related in scale and kind to the development
74. Regulation 123 states that a planning obligation may not constitute a reason to grant planning permission to the extent that it provides funding for infrastructure included in the regulations "Regulation 123" list as the type of infrastructure on what CIL will be spent on.
75. The National Planning Policy Framework (March 2012) stated that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The policy repeated the tests set out above and states that where planning obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. (NPPF paragraphs 203-206).

Mayor of London Policies

Mayoral Community Infrastructure Levy (CIL)

76. London Plan Policy 8.3 requires the Mayoral CIL to be paid by developers to help fund strategically important infrastructure, initially

focussing on Crossrail until 2019. The Mayor has set a charge of J50 per sq.m and this applies to all development over 100sq.m (GIA) except social housing, education related development, health related development and development for charities for charitable purposes.

Mayoral Planning Obligations

77. Since April 2010 the Mayor of London has sought contributions towards the cost of funding Crossrail through the negotiation of planning obligations in accordance with London Plan Policy 6.5. Mayoral planning obligations are payable by developers according to an indicative level of charges for specific uses set out in the Mayoral SPG (April 2013): offices (J140 per sq.m net gain in GIA floorspace), retail (J90) and hotels (J61) provided there is a net gain of 500sq.m.
78. Developments that are liable for both Mayoral CIL and Mayoral planning obligations payments for Crossrail, the Mayor will not double charge. His approach is to treat Mayoral CIL payment as a credit towards Mayor planning obligation liability. Therefore the Mayoral planning obligation liability can be reduced by the Mayoral CIL.
79. At the time of preparing this report the Mayoral CIL has been calculated to be J95,650. The full Mayoral planning obligation has been calculated to be J263,620. This would be reduced to J167,970 after deduction of the Mayoral CIL. It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.
80. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income as an administration fee; the remainder will be forwarded to the Mayor of London. The whole of the Mayoral planning obligation income received will be forwarded to the Mayor. However, the developer will also be liable to pay an additional J3,500 Mayoral planning obligation administration and monitoring charge to the City Corporation. The total contributions due in accordance with the Mayoral CIL and Mayoral planning obligation policies are summarised below:

Liability in accordance with the Mayor of London's policies	Contribution £	Forwarded to the Mayor	Retained by City Corporation
Mayoral Community Infrastructure Levy payable	95,650	91,824	3,826
Mayoral planning obligation net liability*	167,970	167,970	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	267,120	259,794	7,326

*Net liability is on the basis of the CIL charge remaining as reported and could be subject to variation.

City of London's Planning Obligations SPG policy

City Planning Obligations

City CIL

81. The City introduced its CIL on 1st July 2014 and will be chargeable in addition to the Mayoral CIL and Mayoral planning obligations. CIL will be charged at a rate of J75 per sq.m for offices, J150 for Residential Riverside, J95 for Residential rest of the city and J75 for all other uses. At the time of preparing this report the City CIL has been calculated to be J143,475. It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.
82. Under the CIL regulations the City Corporation is able to retain 5% of the CIL income as an administration fee. The contributions collected will be used to fund the infrastructure required to meet the requirements of the City's Development Plan.
83. On 1st July 2014 the City's Supplementary Planning Document on Planning Obligations was adopted. City Planning Obligations would be payable by developers in accordance with the Planning Obligations SPD.
84. On new commercial developments where there is a net increase of 500sq.m or more of Gross Internal Area. The policy seeks contributions towards Affordable Housing (J20 per sq.m), Local Training, Skills and Job Brokerage (J3 per sq.m) and Carbon Offsetting (J46 per tonne of

carbon offset). The section 106 agreement would normally follow the agreement template available on the City of London website.

85. In this case the proposed net increase in floorspace would be 1913sq.m. On the basis of the figure indicated in the Supplementary Planning Document, the planning obligation figure would be J143,475. It is the City's practice that all financial contributions should be index-linked with reference to the appropriate index from the date of adoption of the 1st July 2014 to the date of permission.
86. The applicant has agreed a breakdown which accords with the Supplementary Planning Document as follows:

Liability in accordance with the City of London's policies	Contribution £	Available for Allocation £	Retained for Administration Charge £
City Community Infrastructure Levy	143,475	91,824	3,826
City Planning Obligation Affordable Housing	38,260	37,877	382.60
City Planning Obligation Local, Training, Skills and Job Brokerage	5,739	5,682	57.39
City Planning Obligation Monitoring Charge (Non-Financial)	2,500	Nil	2,500
Total liability in accordance with the City of London's policies	189,974	135,383	6,766

87. I have set out below the details that I am recommending concerning the planning obligations. All of the proposals are considered to be necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the above tests contained in the CIL Regulations and in government policy. I would also request that I be given delegated authority to continue to negotiate and agree the terms of the proposed obligations as necessary.

Affordable Housing

88. The Affordable Housing contribution will be used for the purpose of off-site provision of affordable housing in suitable locations in or near to the City of London in accordance with the London Plan. The applicant will be required to pay this contribution on or before the implementation of the planning permission.

Local Training, Skills and Job Brokerage

89. The Local Training, Skills and Job Brokerage contribution will be applied to the provision of training and skills initiatives, including job brokerage, in the City or City fringes. The Developer will be required to pay this contribution on or before the implementation of planning permission.

Highway Reparation and other Highways obligations

90. The cost of any reparation works required as a result of the development will be the responsibility of the Developer.
91. If required, prior to implementation and based on the City's standard draft, the developer will be obligated to enter into an agreement under Section 278 of the Highways Act 1980 to meet the cost of highway works that are necessary to meet the burden placed on the highway network by the development.

Utility Connections

92. The development will require connection to a range of utility infrastructure. Early engagement by the applicant about utilities infrastructure provision will allow for proper co-ordination and planning of all works required to install the utility infrastructure, particularly under public highway, so as to minimise disruption to highway users. A s106 covenant will therefore require the submission of draft and final programmes for ordering and completing service connections from utility providers in order that the City's comments can be taken into account, and will require that all connections are carried out in accordance with the programme. Details of the utility connection requirements of the Development including all proposed service connections, communal entry chambers, the proposed service provider and the anticipated volume of units required for the Development will also be required.

Method Statement, Plans and Audits

Local Training, Skills and Job Brokerage Strategy (Construction)

93. The applicant will be required to submit for approval details of the Local Training, Skills and Job Brokerage Strategy (Construction) in line with the aims of the City Corporation's Employment Charter for Construction. This Charter aims to maximise job opportunities in the City for residents of the City fringes and offer employment and training opportunities to local people wishing to begin a career in construction. The Strategy will be submitted in two stages: one to be submitted prior to the First Preparatory Operation Date in respect of the Preparatory Operations; the second to be submitted prior to Implementation in respect of the Main Contract Works Package.
94. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to local training providers and brokerage agencies to discuss their site-specific skills needs and to identify suitable local people to fill opportunities on site. The Developer is encouraged to liaise with the Economic Development Office at the

earliest stage in the development process in order that the strategy can be submitted prior to commencement.

Local Procurement

95. The developer has agreed to submit for approval a Local Procurement Strategy prior to commencement of demolition. The Local Procurement Strategy shall include details of: initiatives to identify local procurement opportunities relating to the construction of the development; initiatives to reach a 10% target for local procurement, from small to medium sized enterprises in the City and City fringes; the timings and arrangements for the implementation of such initiatives; and suitable mechanisms for the monitoring of the effectiveness of such initiatives e.g. a local procurement tracker can be used to capture this information.
96. The developer will be required at the 6 month stage, or half way through the project (whichever is earliest), to report to the City of London Corporation's Economic Development Office on their performance against the 10% local procurement target.
97. The Economic Development Officer is able to provide information and guidance to the Developer its Contractor and Sub-Contractors. The Developer is encouraged to liaise with the Economic Development Officer at the earliest stage in the development process in order that the strategy can be submitted prior to implementation.

Delivery and Servicing Management Plan

98. The developer would be required to submit for approval a Delivery and Servicing Management Plan prior to occupation. In the event of any breach of the Management Plan, the developer will be required to resubmit a revised document, and should the developer default on this requirement, the City will be given the ability to provide a replacement plan. The operation of the Delivery and Servicing Management Plan will be subject to an annual review.

Travel Plan

99. The developer would be required to submit both interim and full Travel Plans prior to occupation and six months after occupation respectively. The obligations in relation to this shall apply for the life of the building

Carbon Offsetting

100. The London Plan sets a target for major developments to achieve an overall carbon dioxide emission reduction of 35% over Part L Building Regulations 2013, through the use of on-site renewable energy generation, in line with London Plan energy hierarchy. A detailed assessment will be required and if the assessment demonstrated that the target is not met on site the applicant will be required to meet the shortfall through cash in lieu contribution. The contribution will be secured through the section 106 agreement, at an initial cost of J60 per tonne of carbon to be offset, calculated over a 30 year period. The financial contribution for carbon off-setting will be required on commencement or prior to occupation.

Monitoring and Administrative Costs

101. A 10 year repayment period would be required where by any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.
102. 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. 1% of the total contribution (secured under the City's SPG) will be allocated to the monitoring of the agreement.
103. Separate additional administration and monitoring fees will be applied in relation to the Crossrail Contribution.

Site Specific Mitigation

104. The City Corporation will principally seek to mitigate the impact of development and provide necessary infrastructure through the use of CIL but, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are still yet to be fully scoped.

Conclusion

105. The proposed refurbished building would provide an increase in high quality office accommodation in accordance with development plan policies.
106. The design of the proposed refurbished building would be a substantial improvement on the existing. It would relate more satisfactorily to the immediate townscape and the setting of the adjacent Smithfield Conservation Area and listed Barbican Estate.
107. The applicant has satisfactorily demonstrated that the building has been designed to safeguard the amenities of nearby residential occupiers, and has agreed to the inclusion of conditions relating to the use of the building that would help to ensure that residential amenity is further protected.
108. The proposal is in substantial compliance with relevant development plan policies, and is considered to be acceptable subject to conditions, a CIL payment and a Section 106 agreement being entered into to cover matters set out in the report.

Background Papers

Internal

Memo 15th September 2014 Terry Chown

Memo 11th November 2014 Dawn Patel, Department of Markets and Consumer Protection

External

Letter Undated D.A. Rogers

E-mail 18th September 2014 Dr. Neil Sanders

E-mail 19th September 2014 Nick Grosse

E-mail 20th September 2014 Mrs. Helen Barnes

E-mail 22nd September 2014 Mr. Mark Baker

E-mail 23rd September 2014 Professor Raymond P. Clark OBE

Letter 23rd September 2014 Paul & Marie Lee

E-mail 24th September 2014 Mr. Keith Jenkins

E-mail 24th September 2014 Mr. Gareth Randell

E-mail 25th September 2014 Mrs. Clare James

E-mail 26th September 2014 Deborah Tompkinson

Letter 29th September 2014 Dr. Garth Leder, Barbican Association

E-mail 30th September 2014 Mr. Brian Johnson

E-mail 30th September 2014 Mr. Russell Bell

E-mail 1st October 2014 TC Chang and Jacqueline YC Ioh

E-mail 1st October 2014 Lesley Thrift

E-mail 2nd October 2014 John Fitzpatrick

E-mail 2nd October 2014 Krishna Kakad

E-mail 2nd October 2014 Tony Welsh

E-mail 2nd October 2014 Karen Young

E-mail 2nd October 2014 Edward Malden

E-mail 2nd October 2014 Jonathan Perks

E-mail 2nd October 2014 Julia Onslow-Cole

Letter 2nd October 2014 Gail Elizabeth Evans

E-mail 2nd October 2014 Eloise Logan

E-mail 2nd October 2014 A. Afshari and A Haigh

E-mail 2nd October 2014 Dr. Folashade Okutubo

E-mail 3rd October 2014 Pak-Lim Wong, Transport for London

E-mail 3rd October 2014 Dr. Leslie Joffe
E-mail 3rd October 2014 Mr. Andrew Gallichan
E-mail 3rd October 2014 Karen Young
E-mail 3rd October 2014 Alpesh and Mina Lad
E-mail 3rd October 2014 Joseph Robinson
E-mail 3rd October 2014 Colm Whelan
E-mail 3rd October 2014 Michael Pearman and Sue-Wei Wong
E-mail 3rd October 2014 Mr. Paul Stanton
E-mail 3rd October 2014 Mohan Subbiah
Letter 3rd October 2014 J. C. Slaughter
Letter 4th October 2014 Paul Tilley
E-mail 4th October 2014 Eric Lai
E-mail 5th October 2014 William Russell
Letter 5th October 2014 David & Jeanette Webster
E-mail 5th October 2014 Ian Bull
E-mail 5th October 2014 Mr. Richard Cowan
Letter 6th October 2014 G. Hewitson
E-mail 6th October 2014 Lind Wright
E-mail 6th October 2014 Mr. Allan Kerr
E-mail 6th October 2014 Dr. Dilys Cowan
E-mail 6th October 2014 Alderman Vincent Keaveny
Letter 6th October 2014 Vincent and Edwina Power
E-mail 6th October 2014 Diana B. Tyson
E-mail 6th October 2014 Jonathan Dennis
E-mail 6th October 2014 Jane Smth, Seddon House Group
E-mail 6th October 2014 Dr. Muriel Cullen
Letter 7th October 2014 Mrs. Averil Baldwin, Thomas More House Group
Letter 7th October 2014 Paulin Pearson
E-mail 7th October 2014 Mr. Harry Boucher
E-mail 7th October 2014 Mrs. Caroline Pearce
E-mail 7th October 2014 Dr. Peter Poore
E-mail 7th October 2014 Alberto Garciga
E-mail 7th October 2014 Jan & Phillippa Bors
E-mail 7th October 2014 Veena Williams
E-mail 7th October 2014 Salina Gilhotra & Nilesh Parmar

E-mail 7th October 2014 Jonathan Morton, London House Residents' Association

Letter 8th October 2014 Claire & Richard Ringrose

Letter 8th October 2014 J. Freewell

Letter 8th October 2014 Dr. P D Simmons

E-mail 8th October 2014 Tom Morris

E-mail 8th October 2014 Mr. Peter Jennings

E-mail 8th October 2014 Mrs. Helen Bayliss

E-mail 8th October 2014 Mrs. Sheila McIntosh

E-mail 8th October 2014 Ross Everett

E-mail 9th October 2014 Mr. Michael Callow

Letter 9th October 2014 David Saunders

E-mail 9th October 2014 Mr. & Mrs. David Reeves

E-mail 9th October 2014 Jonathan Mendelow

E-mail 9th October 2014 Annabel Gillings

E-mail 9th October 2014 Dr. Simon Jones

E-mail 9th October 2014 Mr. Richard Pavitt

E-mail 10th October 2014 Mr. Tim Macer

E-mail 10th October 2014 Mrs. Helen Clifford nee Hudson

E-mail 10th October 2014 Mr. Paul Clifford

E-mail 10th October 2014 Mrs. Vivien Fowle

E-mail 11th October 2014 Professor John Lumley

E-mail 11th October 2014 Lesley Craze

E-mail 12th October 2014 Adam Cordery & Paula Johnson

E-mail 12th October 2014 Ms. Jane Smith

E-mail 12th October 2014 Dr. Robert Harris

E-mail 12th October 2014 Dr. C Pardy

E-mail 12th October 2014 Dr. Gianetta Corley

E-mail 12th October 2014 Mary Bonar

E-mail 12th October 2014 Kai Virtanen

E-mail 12th October 2014 Diana Morgan Gray

E-mail 13th October 2014 Ms. Kerry Pannell

E-mail 13th October 2014 Mr. Brian Parkes

E-mail 13th October 2014 Mr. Henry Ritson

E-mail 13th October 2014 Dr. Andrew Ormsby

E-mail 13th October 2014 Mr. Jonathan Dow
E-mail 13th October 2014 Susan Weeks
E-mail 13th October 2014 Rainer Pratl
E-mail 13th October 2014 Maraget Urry
E-mail 13th October 2014 Gillian Laidlaw
E-mail 13th October 2014 Barbara Mchugh De Clare
E-mail 13th October 2014 Satu Pikanen
E-mail 13th October 2014 John Thirlwell
Letter 14th October 2014 Robert B. Barker
Letter 14th October 2014 Gillie Bexson
E-mail 14th October 2014 Mr. Nigel Dixon
E-mail 14th October 2014 Mr. John Weeks
Letter 14th October 2014 Ann Holmes
E-mail 14th October 2014 Ms. Caroline Reed
E-mail 14th October 2014 Professor Richard Lynch
E-mail 23rd October 2014 Richard Gaskell
Letter 3rd November 2014 DLA Piper

Application Documents

Existing drawings: A1254 EX 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2015, 2101, 2102, 2103, 2104, 2201/1, 2202.

Removal of fabric drawings: A1254 PA 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1011, 1012, 1013, 1014, 1020/1, 1021.

Roof terrace usage drawing: A1254 GA 2012

Sustainability Statement July 2014 Waterman

Daylight & Sunlight Report 8th July 2014 Waldrams

Design and Access Statement August 2014 Fletcher Priest Architects

Transport Assessment August 2014 TTP Consulting

Draft Travel Plan August 2014 TTP Consulting

Draft Delivery and Servicing Plan August 2014 TTP Consulting

Air Quality Neutral Assessment August 2014 Waterman

Energy Statement August 2014 Waterman

Planning Statement August 2014 DP9

Statement of Community Involvement August 2014 Four Communications

Noise Impact Assessment 27th August 2014 Clarke Saunders Associates

Heritage, Townscape and Visual Impact Assessment September 2014
Peter Stewart Consultancy

Statement of Community Involvement – Interim Addendum Report undated
Four Communications

Statement of Community Involvement – Addendum Report 2014 Four
Communications

Letter 22nd October 2014 Clarke Saunders Associates

Response to resident concerns 23rd October 2014 Fletcher Priest
Architects

Light Pollution & Sunlight Amenity Report 3rd November 2014 Waldrams

E-mail 3rd November 2014 DP9

Environmental Noise Survey Proposals 3rd November 2014 Clarke
Saunders Associates

Letter 7th November 2014 DP9

Letter 11th November 2014 DP9

Memo 12th November 2014 Clarke Saunders Associates

Appendix A

London Plan Policies

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 2.11 Ensure that developments proposals to increase office floorspace within CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the plan.

Policy 2.12 Identify, protect and enhance predominantly residential neighbourhoods within CAZ and develop sensitive mixed use policies to ensure that housing does not compromise CAZ strategic functions elsewhere in the zone.

Policy 4.1 Promote and enable the continued development of a strong, sustainable and increasingly diverse economy; Support the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity; Promote London as a suitable location for European and other international agencies and businesses.

Policy 4.2 Support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes.

Policy 4.3 Within the Central Activities Zone increases in office floorspace should provide for a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in this plan.

Policy 5.2 Development proposals should make the fullest contribution to minimising carbon dioxide emissions.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 5.6 Development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

Policy 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

Policy 5.9 Reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and

excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

Policy 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.

Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 5.13 Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.

Policy 6.3 Development proposals should ensure that impacts on transport capacity and the transport network are fully assessed.

Policy 6.5 Contributions will be sought from developments likely to add to, or create, congestion on London's rail network that Crossrail is intended to mitigate.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:

- ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles
- provide parking for disabled people in line with Table 6.2
- meet the minimum cycle parking standards set out in Table 6.3
- provide for the needs of businesses for delivery and servicing.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 Buildings and structures should:
a be of the highest architectural quality

- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.7 Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria set out in this policy.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Unitary Development Plan and Core Strategy 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.

CS4 Seek planning contributions

To manage the impact of development, seeking appropriate contributions having regard to the impact of the contributions on the viability of development.

CS5 Meet challenges facing North of 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.

CS10 Promote high quality environment

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 Conserve or enhance heritage assets

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.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

CS20 Improve retail facilities

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

HOUS10 Respect residential privacy, etc.

To require where practicable that the privacy, outlook and daylighting levels of residential accommodation is respected by the form of adjacent development.

SHOP3 Seek increased retail facilities

To seek, where appropriate, the provision of new or increased retail facilities, particularly where:

- i. existing retail shop facilities are being replaced on redevelopment in accordance with policy SHOP 2;
- ii. the site is in or close to a shopping centre;
- iii. the site is close to a public transport interchange;
- iv. there is a riverside frontage.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

TRANS21 Seek parking for disabled people

To seek the provision and improvement of parking arrangements for disabled people.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

ENV28 Design of building services

To ensure that building services are satisfactorily integrated into the architectural design of the building (with particular reference to its roof profile) and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

ENV29 High standard of shopfront design

To ensure that the provision of shopfronts is of a high standard of design and appearance and to resist inappropriate designs and alterations.

ENV35 To protect daylight and sunlight

To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to levels which would be contrary to the Building Research Establishment's guidelines.

SCHEDULE

APPLICATION: **14/00878/FULMAJ**

160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace (Class A1) at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

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 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. 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 set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition 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 demolition shall not be carried out other than in accordance with the approved scheme
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policy of the Core Strategy: CS15.
- 3 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work taking place on the site. 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 set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction 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.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policy of the Core Strategy: CS15.

- 4 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site deconstruction of the existing buildings has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London).

REASON: To ensure that deconstruction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

- 5 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). 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 (in consultation with Transport for London).

REASON: To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

- 6 The development shall incorporate such measures as are necessary within the site to resist structural damage arising from an attack with a road vehicle or road vehicle borne explosive device, details of which must be submitted to and approved in writing by the Local Planning Authority before any works hereby permitted are begun.

REASON: To ensure that the premises are protected from road vehicle borne damage within the site in accordance with the following policy of the Core Strategy: CS3.

- 7 Before any construction works hereby permitted are begun details of rainwater harvesting and grey water recycling systems shall be submitted to and approved in writing by the local planning authority.

REASON: To improve sustainability and reduce flood risk by reducing potable water demands and water run-off rates in accordance with the following policies of the Core Strategy CS15 and CS18

- 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 external ground and upper level surfaces;
 - (b) details of masonry, to include face bonding, pointing, and any expansion joints;
 - (c) details of the ground floor office entrances;
 - (d) details of windows and external doors;
 - (e) details of soffits, hand rails and balustrades;
 - (f) details of shopfronts;
 - (g) details of all alterations to the retained west elevation;
 - (h) details of junctions with adjoining premises;
 - (i) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
 - (j) details of all ground level surfaces including materials to be used.

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 Unitary Development Plan and Core Strategy: CS10, CS12, ENV6, ENV28, ENV29.

- 9 Details of the position and size of the green roof(s), the type of planting and the contribution of the green roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.

- 10 Before any new plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound, in accordance with a scheme to be agreed in writing with the Local Planning Authority.

REASON: In order to protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 11 Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the fume extract arrangements, materials and construction methods to be used to avoid noise and/or odour penetration to the upper floors from the use of the kitchen and the duct shall terminate above roof level. The details approved must be implemented before the use of the kitchen takes place.
REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.
- 12 Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the fume extract arrangements including materials and construction method and all ducts must terminate above roof level. The details approved must be implemented before use of the kitchen takes place and shall be so maintained thereafter for the life of the building.
REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Core Strategy: CS15, CS21.
- 13 (a) The rating noise level from any plant, together with any associated ducting shall be 10 dB (A) or more below the lowest LA90, 15min at the nearest noise sensitive premises.
(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 14 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any such works are commenced. 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. 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 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 8, ENV 9, CS10, CS15, and CS19.

- 15 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.
- 16 The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.
REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS 15, ENV 8, CS10, CS16.
- 17 No doors or gates shall open over the public highway.
REASON: In the interests of public safety
- 18 The roof terraces on level 7 hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 19 The roof terrace on level 8 hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day or between the hours of 22:00 on one day and 08:00 on the following day on a maximum of 5 occasions per annum between May and September (inclusive), other than in the case of emergency. The roof terrace on level 8 shall not be used or accessed on each of these 5 occasions without prior notification of neighbouring residents by the building occupier at least 14 days in advance of each of these 5 occasions. The roof terrace shall not be used or accessed at any time on Sundays or Bank Holidays, other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 20 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.
- 21 The A1 use hereby permitted shall not be open to customers between the hours of 21:00 on one day and 07:00 on the following day.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

- 22 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Core Strategy: CS15, CS16, CS21.
- 23 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of one pedal cycle per 125sq.m. of floorspace (minimum 302 spaces). The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policies of the London Plan and the City of London Core Strategy and Unitary Development Plan: 6.9, CS16, TRANS22.
- 24 Changing facilities and showers shall be provided adjacent to the bicycle parking areas and maintained throughout the life of the building for the use of occupiers of the building in accordance with the approved plans.
REASON: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the following policy of the Unitary Development Plan: TRANS22.
- 25 A post construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.
REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Core Strategy CS15.
- 26 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: Location Plan, Drawing Nos.

A1254PA2000, A1254PA2001, A1254PA2002, A1254PA2003, A1254PA2004, A1254PA2005, A1254PA2006, A1254PA2007, A1254PA2008, A1254PA2009, A1254PA2010, A1254PA2011, A1254PA2015, A1254PA2016, A1254PA2012, A1254PA2101, A1254PA2102, A1254PA2103, A1254PA2104, A1254PA2200, A1254PA2201.

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.

INFORMATIVES

- 1 The Mayoral Community Infrastructure Levy is set at a rate of J50 per sq.m on "chargeable development" and applies to all development over 100sq.m (GIA) or which creates a new dwelling.

The City of London Community Infrastructure Levy is set at a rate of J75 per sq.m for offices, J150 per sq.m for Riverside Residential, J95 per sq.m for Rest of City Residential and J75 on all other uses on "chargeable development".

The Mayoral and City CIL charges will be recorded in the Register of Local Land Charges as a legal charge upon "chargeable development" when development commences. The Mayoral CIL payment will be passed to Transport for London to support Crossrail. The City CIL will be used to meet the infrastructure needs of the City.

Relevant persons, persons liable to pay and owners of the land will be sent a "Liability Notice" that will provide full details of the charges and to whom they have been charged or apportioned. Please submit to the City's Planning Obligations Officer an "Assumption of Liability" Notice (available from the Planning Portal website: www.planningportal.gov.uk/cil).

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Section106 Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.

- 2 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 3 The Directorate of the Built Environment should be consulted on the need for a projection licence for works involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window cill, rainwater pipe, oil fuel inlet pipe or box, carriageway entrance, or any other projection beneath, over or into any public way (including any cleaning equipment overhanging any public footway or carriageway). You are advised that highway projection licenses do not authorise the licensee to trespass on someone else's land. In the case of projections extending above, into or below land not owned by the developer permission will also be required from the land owner. The City Surveyor must be consulted if the City of London Corporation is the land owner. In such cases please also contact the Corporate Property Officer, City Surveyor's Department.
- 4 Improvement or other works to the public highway shown on the submitted drawings require separate approval from the local highway authority and the planning permission hereby granted does not authorise these works.
- 5 The Department of the Built Environment (Highways and Streetworks Team) must be consulted on the following matters which require specific approval:
 - (a) Hoardings, scaffolding and their respective licences, temporary road closures and any other activity on the public highway in connection with the proposed building works. In this regard the City of London Corporation operates the Considerate Contractors Scheme.
 - (b) The incorporation of street lighting and/or walkway lighting into the new development. Section 53 of the City of London (Various Powers) Act 1900 allows the City to affix to the exterior of any building fronting any street within the City brackets, wires, pipes and apparatus as may be necessary or convenient for the public lighting of streets within the City.
- 6 The Markets and Consumer Protection Department (Environmental Health Team) must be consulted on the following matters:
 - (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any structures in excess of those shown on drawings for which planning

permission has already been granted, further planning approval will also be required.

(b) Installation of engine generators using fuel oil.

(c) The control of noise and other potential nuisances arising from the demolition and construction works on this site and compliance with the Construction (Design and Management) Regulations 2007; the Environmental Services Department should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.

Air Quality

(d) Compliance with the Clean Air Act 1993

Any furnace burning liquid or gaseous matter at a rate of 366.4 kilowatts or more, and any furnace burning pulverised fuel or any solid matter at a rate of more than 45.4 kilograms or more an hour, requires chimney height approval. Use of such a furnace without chimney height approval is an offence. The calculated chimney height can conflict with requirements of planning control and further mitigation measures may need to be taken to allow installation of the plant.

Boilers and CHP plant

(e) The City is an Air Quality Management Area with high levels of nitrogen dioxide. All gas boilers should therefore meet a dry NO_x emission rate of <40mg/kWh in accordance with the City of London Air Quality Strategy 2011.

(f) All gas Combined Heat and Power plant should be low NO_x technology as detailed in the City of London Guidance for controlling emissions from CHP plant and in accordance with the City of London Air Quality Strategy 2011.

(g) When considering how to achieve, or work towards the achievement of, the renewable energy targets, the Markets and Consumer Protection Department would prefer developers not to consider installing a biomass burner as the City is an Air Quality Management Area for fine particles and nitrogen dioxide. Research indicates that the widespread use of these appliances has the potential to increase particulate levels in London to an unacceptable level. Until the Markets and Consumer Protection Department is satisfied that these appliances can be installed without causing a detriment to the local air quality they are discouraging their use. Biomass CHP may be acceptable providing sufficient abatement is fitted to the plant to reduce emissions to air.

(h) Developers are encouraged to install non-combustion renewable technology to work towards energy security and carbon reduction targets in preference to combustion based technology.

Standby Generators

(i) Advice on a range of measures to achieve the best environmental option on the control of pollution from standby generators can be obtained from the Department of Markets and Consumer Protection.

(j) There is a potential for standby generators to give out dark smoke on start-up and to cause noise nuisance. Guidance is available from the Department of Markets and Consumer Protection on measures to avoid this.

City Planning Officer,
Dept of Planning and Transportation,
City of London,
P.O Box 270, Guildhall,
London,
EC2P 2EJ.

D.A.Rogers,
151, Thomas More House,
Barbican,
London,
EC2Y 8BU.

Dear Sir,

Proposed refurbishment and extension of 160, Aldersgate Street.
Reference: 14/008 78/ FULMAJ.

As a long time resident of Thomas More House and having attended the presentation by Mercer Real Estate Partners on 30th June and read the planning application for the proposed regeneration of 160, Aldersgate Street, I am writing to register my objections for the following reasons. There would be a significant impact caused by this redevelopment from increase in height of the building.

With Thomas More House being situated due East of this building, there will be a major reduction in light, particularly in the afternoons and evenings to residents. As a result, there would be substantial damage to the residential amenity. Whilst at present residents benefit partially from light reflecting from the setting sun, the hours of daylight would be severely diminished by any increase in the height of 160, Aldersgate Street.

The enlarged building would overshadow not only the residential flats of Thomas More House and Seddon House but also the Childrens' play area below these terraced blocks but also the tennis courts and sports area of the City of London Girls School situated between Mountjoy House and the proposed enlarged building.

Should this redevelopment be allowed to proceed, there would also be an increased invasion of privacy from the heightened building.

In these circumstances, I sincerely hope that the proposed application particularly in respect of any increase in height will be declined.

Yours faithfully,

D.A.Rogers.

ACKNOWLEDGED



Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 18 September 2014 16:06
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:05 PM on 18 Sep 2014 from Dr Neil Sanders.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

18 SEP 2014

Customer Details

Name: Dr Neil Sanders

Email: [REDACTED]

Address: 162 Defoe House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: 1. The extra storey would affect the skyline as seen from living rooms in parts of Defoe House, thereby further 'walling in' the Barbican Estate. 2. The proposed additional rear access would hugely increase foot traffic, noise and smoking along Half Moon Court which is a very narrow quiet pedestrian alley flanked by residential and office buildings. The only entrance to the Neaman Practice doctors' surgery is at the entrance to Half Moon Court and there would be clashes between those using the new rear access and patients using the surgery,

many of whom are infirm. 3. Without the extra storey and the additional rear access, the proposals would be OK.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 160 Aldersgate Street - 14/00878/FULMAJ - FAO Liam Hart

From: Nick Grosse
Sent: 19 September 2014 11:16
To: PLN - Comments
Cc: Nick Grosse
Subject: 160 Aldersgate Street - 14/00878/FULMAJ - FAO Liam Hart

Dear Mr Hart,

I am writing in connection to planning application ref: 14/00878/FULMAJ for the proposed works at 160 Aldersgate Street. I live at Flat 11, Spencer Heights, 28 Bartholomew Close, EC1A 7ES, one of the buildings adjacent to the subject property. I am in support of the majority of the application as it will improve the tone of the immediate location. However, I strongly object to the new rear entrance and resulting cycle and pedestrian) traffic that will ensue. I object on the following grounds:

1) the pedestrian footpath leading from Kinghorn Street down Bartholomew Close is already limited to such an extent that even walking single file is an obstacle and an exercise of balance. The elderly and infirm simply cannot use this footpath and thus are forced to use the road (reserved for vehicles). An increase in cycle traffic will endanger the health and safety of pedestrians using this thoroughfare which is a main access way to the building in which I reside.

2) Furthermore, the separate consented scheme in Bart's Close being developed by Helical Bar will result in increased construction works traffic during the five year construction period. Once completed, the area will be pedestrianised, leading to increased pedestrian traffic. The addition of the rear entrance for cycles will only encourage cyclists to illegally cycle through this pedestrianised area, using it as a shortcut.

3) 28 Bartholomew Close has a two level underground car park accessed via a car lift. Upon exiting this car lift, the drivers are largely blind to traffic moving in the direction towards Kinghorn Street. Creating a rear entrance will provide a route for cycle traffic, this will endanger cyclists from the threat of collision with vehicles exiting the car lift.

It is for these reasons that I **strongly object to section (v) of the application** as described in the Town and Country Planning Act 1990 correspondence dated 12th September 2014.

Yours Sincerely,

Nicholas Grosse

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 20 September 2014 16:18
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

20 SEP 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:18 PM on 20 Sep 2014 from Mrs Helen Barnes

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Helen Barnes
Email: Not specified
Address: 59 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: There is a lack of clarity as to the proposed retail space. The drawings suggest a restaurant/bar and if the space is to be given over to licensed premises I would have an objection due to possible noise disturbance for properties fronting onto aldersgate street.

Hampson, Rebecca

From: PLN - Comments
Sent: 22 September 2014 21:13
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:12 PM on 22 Sep 2014 from Mr [REDACTED] Baker.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr [REDACTED] Baker
Email: [REDACTED]
Address: 204 Seddon House, Barbican, London EC2Y 8BX

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: My main objections are: Reduction in Light due to extra floor - especially worried this would set a precedent for further building on Aldersgate, which would impact us greatly if 150/140 were to get taller. Noise impact from plant on roof - despite being mentioned the noise assessment report is NOT included in the documents here. Noise from new commercial premises - especially if opening late nights or taking deliveries early mornings. If commercial premises selling alcohol there is a worry of increased antisocial behaviour. Need clarification on what premises would be permitted & opening hours. At night, light pollution from larger glass/brighter lights - no impact assessment seems to have been carried out of this. Glad that plan includes occupancy sensors as 150/140 never seem to turn majority of lights off. Light

pollution from 'light box' on roof seems unclear and worrying. More clarity needed on this. Timescale for development and managing of noise during construction e.g. working hours, especially early mornings/weekends. Would cranes be needed at weekends, meaning endless workmen bellowing at each other. Working hours will need to be monitored / enforced strongly as we have experience of contractors ignoring them earlier this year on Aldersgate for road works. All of above should be considered in the context of the existing Core Plan CS5 and new policy of Local Plan (yet to be adopted) 21.3.3 and 21.3.5 regarding protecting residential amenity, privacy, sun lighting and the cumulative impact of individual developments. I recommend rejecting the extra floor, scrutinising noise of plant equipment & restriction on type and opening hours of commercial premises including delivery times to reduce noise impact on nearby residents.

Hassall, Pam

From: Professor Raymond P. Clark, OBE [REDACTED]
Sent: 23 September 2014 10:28
To: PLN - Comments
Subject: 160 Aldersgate Street

Dear Mr Hart

I am writing about the planning application in respect of 160 Aldersgate Street London EC1A 4DD (Ref14/00878/FULMAJ).

I have no objection to the construction of an additional story incorporating plant nor to the reconstruction of the facade on Aldersgate Street to include the provision of retail floor space at ground level. I do not object to associated internal and external alterations (which I understand will include replacing all windows)

However I have concerns about the provision of roof terraces to the seventh and eighth floors. The use of such spaces for gatherings, parties etc is likely to produce noise nuisance to those parts of Bartholomew Close that are overlooked by the terraces. What measures will be in place to address this issue?

The installation of an additional entry point to the rear of the building giving access for pedestrians and cyclists is something that I strongly object to. The very idea of up to 300 cyclists per day negotiating the passage between the Neaman practice and Aldersgate house (at its narrowest point only some 2.5 metres wide) is breathtakingly insensitive to the layout, capacity and use of the area.

It would be disastrous for the Neaman Practice where patient movements (frequently elderly people and with limited mobility) would be intermixed with fast moving cyclists in an uncontrolled way. In addition the lower level residents of Aldersgate House would be in very close proximity to this traffic. Moreover, congestion at the pinch point outside 38 Bartholomew Close (already of considerable concern) would become unacceptable at the beginning and end of the working day.

Associated with the Barts Close Working Group I note that this proposal was put forward just after the last meeting in July. At that meeting a traffic/ pedestrian survey was presented by Burro Happold that related it to conditions as they were in 2011. The meeting agreed to request an up to date survey taking into account increases in pedestrian cycle and vehicle traffic that will inevitably come about as a result of the Helical Bar development. I have previously asked that the new survey take into account the 160 Aldersgate rear entrance proposal when estimating total future movements in Bartholomew Close. I believe that this is being actioned.

It is difficult to see how there can be any justification for this rear entrance and the planned levels of increased movement between the Neaman Practice and Aldersgate House if significant issues concerning safety and privacy are to be properly addressed. In my view it would be best to abandon the proposed rear entrance and provide a new one accessible from Aldersgate Street, possibly through the car park, which could also accommodate a bicycle store. I consider that such a revised scheme could actually be safer for all of the constituencies concerned.

I object in the strongest terms to the provision of the new rear entrance to 160 Aldersgate Street.

Yours sincerely

Professor Raymond P. Clark, OBE, PhD, CEng, CEnv, Hon.FSE
Flat 48, 28 Bartholomew Close, London, EC1A 7ES

Department of Built Environment
 City of London
 Guildhall
 London
 EC2P 2EJ

Paul & Marie Lee
 301 Seddon House
 Barbican
 London
 EC2Y 8BX

23 September 2014

Dear Mr Hart

Your ref: 14/00878/FULMAJ
re redevelopment of 160 Aldersgate Street

We wish to object to the above proposed redevelopment on the following grounds:

1. **Height:** The proposed addition of an extra storey sets a precedent for further additions in the future with the prospect, therefore, of crowding the nearby residential blocks even more.
2. **Light:**
 - a) An increase in height will block the skyline for Barbican Estate residents thereby restricting sunlight.
 - b) The larger windows will allow far greater light pollution than at present. These offices do not turn lights off after working hours.
3. **Noise:**
 - a) The proposed retail premises at ground level will possibly be some sort of restaurant or bar therefore residents nearby can expect to be disturbed by customers, deliveries and refuse collection.
 - b) No information has been given as to how noisy the plant on the roof of 160 will be.
4. **Privacy:** Larger windows will give workers in 160 Aldersgate greater views into residences across the road, more so if the proposed roof terraces are used for social functions.

I hope your final decision will be informed by planning policies CS5.5 which calls for "identifying and meeting residents' needs" and DM21.3.3 which says "all development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting, levels to adjacent residential accommodation."

Yours sincerely



Paul & Marie Lee

S

Hampson, Rebecca

From: PLN - Comments
Sent: 24 September 2014 10:49
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:48 AM on 24 Sep 2014 from Mr Keith Jenkins.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Keith Jenkins

Email: [REDACTED]

Address: 602 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This building is too tall already, higher than its northerly neighbours, and any increase in height will reduce natural light to Seddon and Thomas More Houses and increase both light pollution and overlooking, in contravention of the policies in Core Plan CS5.5 and in the Local Plan Policy DM21.3.3 and DM21.3.5.

Hampson, Rebecca

From: PLN - Comments
Sent: 24 September 2014 11:35
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:34 AM on 24 Sep 2014 from Mr Gareth Randell.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Gareth Randell

Email: Not specified

Address: 402 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: 402 Seddon House is south and west facing, at the treeline level of the trees. The current view of 160 Aldersgate occupies occupies 1/2 of our south facing view. I support an improved facade but I object to: 1. Height - The increase in height will negatively impact the skyline and daylight into our residence, particularly when the sun is low in winter. - The 'Daylight & Sunlight Report' is incomplete. For Seddon House, there are no 'Window Maps', no key to the room references and, importantly, there are no Vertical Sky Component (VSC) or Average Probable Sunlight Hours (APSH) metrics for any floors save the Basement. Whilst the report claims to meet BRE guidelines, the negative results indicated conflict with the new Local Plan Housing policy DM21.3 "3. All development proposals should be designed to

avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation" Approving an increase in height will also set a precedent for the neighbouring buildings, particularly #150 (Moore Stephens) which is also of a similar age. 2. Privacy & Lighting - The 2 roof terraces and very much bigger windows will provide an increased and direct view into our flat. Again note the new Local Plan Housing policy DM21.3 "3. All development .. to avoid overlooking and seek to protect the privacy.." - There is no information on how bright the lighting will be, but is likely to be significant 3. Inadequate Consultation - Ref Statement of Community Involvement. Examples: - I informed Four Communications that I was unable to attend on 30th June. I followed up numerous times but was not presented with any opportunity to participate. - Only one respondent out of 29 agreed that "The proposed increase in height is acceptable for the site", yet the plans appear unaffected. This appears contrary to Planning Policy Core Plan CS5 5. "Identifying and meeting residents' needs ... including protection of residential amenity"

Hampson, Rebecca

From: PLN - Comments
Sent: 25 September 2014 07:58
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:57 AM on 25 Sep 2014 from Mrs Clare James.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Clare James

Email: [REDACTED]

Address: Members Room PO Box 270, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I have concerns over the proposed planning application for 160 Aldersgate Street as it would result in loss of light, overlooking and loss of amenity, in particular for residents of neighbouring London House. In addition, there is an existing issue of noise disturbance from plant/fans from 160 Aldersgate Street and I would ask for there to be appropriate conditions on the hours of use of any such equipment associated with this planning application.

PLN
26 SEP 2014

Hampson, Rebecca

From: [REDACTED]
Sent: 26 September 2014 15:41
To: PLN - Comments
Subject: 160 Aldersgate Street EC1A 4DD; Application for construction of an additional storey tec

Dear Sirs

I live in Flat 56, London House. 172 Aldersgate Street, next door to Mitre House.

ACKNOWLEDGED

I am opposed to any increase in height to the building:

1 The proposed increase to the height of the building will make it significantly and noticeably higher than the other buildings on that side of the street, destroying the harmony of line of the roof tops. You will note that the current line increases gently as it approaches the Museum of London. The proposal therefore does not comply with London Plan Policies:

- a 7.6 para b (proportion and scale do not enhance the public realm)
- b 7.6 c (details do not complement the local architectural character)

2 The proposal appears to lose the existing provision - never implemented - for a pedestrian bridge across Aldersgate Street which would even now be a useful addition to local amenity.

a The redevelopment of Mitre House would be an ideal opportunity to make good this long neglected amenity.

b This would also meet the Mayoral policy of encouraging the increased provision of pedestrian routes in the urban context.

c It would address a recurrent criticism of the current building, reiterated in the architects report, that this area is currently ill-used.

d It could be made a condition of approval of planning that the bridge is finally realized.

3 The additional height will overshadow and affect rights to light enjoyed by neighbouring properties in London House. This offends London Plan Policy 7.6 d - unacceptable harm to amenity of surrounding land and buildings, particularly residential buildings (London House, with 81 flats, is the vertical equivalent of a residential street) in relation to privacy and overshadowing. Those considering the application will note two particular pieces of sleight of hand. First, although there is plant on the top of Mitre House at present, it is set so far back that it is almost unseen from the street. Councillors may wish to ensure that photographs are available at the planning meeting for comparison. Second, the real height of the new proposal is skilfully camouflaged by a background of cloud in the artist's drawing which gives the impression that the proposal is lower than it really is.

4 The building will also be out of harmony with and overbear the east side of Aldersgate Street, the Museum of London, and pedestrians on both pavements.

5 Concerns might also arise in connection with the installation of machinery on the roof of Mitre House which would impact on the residents of the upper flats. However, I understand that the developer has undertaken to move machinery to the other side of the building and it is not, therefore, necessary to address the point further.

S

6 The Mitre feature (an elegant architectural reference to the location's former association with the Bishop of London) will be lost. The current proposal looks like a 1960s office block complete with infantile blocks of light and dark.

Yours faithfully

A thick, dark horizontal line redacting the signature of the sender.

Deborah Tompkinson



Representing the interests of Barbican Residents

ACKNOWLEDGED

Dr Garth Leder
85 Defoe House
Barbican
London EC2Y 8DN

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

29 AUG 2014

29 September 2014

For the attention of Liam Hart

Re: Objection to application 14/00878/FULMAJ

Dear Sir/Madam,

I write on behalf of the Barbican Association, a Recognised Tenants' Association representing residents of the Barbican Estate, to object to Mercer Real Estate Partners' application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would damage residential amenity, as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides, so development that might be appropriate elsewhere in the City is not appropriate here. Several Barbican blocks lie directly to the east of the site, including Seddon House and Thomas More House, whilst many residents live in Bartholomew Close immediately to the west of the site.

The proposed substantial increase in height would cut the daylight and sunlight to a substantial number of flats, and leave residents overshadowed by a building significantly taller than its neighbours. The height would also overshadow the play area beneath Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in living rooms in the evening.

a. Office lights have become substantially brighter. Modern lighting is far brighter than streetlights: see, for example, the three-storey foyer at 1 Milton Court, completed in 2013. Residents of neighbouring blocks, including Seddon House, Thomas More House and Lauderdale Tower, should not have to face an increase in office window area in the evening and overnight.

b. Construction standards do not safeguard. The BREEAM (Building Research Establishment Environmental Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several office buildings overlooking the Barbican Estate, such as 125 London Wall.

c. The Local Plan, expected to be adopted in early 2015, includes Policy DM21.3 requiring developments to take account of "the privacy, outlook, daylighting and sunlighting levels to existing adjacent residential accommodation" (privacy must include not living opposite a light box) and "the cumulative impact of individual developments on the amenity of existing residents."

3. The increase in floorspace would be minimal

Under these proposals, 160 Aldersgate would grow by a mere 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m. The extension thus offers no material benefit to the City's provision of office space even as it substantially impairs the City's residential amenity.

We therefore ask the City to reject this application, and to reject any increase in height of 160 Aldersgate Street.

Yours faithfully,



Dr Garth Leder

Chair, Barbican Association Planning Committee

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 30 September 2014 09:11
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:11 AM on 30 Sep 2014 from Mr Brian Johnson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
 Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)



Customer Details

Name: Mr Brian Johnson
Email: [REDACTED]
Address: 702 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sirs I would like to lodge an objection to the planning application for the following reasons. The increase in height and the change from Mansard to vertical elevation is unsympathetic to the exiting established building line, and could set a precedence for the rest of Aldersgate. The top two stories appear to be fully glazed and therefore likely to create considerable increased light pollution and overlooking of the residential properties in Seddon House and other Barbican flats. Additional light pollution is expected by the increase in the size of the windows to the lower floor.

Policy CS5.5 should also be taken into consideration. While not a planning issue as such, this increased visibility tends to amplify the detritus of the internal fittings and as in many fully glazed office offices in the City present an dis unified appearance probably not intended by the design team. The new Local Plan which should become policy next year (policy DM21.3) states that 'all developments should be designed to avoid overlooking and seek to protect the privacy, daylighting and sun lighting levels to adjacent residential accommodation. With regards to the design it is a great improvement at street level but insufficient consideration has been given to the upper levels with regards to the impact on its neighbours. regards Brian Johnson

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 30 September 2014 09:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

29 AUG 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:20 AM on 30 Sep 2014 from Mr Russell Bell.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal:

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84 sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913 sq.m.).

Case Officer: Liam Hart

[Click for further information](#)



Customer Details

Name: Mr Russell Bell
Email: Not specified
Address: 222 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
 - Residential Amenity
Comments: The proposed additional storey and the resulting increase in height, would inevitably reduce the amount of direct light for the residents of Seddon House and Thomas More House. I also fear that if permission is granted for this increase in height, it may set a precedent for other properties that border the Barbican which is home to 4,000 residents. I also think that aesthetically, this increase in height would have a negative impact on the current roof line. I also believe the enlarged windows would be detrimental to the residents of Seddon House and Thomas More House and

would infringe on their privacy and have a negative effect on their quality of life, in so far that they will be, or appear to be, much more overlooked than at present. The enlarged windows would also create a greater risk of unwanted light pollution. The proposed roof terrace could be a potential source of noise nuisance if it is used for entertaining, drinks receptions etc. It's not clear if the proposed retail at ground level would contain any licensed premises, but if so, would almost certainly be yet another source of late night noise nuisance.

Hampson, Rebecca

From: TC Chang <[REDACTED]>
Sent: 01 October 2014 13:25
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate StEC1A 4DD

To: Mr Philip Everett, Director of Build Environment
Ms Annie Hampson, Chief Planning Officer, City of London

We are owners of Flat 55, London House, 172 Aldersgate St, EC1A 4HU. We object strongly to the proposed redevelopment / refurbishment of **160 Aldersgate Street**.

Our strong objections are based on the following reasons:

1. the addition of the **extra two floors** will **reduce light and or view**
2. the addition of the **extra floors** with bigger windows and replacing windows on lower floors will **impact my privacy**
3. the addition of **terraces** on the two levels will generate **noise and impact my privacy**
4. all the buildings on Aldersgate Street are the **same height** and therefore the **same height** restriction should apply to **160 Aldersgate Street**
5. the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House affecting privacy
6. combination of the factors outlined above may result in a **reduction of property value**
7. the addition of the extra floors shall affect the **view from the London House roof terrace**
8. the proposed **additional plant machinery** of the top may generate **extra noise for longer hours**
9. the **possible bar/restaurant** shall generate **extra noise** for London House residents
10. the significant construction requirements of the proposed redevelopment shall generate **substantial disruption** to the residents of London House. In some case residents are located less than 5 metres away from the construction.
11. The building will lose its characteristic appearance. Mitre House is built on the site of the chapel of the Bishop of London. The current building has architectural features that are inspired by the shape of a bishop's mitre in recognition of that piece of history.
12. The steps for the planned pedestrian bridge across Aldersgate St will go.

Permission for this redevelopment should not be granted. Please contact us if you wish to have any further information.

TC Chang and Jacqueline YC Ioh
Flat 55, London House,
172 Aldersgate St, London EC1A 4HU.

LM

Hampson, Rebecca

From: LESLEY THRIFT [REDACTED]
Sent: 01 October 2014 16:08
To: PLN - Comments
Subject: PLANNING APPLICATION 14/00878/FULMAJ - 160 ALDERSGATE STREET

Ref Planning application 14/00878/FLMAJ for 160 Aldersgate Street

For a resident of long standing I really object to this building application

I don't see why we should be looking out on a building which will be taller than others on the STREET. We already lost our view when this building and the building next door were erected, in place of the Salvage Association.

One has to question why they wish to disrupt our lives and pollute the air space for the minimal space this will achieve - Surely in this day and age people are desk sharing and or working from home. My conclusion is they want to rent out the additional space to reduce their overhead costs.

The light pollution this building gives off is offensive with lights left on after dark with no care to residents that have to look on to this, or indeed our privacy.

Why are you allowing this to happen.

--
Lesley Thrift



Hampson, Rebecca

From: John Fitzpatrick [REDACTED]
Sent: 02 October 2014 10:03
To: PLN - Comments
Subject: Planning application ref 14/00878/FULMAJ

Dear Sirs

As a resident of Seddon House Barbican, I would be directly affected by the above proposal and I wish to register my strong objection to the proposal.

Should the proposal go ahead with the increased height, light to my property will be directly affected, similarly I will be affected by light pollution.

It is not appropriate for such high buildings in a residential area.

The proposal seems to directly contradict your Core Plan ref CS5 5 (protecting residential amenity)

More particularly, the proposal seems to be in direct opposition to your new Local Plan (policy DM21.3) where protection of privacy, day lighting and sun lighting should be protected. amongst other relevant matters. (21.3.3 and 21.3.5)

From my observations, the application only increases the lettable floor area by some 10%, which hardly seems worthwhile for such an impact on the local community

I trust the application will be declined.

Yours etc.

John Fitzpatrick
312 Seddon House

ACKNOWLEDGED

S

Hampson, Rebecca

From: Krishna Kakad <[REDACTED]>
Sent: 02 October 2014 13:05
To: PLN - Comments
Subject: 14/00878/FULMAJ

Dear Sir/Madam,

I am a resident of London House which is the neighbouring property to Mitre House.

I object to this planning application on the grounds of the following:

- nuisance due to the retail unit on the ground floor
- noise from the additional plant on the roof of the new building
- noise from the roof terraces that are being created as part of the planning proposals.

I would be grateful if all the above points can be considered while reviewing the above application.

many thanks
krishna
resident of 36 London House

Krishna
Sent from my iPhone

ACKNOWLEDGED



14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Objections to planning application 14/00878/FULMAJ

From: Tony Welsh [REDACTED]
Sent: 02 October 2014 15:57
To: PLN - Comments
Subject: Objections to planning application 14/00878/FULMAJ

Sirs,

As the owner of a flat in London House, I hereby object to the referenced application. We will lose daylight and privacy, and be subjected to noise from additional rooftop plant.

Regards,

Tony Welsh
President, Barbecana Inc.
[REDACTED]
www.barbecana.com



BARBECANA

ACKNOWLEDGED

02 OCT 2014



Hampson, Rebecca

From: Karen Young [REDACTED]
Sent: 02 October 2014 12:04
To: PLN - Comments
Subject: Mitre House redevelopment

I write with regard the proposed development to Mitre House. I own a flat in London House, Aldersgate Street on the 10th floor.

My concern with this development is the two additional storeys. This will mean a loss of light, loss of privacy and no doubt noise from additional rooftop plant and light pollution.

We already have noisy air conditioning units on the ground and third floors which start up every day at 6am and 4am. I think these should be stopped during unsocial hours!

Kind Regards

Karen Young
[REDACTED]

Flat 75
London House
112 Aldersgate St.
EC1

ACKNOWLEDGED



Hampson, Rebecca

From: Edward Malden <[REDACTED]>
Sent: 02 October 2014 11:49
To: PLN - Comments
Subject: Planning Reference 14/00878/FULMAJ

Dear Sir,

Planning Application 14/00878/FULMAJ

I wish to object to this application as it will cause loss of residential amenity for the following reasons.

The building will be higher & overshadow London House causing loss of light & overlooking.

The rooftop plant will cause further noise & vibration adding to the ever increasing quantity of plant in this confined area.

The air conditioning units at the ground & third floor already cause disturbance starting at 04.00 & 06.00 disturbing the peace & quiet we are supposedly entitled to enjoy under current city policy .

Sincerely

E J Malden
5 London House
Aldersgate Street
EC1A 4HU

ACKNOWLEDGED

S 41

Hampson, Rebecca

From: Jonathan Perks [REDACTED]
Sent: 02 October 2014 12:56
To: PLN - Comments
Subject: Objection to Mitre House Rebuilding Proposal

Importance: High

Dear Sir/ Madam

I have been told that the long leaseholder of Mitre House, next door to my flat to my North, intends to carry out a major refurbishment of the building, including two addition storeys, a ground floor retail unit and a new rear entrance via Half Moon Court.

I strongly object to this proposal in it entirety and I am concerned about loss of daylight, loss of privacy, noise from additional rooftop plant and light pollution.

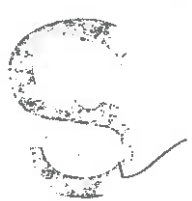
As a freehold owner of my flat I spend time on the roof for relaxation and quiet study and this will be completely overlooked and compromised if these outrageous plans are agreed.

Warm regards,

Jonathan Perks MBE MBA
CEO's Trusted Leadership Adviser, Mentor & Coach
Honorary Visiting Professor of Leadership, Cass Business School
Author of "Inspiring leadership"
Master Certified Coach ICF

Mobile: [REDACTED]
Client feedback: www.jonathanperks.com

ACKNOWLEDGED



Hampson, Rebecca

From: [REDACTED]
Sent: 02 October 2014 20:27
To: PLN - Comments
Cc: Home
Subject: 14/00878/FULMAJ Aldersgate St



Dear Sirs

We are writing as owners of Flat 21 London House (Dr and Mrs NH Thomas) to strongly object to the proposed development next door.

We are concerned about loss of day light, loss of privacy, noise from additional rooftop plant and light pollution.

We also urge you to enforce proper restrictions from the noise from the air conditioning plant at Ground and Third floor (our floor) levels. The plant starts up about 4 am in breach of City policy.

We are very upset by the planning action which will have a major impact on all the residents of London House.

Yours sincerely

Julia and Neil Thomas.

Please note I am sending this from my work e mail for ease of convenience but this is sent in a personal capacity. I use my maiden name of Onslow-Cole at work. My mobile number is [REDACTED]

Julia Onslow-Cole
Partner, Legal Markets Leader & Head of Global Immigration
PricewaterhouseCoopers Legal LLP
[REDACTED]

ACKNOWLEDGED

----- End of message text -----

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S

Dr GE Evans
43 London House
172 Aldersgate Street
London EC1A4HU

2 October 2014

PLN Comments
City of London
PO Box 270
Guildhall
London
EC2P 2EJ



Re: Application reference: 14/00878/FULMAJ Mitre House, Aldersgate Street

It has come to my attention that the leaseholder of Mitre House, intends to carry out a major refurbishment of the building, including two additional storeys, a ground floor retail unit and a new rear entrance via Half Moon Court.

Residents on all floors of London House will be affected adversely in different and varying degrees. Those on the upper floors of the building will be affected by the proposed development, suffering loss of light, loss of privacy, and noise from the additional rooftop plant. Residents living at the rear of London House will be disturbed during the early hours of the night by excessive noise from additional air conditioning plants.

As a property owner, resident and council tax payer in the City of London for over twelve years, I wish to object to the above application that could, if granted, lead to excessive noise and nocturnal disturbance, affecting the quality of life and possibly the value of the property at 172 Aldersgate Street.

In summary, my objection is based on the proposition that as a resident of the City of London I and my fellow residents in London House, are entitled to expect peace and quiet between the hours of 2300 and 0700. I therefore request a planning condition that would prevent operation of plant and equipment at unsocial hours.

Kind regards,


Gail Elizabeth Evans

ACKNOWLEDGED

S

Hampson, Rebecca

From: Eloise Logan [REDACTED]
Sent: 02 October 2014 23:04
To: PLN - Comments
Cc: Jonathan Morton; jdennis
Subject: 14/00878/FULMAJ



Re: Planning application 14/00878/FULMAJ, covering 160 Aldersgate Street London EC1A 4DD

I am the owner occupier of Flat 32, London House, 172 Aldersgate Street, London EC1A 4HU. London House is the building immediately adjacent to 160 Aldersgate Street and Flat 32 is on the fourth floor, rear facing.

I would like to object to the proposals set out in planning application 14/00878/FULMAJ on the grounds that if the project were to proceed as currently planned the rights of London House residents to quiet enjoyment of their amenities would be significantly impaired.

In the immediate term, as a flat owner who is often in residence during the day, working, I would find the noise, dust and disruption of a large building project at such close quarters very undesirable.

In the longer term, our privacy would be much reduced, by the construction of a rear entrance to 160 Aldersgate Street as regards the lower flats, and by the addition of roof terraces as regards the upper flats. The security aspect must also be a concern for the ground floor flats as they were never designed to have large numbers of people coming and going nearby.

However, as a resident of one of the flats at the back of London House, my most strenuous objection is to the prejudicial effect the project would have on the quantity and quality of light available to the rear flats, and -- particularly -- the extra noise pollution from the operation of any further extra plant.

Over the three years since I bought my flat (September 2011) we London House residents have already seen the addition of additional ventilation, smoke extraction and air conditioning plant, very close to us, at the rear -- far beyond what was envisaged when London House was built. The noise already frequently exceeds what could be called tolerable.

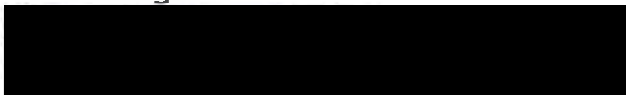
For example, we already suffer from air conditioning plant at ground and third floor levels that starts up around 6am and 4am respectively, which seriously disrupts sleep. If approval were to be considered for any further plant, at the very least I would ask for it to be banned from operating at unsocial hours.

Yours faithfully,

Eloise Logan, Flat 32, London House, 172 Aldersgate Street, London EC1 4HU

ACKNOWLEDGED

Eloise Logan



From: A Afshari <[REDACTED]>
Sent: 02 October 2014 22:57
To: PLN - Comments
Subject: Ref: 14/00878/FULMAJ

Dear Sirs

We have just bought a flat in London House and are naturally concerned about the proposed development of Mitre House.

We are concerned that this will affect the quality and feel of our local area, in short, medium and long term.

We are concerned about

the noise, disruption and dust/debris which will undoubtedly affect us while any work is being carried out.

the impact on the look and feel of our neighbourhood. There is already a major development planned on the St Barts site, there are enough high risers around us, we do not need yet another one?

the proposal for addition of retail space and what it would bring to our door step. This is a busy street, we do not need additional noise at our doorstep.

Other than the developers who stand to financially gain from this proposal, we fail to see how it could possibly benefit anyone else. We are naturally opposed to this proposal.

Yours sincerely

A Afshari and A Haigh
Flat 28, London House

ACKNOWLEDGED

PLN
02 OCT 2014

S

Hampson, Rebecca

From: Sade Okutubo [REDACTED]
Sent: 02 October 2014 19:46
To: PLN - Comments
Subject: Planning application for Mitre House reference 14/00878/FULMAJ

Dear Sir/madam,

I am Dr Folashade Okutubo, owner occupier of flat 17 London House , 172 Aldersgate street.

I note the intention to redevelop Mitre House, which is next door to my residence.

Currently, my residence is plagued by very loud and obtrusive droning plant noise emanating from Mitre House. The constant drone emanates from a plant room located on the ground floor, it runs all day, 7days a week, switching on at 4am every day and stays on until 11pm at night. In addition, a louder intermittent plant noise is superimposed from time to time.

What appears to be a kitchen extractor fan switches on every day at 6am and stays on all day switching off between 8 and 10pm.

The rear of Mitre House, London House and 200 Aldersgate form triangle, and any sound is greatly exaggerated, like an echo chamber.

Over the years, between the plant noise and fluorescent lighting which stays on all day and all night in the two office buildings, it has become very uncomfortable living at the rear of London House. Being woken up every day at 4am is causing sleep deprivation and a lot of stress, it is impossible to find peace and quiet at home.

I welcome the regeneration of buildings around the City, my plea is that the planners consider applying restrictions/ conditions to reduce the noise and light pollution generated by the newly refurbished building bearing in mind the residential nature of London house on the adjoining plot.

Measures such as movement sensors for lights, moving plants to the roof of the building away from residential areas might be very helpful.

Grateful for your consideration.

Dr Folashade Okutubo
Flat 17 London House
172 aldersgate street
Ec1a 4hu



ACKNOWLEDGED

S

Hampson, Rebecca

From: [REDACTED]
Sent: 03 October 2014 04:46
To: PLN - Comments
Cc: [REDACTED]
Subject: Proposal for Mitre House, Aldersgate Street, London EC1A - 14/00878/FULMAJ

TO WHOM IT MAY CONCERN.

I would formally like to make an objection to the above proposal on the grounds of:
the addition of extra floors will reduce our natural light,
the addition of extra floors will impact on our privacy,
the addition of extra floors will create more noise,
the ground floor retail unit will generate noise and impact on our privacy,
the ground floor retail unit will in all likelihood increase the noise with added plant / machinery and for longer periods than accepted by City policy,
a new entrance from Half Moon Court will increase noise, and
a combination of the above factor will have an adverse effect on the value of our flat.

Please could you acknowledge this submission and present it when any planning permission is considered.

Yours faithfully

Dr Leslie Joffe
48 London House
172 Aldersgate Street
London EC1A 4HU
UK

ACKNOWLEDGED

PLN
03 OCT 2014

S

Hampson, Rebecca

From: PLN - Comments
Sent: 03 October 2014 12:03
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:02 PM on 03 Oct 2014 from Mr Andrew Gallichan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Andrew Gallichan

Email: [REDACTED]

Address: 57 London House 172 Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: This proposed refurbishment needs to be substantially altered as in its current form it will cause increased noise from already noisy plant equipment. The existing equipment wakes us up between 6 and 7 am regularly and often we have to endure the emergency extractor fans going off at all hours due to false fire alarms(happened today at 9.45am) My flat is on the 8th floor and during the day I need to have lights on if reading due to our building being hemmed in by 200 and 160 Aldergate Street. To reduce the light levels further by raising the height of 160 by 2 floors would be a severe loss of amenity. This would also cause light pollution in the evening, which is already insufferable by having office workers facing our flat working passed midnight 5days a week. Our building gets very hot in the

summer due to very limited air flow at the rear of the building so the increase in height of 160 Aldersgate street would cause our living environment to deteriorate irrevocably. As mentioned above we already suffer loss of privacy by having late night workers looking onto our flats from 200 Aldersgate Street, we certainly don't want people overlooking us from above as well. Please consider all of the above and reject this application.

Hampson, Rebecca

From: Karen Young [REDACTED]
Sent: 03 October 2014 12:55
To: Hampson, Rebecca
Subject: Re: Mitre House redevelopment

Hi Rebecca,

postal address is: Flat 75, London House, 172 Aldersgate Street, London EC1A 4HR

the other point I forgot to mention is that 160 Aldersgate should not be allowed to be taller than 172 Aldersgate.

Regards

Karen Young

On Thursday, 2 October 2014, 13:38, "Hampson, Rebecca" <Rebecca.Hampson@cityoflondon.gov.uk> wrote:

Good Afternoon

Thank you for your e-mail.

Please can you provide us **with** your postal address so that your comments can be registered so that you can receive future correspondence on the application.

Regards
Rebecca

From: Karen Young [REDACTED]
Sent: 02 October 2014 12:04
To: PLN - Comments
Subject: Mitre House redevelopment

ACKNOWLEDGED

I write with regard the proposed development to Mitre House. I own a flat in London House, Aldersgate Street on the 10th floor.

My concern with this development is the two additional storeys. This will mean a loss of light, loss of privacy and no doubt noise from additional rooftop plant and light pollution.

We already have noisy air conditioning units on the ground and third floors which start up every day at 6am and 4am. I think these should be stopped during unsocial hours!

Kind Regards

Karen Young
07786381559

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Hampson, Rebecca

From: Alpesh Lad [REDACTED]
Sent: 03 October 2014 11:39
To: PLN - Comments
Cc: Hampson, Annie [REDACTED]
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate
Attachments: view_from_78_london_house.pdf

From

Alpesh and Mina Lad
 78 London House
 172 Aldersgate Street
 London
 EC1A 4HU

ACKNOWLEDGED

Dear Sir/Madam

We wish to object to the proposed redevelopment for the following reasons:

Unfortunately we are one of the apartments most affected by the proposed redevelopment being on the top floor (11th) of London House and at the back of the building, however we are pragmatic and confident that the designs can be altered so that our issues as outlined below are addressed.

I have attached some pictures of the view from our terrace which outlines the impact of the addition of the extra floors. Kindly take into account these pictures when arriving at your decision.

Our concerns are as follows:

- * the addition of the **extra floor will reduce my light and view, and create a "blocked in" aspect**
- * the addition of the **extra floor** with bigger windows and replacing windows on lower floors will **impact my privacy**
- * the addition of **terraces** on the two levels will generate **noise and impact my privacy**
- * all the buildings on Aldersgate Street are the same height and therefore the **same height** restriction should apply to **160 Aldersgate Street. In the event that Permission is granted for the extra floor on 160 Aldersgate Street, it may be prudent for the FREEHOLDERS of London to apply for additions of extra floors as that may result in the increase of value of London House.**
- * the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House **affecting privacy**
- * the addition of the extra floors shall affect the **view from the London House roof terrace**
- * the proposed **additional plant machinery** on the top may generate **extra noise for longer hours**
- * the **possible bar/restaurant** shall generate **extra noise** for London House residents
- * the significant construction requirements of the proposed redevelopment shall generate **substantial disruption** to the residents of London House. In some case residents like us are located less than 5 metres.

I hope the views of one of the most affected residents of the proposed redevelopment are taken into account

Can you kindly confirm receipt of our email

Alpesh and Mina Lad
 Residents of 78 London House



STUDY



KITCHEN



MASTER BEDROOM



LIVING ROOM / TERRACE



Hampson, Rebecca

From: Joseph Robinson [REDACTED]
Sent: 03 October 2014 14:20
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Importance: High

URGENT PLEASE ACKNOWLEDGE

3 October 2014

PLNComments@cityoflondon.gov.uk

Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sirs

From Joseph Wesley Robinson FCCA
 Flat 31 London House 172 Aldersgate street
 Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Objection to development.

The purpose of this e mail is to lodge an objection to the above development.

The grounds for the opposition are :

1. Loss of light / overshadowing
2. Overlooking/loss of privacy : significant impact on residents at upper level.
3. Adequacy of parking/loading/turning
4. Highway safety
5. Traffic generation
6. Noise and disturbance resulting from use

More detail about the objections and precisely how they may impact the residents of London House and the surrounding area generally are given below.

Joseph Robinson FCCA
 31 LONDON HOUSE
 172 ALDERSGATE STREET
 LONDON EC1A 4HU

Loss of light or overshadowing

Overlooking/loss of privacy : significant impact on residents at upper level.

The reduction in light will make the property of London House (particularly the upper floors) less fit than it was for its purpose.

ACKNOWLEDGED

The additional height will overshadow and affect rights to light enjoyed by neighbouring properties in London House. This offends London Plan Policies.

Sunlight and daylight are valued elements in a good quality living environment.

Effective daylighting can reduce the need for electric lighting.

In designing the alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

This seems to be a clear violation of this rule.

It will cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level.

It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension.

In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will need to be considered.

The consideration in the plans does not seem adequate for the residents on the upper levels of London House.

Where an extension to a building would be likely to reduce the amount of light entering the window of a room, to an unreasonable degree, planning permission should be refused.

I cannot see that an appropriate assessment of the loss of light as a result of a proposed development to the front or rear of a residential property, has been carried out.

The addition of terraces on the two levels will generate noise and impact privacy of residents.

The proposed increase to the height of the building will make it much higher than the other buildings on the same side of the street so it is out of harmony with the rest of the street

In addition the upward extension should be refused as :

- The existing form and type of extension is out of harmony with that side of Aldersgate street. For example, where the majority of dwellings in a terrace have not been extended in a similar way.
- This will of course set a dangerous precedent.

Adequacy of parking/loading/turning

Highway safety

Traffic generation

Noise and disturbance resulting from use

Inadequate assessment has been made of the impact of the new ground floor premises on the above particularly the noise and hazard of potential round the clock delivery access were it to be a retail outlet or bar, restaurant or similar for example

Loss of trees and greenery : There is a proposal to reinstate trees in Aldersgate Street as it has become very bleak.

This building will impact this policy adversely as no account has been taken of this policy.

<https://www.cityoflondon.gov.uk/services/environment-and-planning/environmental-enhancement/strategies/Documents/barbican-area-strategy-part-5.pdf>

Joseph Robinson FCCA
31 LONDON HOUSE
172 ALDERSGATE STREET
LONDON EC1A 4HU

Hampson, Rebecca

From: Colm Whelan - [REDACTED]
Sent: 03 October 2014 12:36
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sir / Madam,

I own apartment no 6 London House and I would like to object to the proposed refurbishment of 160 Aldersgate on the basis that :-

- * the addition of the extra floors will reduce light
- * the addition of the extra floors with bigger windows and replacing windows on lower floors will impact privacy
- * the addition of terraces on the two levels will generate noise and impact my privacy
- * all the buildings on Aldersgate Street are the same height and therefore the same height restriction should apply to 160 Aldersgate Street
- * the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House affecting privacy
- * the addition of the extra floors shall affect the view from the London House roof terrace
- * the proposed additional plant machinery of the top may generate extra noise for longer hours
- * the possible bar/restaurant shall generate extra noise for London House residents
- * the significant construction requirements of the proposed redevelopment shall generate substantial disruption

I hope you will consider my objections to the proposed refurbishment of 160 Aldersgate favourably.

Yours sincerely,

Colm Whelan
6 London House
Aldersgate Street

ACKNOWLEDGED

Ball, Matthew

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

From: Michael [REDACTED]
Sent: 03 October 2014 20:21
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Your Reference: 14/00878/FULMAJ

Proposed Refurbishment of 160 Aldersgate Street

03 OCT 2014

ACKNOWLEDGED

Dear Sirs,

I am writing with regards to the above refurbishment. As owner of Flat 8 London House (172 Aldersgate Street) I am extremely concerned with the proposals.

Specifically, the suggested refurbishment will certainly negatively impact the light to our property (windows and balcony). I also wonder if this will constitute a breach of our right to light.

Further, access to the building and the extra floors / terraces will certainly impact our privacy and result in additional noise. The construction period will clearly also cause significant disruption.

I am extremely concerned by the proposal and I do hope you consider these objections.

Kind regards,

Michael Pearman



14/00878

ACKNOWLEDGED

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 03 October 2014 18:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ 03 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:19 PM on 03 Oct 2014 from Mr Paul Stanton.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD
Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Paul Stanton
Email: [REDACTED]
Address: 702 Mountjoy House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity
Comments: This property directly overlooks Mountjoy House and already has an overbearing appearance. I object to this application on the following grounds: - insertion of an additional storey would significantly reduce visual amenity for our property further reducing available daylight and obscuring our view of the sky; - it would impinge upon our privacy by increasing the number of opportunities to overlook our bedroom, living area and terraces; - given that the lighting in the existing offices is regularly left on overnight the additional storey would increase light pollution in our immediate vicinity and



particularly our bedroom (which includes a large unshaded segmental fanlight below the barrel vault roof); and - the raising of the existing plant and services is likely to be a net increase in noise pollution in our immediate vicinity and particularly our bedroom and terraces. I conclude that the proposed development would have a detrimental impact on our property. Furthermore, to grant planning permission for it would be to set a worrying precedent for adjacent properties on Aldersgate Street. The Aldersgate Street frontage is one of the few remaining Barbican aspects not to be overshadowed by neighbouring properties. Any further incursions would be greatly felt. Notwithstanding the patent waste in undertaking major refurbishment of a building that is relatively new, simply because the current lease is due to expire next year, I assert that the proposed alterations are entirely unjustified in market terms given the surfeit of vacant office space of a similar or higher standard already available in the City. Finally, noting the references to Crossrail in the supporting documentation, it is self evident that additional office provision would be better located closer to the main Farringdon station entrance where significantly higher densities could readily be achieved with far less impact on existing residential properties.

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

From: Mohan Subbiah [REDACTED]
Sent: 03 October 2014 13:10
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Proposed Refurbishment of 160 Aldersgate

Dear Sir

ACKNOWLEDGED

03 OCT 2014

I am an owner of an apartment in London House, 179 Aldersgate Street, London.

I have become aware of a planning application at our neighbour, 160 Aldersgate Street, Mitre House.

I wish to lodge my objections to the planning application, on the grounds that I believe additional noise for longer (night time) periods will be created by the proposal of roof top plant equipment on additional floors which would raise the level of the neighbouring building above the current equal level of London House. I do not believe this is appropriate with a residential block at London House next door.

Kind Regards
Mohan Subbiah

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Flat 103 Thomas More House

Barbican

EC2Y 8BU

3rd October 2014

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

For the attention of Liam Hart

07
122748

Objection to Refurbishment and Extension of 160 Aldersgate Street: Ref 14/00878/FULMAJ

Dear Sir,

I wish to object to the above proposal for the following reasons.

1. The extra height would significantly reduce the amount of sunlight reaching this flat. There would be increased overshadowing from the block in later afternoon and evenings. This would be particularly depressing during spring, autumn and winter.
2. There would be an unacceptable increase in light spillage at night very near to this flat.
3. Aesthetically, an increase in height would make the building sit even more uneasily with the adjacent residential block, London House.

I hope, therefore, that the City will reject this application and in particular the increase in height.

Yours sincerely,

J C Slaughter

ACKNOWLEDGED



118, Thomas More House,
Barbican,
London EC2Y 8BU

4 October 2014

Dear Sir,

Proposed extension and refurbishment of 160 Aldersgate Street

Ref 14/00878/FULMAJ

I am writing to object to the proposed development of the above property, most particularly with respect to the planned increase in height. This is likely to have an unacceptable impact on properties in Thomas More House because of reduction in light. Already a number of tall buildings which have been constructed on the southern side block the sun at certain times of the day and any increase in height of the above property will block evening sun to my own and a number of other flats situated beneath the podium. As the sitting rooms of these flats are north facing and require artificial light at all hours of the day, we rely on the southern aspect for natural light.

I accordingly request that the planning application be refused, or at least that any increase in height is not permitted.

Yours truly,



Paul Tilley

Chief Planning Officer,

City of London

050
122770

ACKNOWLEDGED



Ball, Matthew

From: PLN - Comments
Subject: FW: Objection to 14/00878/FULMAJ

From: Eric Lai [REDACTED]
Sent: 04 October 2014 12:46
To: PLN - Comments
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

Hi,

This is to express my objection as a local resident to the recent notice on the application by Mitre House to carry out major refurbishment of the building as I believe this would severely affect my living environment.

I would also like to ask if you have received any complain regarding some kind of air conditioning plant startup at early morning (before 7am). My flat is also affected by this and severly affect my living environment.

Thanks,
Eric

04 OCT 2014

Flat 34,
London House,
172 Aldersgate Street,
London
EC1A 4HU

Ball, Matthew

From: PLN - Comments
Subject: FW: Mitre House

ACKNOWLEDGED

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

From: William Russell [REDACTED]
Sent: 05 October 2014 11:09
To: PLN - Comments
Subject: Mitre House

Application 14/00878/FULMAJ
Alderman William and Hilary Russell object to this application for a number of reasons , but largely to do with noise as residents we need a reduction in noise levels from the air conditioning plants that start up at 4am and 6am ...City residents are entitled to quiet between the hours of 11pm and 7am
We are residents in London House , flat 79...

[REDACTED]
William Russell
[REDACTED]

05 OCT 2014



14/00878

ACKNOWLEDGED



5 October 2014

Department of the Built Environment
City of London Planning Authority
P O Box 270
Guildhall
LONDON
EC2P 2EJ

05 OCT 2014

Dear Sirs

**Re: PLANNING APPLICATION Ref 14/00878/FULMAJ
160 ALDERSGATE STREET, LONDON, EC1A 4DD**

OUR OBJECTION TO THE APPLICATION

We are the owners of Apartment 40 in the residential block of 81 apartments, London House, Aldersgate Street, LONDON, EC1A 4HU, in the City.

We hereby register our objection to the above application, our reasons being:

GENERAL DISTURBANCES TO NEXT DOOR LONDON HOUSE

The application is extensive. As far as we can tell it essentially involves completely reconstructing and refurbishing the building. The disturbance to London House residents would be huge.

LOSS OF LIGHT

The applicant's building is next door to London House. The addition of an extra storey would result in significant loss of light to residents.

LOSS OF PRIVACY

The apartments and the roof terrace garden of London House would suffer a loss of privacy from being overlooked.

**ROOFTOP PLANT NOISE POLLUTION
AND RESIDENTIAL LOSS OF AMENITY**

Additional plant would cause significant noise pollution to already noisy plant and air conditioning equipment that exists at the rear of London House and nearby.

No machinery is quiet, even if attempts are made to reduce the noise, and residents sleep would be disturbed by it. We would suffer a general loss of amenity.



CITY POLICY ABOUT QUIET

City policy suggests that residents are entitled to expect quiet between the hours of 11:0pm and 07:00am. This is plainly not even happening at present, and more equipment plant would worsen the situation.

NEW ENTRANCE ACCESS POINT

The proposed new & additional access point at the rear of the building will affect the privacy of London House residents.

RETAIL FLOOR SPACE AT GROUND FLOOR LEVEL RELATIVE TO POSSIBLE PUBLIC NUISANCE SITUATIONS

There is no explanation as to what this “retail floorspace” is intended for. If any approval is considered, there should be specific exclusions to any licensed premises, bar, restaurant, dancing, music playing, or any similar type of eatery, drinking or entertainments activity.

Such establishments are already abundant all around the area of London House, Aldersgate Street, and in the City area, and have been the cause in the past of many complaints relating to all sorts of undesirable consequences of **anti-social behaviour incidents, noise pollution, odours pollution, littering, and so forth.**

HEIGHT OF BUILDINGS IN ALDERSGATE STREET

An extension to add another floor to Mitre House, would mean that it would be higher than the other buildings next to, and nearby to it, in Aldersgate Street.

Height restrictions should apply to the applicants building to be in keeping with others to maintain the aesthetic and general tone of the area.

CONCLUSION

In rounding off, we ask you that, when considering the application, that the main issues of the expectation and right of the occupants of the 81 apartments of London House to a relatively peaceful existence, and undisturbed sleep, unencumbered by the undesirable effects generated by noise from a building right next door to us, loss of privacy, and general loss of amenity, are fully protected.

Yours faithfully

David & Jeannette Webster

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

ACKNOWLEDGED

From: Ian Bull [REDACTED]
Sent: 05 October 2014 19:29
To: PLN - Comments
Subject: Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

Dear Sirs,

05 OCT 2014

Ref No: 14/00878/FULMAJ - Objection to Proposed Refurbishment of 160 Aldersgate

I understand that plans for the redevelopment of 160 Aldersgate Street have been submitted to the Corp of London and in relation to my flat (No 25 London House) and would ask that you reject the proposal for the following three reasons:

1. Consistency

All of the buildings on Aldersgate Street are the same height and therefore the same height restriction should apply to 160 Aldersgate Street. In addition, adding the extra floors shall affect the view from the London House roof terrace.

2. Rights to Light and Privacy

The addition of the extra floors will reduce light and, with the proposed bigger windows and replacing windows on lower floors, will impact my privacy. Secondly, the proposed rear entrance of 160 Aldersgate Street shall mean people shall have easier access to the rear of London House, again affecting privacy.

3. Disruption and Noise

The proposed additional plant machinery of the top may generate extra noise for longer hours. Furthermore, the possible bar/restaurant shall generate extra noise for London House residents. Inevitably, the significant construction requirements of the proposed redevelopment shall generate substantial disruption to the residents of London House.

Kind Regards
Ian Bull
25 London House

Ladbrokes

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Before printing, think about the environment.

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

ACKNOWLEDGED

From: PLN - Comments
Sent: 05 October 2014 20:30
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:29 PM on 05 Oct 2014 from Mr Richard Cowan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

05 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Richard Cowan

Email: [REDACTED]

Address: 153 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to this planning application for the following reasons: - The additional height will adversely impact the residential amenity of the locality – where a number of residences in front and around the building will be overshadowed. - There will be increased and unacceptable light pollution for residences in the area. - The external redesign is weak. Rather than the 'high quality' stated in the Townscape and Visual Impact Assessment, the proposed design represents a visual deterioration compared with the current building. The current building exterior mirrors the tudor history of the



locality. The proposed additional two stories are unsympathetic and will significantly detract from townscape of the area. - There should no extension beyond the envelope of the existing building, which is in the vicinity of important sightlines. - The additional office space is minimal and does not justify this application.

125, Thomas More House,
Barbican, London EC2Y 8BU
6. x. 14

08 OCT 2014

Dear Sir,

FAO: Liam Hart

Re: Objection to Refurbishment & Extension
of 160, Aldersgate Street

Ref: 14/00878/FULMAJ

I am particularly opposed to Mercer Estates Partners proposal ~~and part~~ especially the extra height, which would damage a residential amenity as protected by planning policy CS15 (Sustainable Development) & CS21 (Housing)

Thus :-

(1) Residential Amenity threatened by extra height

(a) Aldersgate Street is a residential area on both sides of the road, so that what may be appropriate elsewhere in the City is not appropriate here

(b) The extra height would also cut daylight to a substantial number of

ACKNOWLEDGED



2. flats in Thomas More House and leave residents over-shadowed by a building substantially taller than its neighbours. It would also over-shadow the play area 'within' Seddon House, which is in frequent use by many estate children.

(2) Unacceptable Light Spillage

Extra storeys would add substantially to light spillage at night. Even the modified plan proposes much greater window space. Residents risk loss of sleep & unwanted light in the evenings.

(a) Office lights have become brighter. Residents should not have to suffer from increased office window area in the evenings and overnight. We already know this only too well from the spurious promises made about 1, London Wall where light pollution is intense throughout the night.

3.

2(b) Present construction standards (BRAM) do not offer adequate protection.

(c) Local Plan (expected to be adopted in 2015). In policy DM 21.3 developers are required to take account of existing residents. These proposals do not.

3. Increase in Floor Space would be minimal

The proposed extension would do little for City floor space while diminishing a residential amenity.

4. The proposals add substantial noise & disruption for a considerable period for little material benefit.

For the above reasons I very much hope that you will reject Mercer Estates Partners proposals.

Yours truly,

[Redacted Signature]

(G. HEWITSON)

Ball, Matthew

From: PLN - Comments
Subject: FW: 160 Aldersgate Street

From: Lind Wright [REDACTED]
Sent: 06 October 2014 19:23
To: PLN - Comments
Subject: 160 Aldersgate Street

ACKNOWLEDGED

I am a resident in Seddon House, facing the west side of Aldersgate Street. While the proposed development of No.160 will not directly affect me, I am concerned at the proposal to increase the height of the building, because this will create a precedent which could affect proposals to increase the height of other buildings on the street and that could affect the amount of daylight to my flat, which is already far from generous. Also I find it difficult to believe that more office space is needed in the City. There are already many properties being advertised for sale or rent for offices. It is residential space that is wanting.

Lind Wright. 206 Seddon House, EC2Y8BX

06 OCT 2014



Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 23:25
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:25 PM on 06 Oct 2014 from Mr Allan Kerr.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Allan Kerr

Email: [REDACTED]

Address: 10 Spencer Hill London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I write as the owner of Flat 20, London House, 172 Aldersgate Street, EC1A 4HU, one of 81 residential units in our block, which is adjacent to Mitre House, 160 Aldersgate Street. The application for 160 Aldersgate represents a very substantial redevelopment of this large building and as an owner of a flat in the next door building one is naturally worried by the loss of amenity for residents of London House implicit in some of the features of the plans submitted. Intrusive noise from large air-conditioning plant, planned to be located at rooftop level, is liable to exacerbate the noise from

existing plant in neighbouring buildings which unfortunately starts up between 4am and 6am. Residents in the City of London surely are entitled to expect peace and quiet between the hours of 11pm and 7am, and one would hope that this problem can be addressed at Mitre House by a planning condition limiting the local noise and vibration pollution and preventing operation at antisocial hours. The addition of extra floors will impact on "ancient lights" rights in the area and as all the buildings on Aldersgate Street are currently of the same height surely the same height restriction should apply to 160 Aldersgate Street. The addition of terraces on two levels is apparently planned which will no doubt generate additional noise and impact on the amenity of neighbouring residential units eg London House. This is another worry which one hopes will be addressed by you as the City Planning Dept, guardians of our heritage, with appropriate planning restrictions

Yours sincerely, Allan Kerr

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 17:55
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:54 PM on 06 Oct 2014 from Dr Dilys Cowan.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Dilys Cowan
Email: [REDACTED]
Address: 153 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: The additional stories will increase light pollution and further hem in the Barbican estate. The design is unsympathetic to the mediaeval street plan it backs on to and will provide extra noise in a very confined area. The new design is very anodyne and does not complement the area and is less attractive than the existing building. This area already has substantial building works with the noise, dust, disruption and loss of amenity that construction entails.

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 06 October 2014 15:38
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

06 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:37 PM on 06 Oct 2014 from Alderman Vincent Keaveny.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Alderman Vincent Keaveny
Email: [REDACTED]
Address: Members' Room Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: The current proposals for the refurbishment and extension of 160 Aldersgate Street would have a significant adverse impact on residents in neighbouring apartment buildings, in particular, London House. The construction of an additional storey will lead to a loss of light for a number of neighbouring properties, seriously impinge on the privacy of a number of those properties and increase the levels of plant-related noise experienced by nearby residents. The hours of operation of any plant must be curtailed to take account of the residential nature of adjacent properties. The addition of

an extra storey to 160 Aldersgate Street will also break the uniform streetscape of Aldersgate Street at roof level, which is likely to encourage similar proposals in relation to other properties in the street as they come to be redeveloped in future.

14/00878

Attn: Liam Hart (case officer)

Re: Ref No: 14/00878/FULMAJ

Planning Application regarding 160 Aldersgate Street London EC1A 4DD

ACKNOWLEDGED

Dear Sir,

We refer to the above application and wish to express our objections to the proposed development in its present form.

We, Vincent and Edwina Power, are owners of Apartment 77, London House at 172 Aldersgate Street. As you will be aware London House is situated very close to the proposed refurbishment and extension of the existing building at 160 Aldersgate Street ("Proposed Development").

06 OCT 2014

Our objections are as follows:

- (1) The Proposed Development will be higher than the building which is presently there. The extra floors added will reduce light for those apartments at the rear of the Proposed Development, which would include our apartment. At a time when light is so important to health and the reduction of energy needs, we would submit that anything that diminishes this should be strongly resisted.
- (2) Not only will there be a curtailment of light/the creation of a shadow effect for us, were the above extra floors to be added, but there will be a serious effect on the privacy for us as well as for other residents at the rear of London House. This is exacerbated by the fact that the extra floors will have bigger windows, extending the sense of overlooking, to the serious enjoyment of our apartment and many other apartments in London House.
- (3) The above encroachment on our privacy and sense of overlooking will be further affected by the addition of roof terraces on the above extra floors. We have an added concern that the addition and use of such terraces are likely to result in extra noise.
- (4) The addition of the extra floors will encroach on the view presently enjoyed from our apartment and many other apartments on the upper floors of London House.
- (5) It is noteworthy that all the buildings on Aldersgate Street are the same height. We do not see any merit in permitting the Proposed Development to exceed this uniform height and would submit that the Proposed Development if permitted, be subject to the same height restriction as the other buildings on Aldersgate Street.
- (6) The proposed additional plant machinery at the top of the Proposed Development may well generate extra noise/vibration for longer hours and could constitute a nuisance. This is likely again to impact on the enjoyment of our property, given that we are near the top floor of London House.
- (7) The proposed rear entrance of 160 Aldersgate Street will mean that people could have easier access to the rear of London House which again would have an impact for the privacy of ourselves and other residents of London House.



- (8) The building at 160 Aldersgate Street will lose its characteristic appearance. It is presently known as Mitre House, the name having its origins from it having been built on the site of the chapel of the Bishop of London (whose official residence was in the original London House). The present building has architectural features that are inspired by the shape of a bishops's mitre having regard to the history associated with the site on which the building stands.
- (9) AS we understand it, the steps for the planned pedestrian footbridge across Aldersgate Street will be removed as part of the Proposed Development. The current building at 160 Aldersgate Street contains provision for a pedestrian footbridge across the street. The bridge has never been built but the fact that the steps are there facilitates the erection of the bridge at some future stage. If the removal of the steps were to be permitted as part of the Proposed Development the possibility of a footbridge ever being built would be likely to be closed off forever.
- (10) We note that the Proposed Development envisages a retail unit at ground level. Were this to be a bar/restaurant this could prove to be a nuisance to residents in London House, with extra noise, fumes etc.
- (11) Finally given the extensive nature of the construction work required to bring the Proposed Development to completion, this is likely to result in substantial disruption for the residents of London House, to include dust and noise generation and increased construction traffic, all the more serious given the close proximity of the Proposed Development to London House.

We would ask that you take into account the above objections when considering the planning application in relation to the Proposed Development. We would ask that permission be refused in its present form and or at the very least, that permission not be given for the development to exceed the other buildings in height on Aldersgate Street.

Yours faithfully

Vincent and Edwina Power

Ball, Matthew

From: PLN - Comments
Subject: FW: planning application for 160 Aldersgate Street

From: diana tyson [REDACTED]
Sent: 06 October 2014 14:14
To: PLN - Comments
Cc: Smith, Jane; Averil Baldwin
Subject: planning application for 160 Aldersgate Street

06 OCT 2014

ACKNOWLEDGED

Ref. 14/00878/FULMAJ

For the attention of the Planning Department,

I should like to object to the above planning application on the following grounds.

1. The East elevation - height.

1.1 The projected building is significantly higher than both its neighbours on Aldersgate Street. This is aesthetically displeasing. I think (this may need verification) that when London House, to the south on Aldersgate Street, was planned, the original plan was for a higher building but this was reduced to align its roofline with that of 160 Aldersgate Street. Perhaps this constitutes a precedent in favour of lowering the planned height of 160 AS to now align with London House. The existing roofline does so align.

1.2 The increased height would cause significant loss of sky and natural light to facing buildings, in particular Thomas More and Seddon Houses.

2. The East elevation - building materials.

2.1 While there is brick and steel in the elevation, there is also a significant amount of glass. No doubt this will be 'non-reflexive' but it is never possible to eliminate *all* reflected light, especially sunlight, and glare. The size of the glazed windows is also a factor. The resultant reflected light could seriously impact on the lives of residents nearby.

3. The East elevation - light pollution.

3.1 In addition to reflected natural light, the amount of artificial light could also affect nearby residents. Office lights tend to be on for long periods, often late into the night (or even all night), and the resultant light pollution would impact on the lives of residents, especially those nearby whose bedrooms face 160 AS.

4. The East elevation - ground floor retail

4.1 The proposed 'retail' on the ground floor needs to be fleshed out. There are questions to be asked: is it appropriate in an otherwise non-retail line of buildings? Are there implications, for instance deliveries, for traffic conditions and congestion? Is there a *need* for retail there, given the many retail outlets very nearby?



5. Local authority guidelines

5.1 It needs to be established whether the proposed building is in accordance with, or in infringement of, the City's guidelines for the development of commercial buildings in a residential environment. A commercial building erected in close proximity to a concentration of domestic dwellings has different requirements from those applying to purely commercial concentrations. The City guidelines, as set down under numbers CS 55 and the new local plan number DM21.3, especially 21.3.3 and 21.3.5, should be strictly adhered to.

6. The building as part of its architectural context

6.1 Finally, a very general but heartfelt observation. As a medieval historian I want to plead for architectural contextual harmony. The unique medieval city of London is handed down in trust to each generation to be safeguarded for the next. Each era contributes its own architecture and it is this historical layering which constitutes part of the attraction and the architectural value of the whole. But while this is so, what must always be borne in mind is that it *is* a whole and that no building can stand in isolation but (ideally...) all must be in a balanced relation to their neighbours and their environment. This applies to style, size, form, height and building materials. Similarity and contrast both play a role here but the contrast must always be positive, not simply a disregard for the architectural context. The planned building does not, in my view, take much account of that architectural context.

Thank you for your attention.

Diana B. Tyson, PhD, FRHistS, FSA
164 Thomas More House
London EC2Y 8BU

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street EC1A proposed refurbishment
Attachments: IMG_0069.mov

From: jdennis [REDACTED]
Sent: 06 October 2014 13:26
To: PLN - Comments
Subject: 14/00878/FULMAJ 160 Aldersgate Street EC1A proposed refurbishment

ACKNOWLEDGED

06 OCT 2014

Dear Sirs,

As owner of Flat 15 London House, 172 Aldersgate Street EC1A 4HU, located at the back side, I strongly object to the proposed refurbishment proposal.

- The proposed extra floors will further decrease what daylight gets through to an already very restricted and dark space at the back of London House. This is not reasonable unless well set back so as to not affect the light.
- London House currently enjoys a residents' rooftop retreat where we can relax and the proposed development will destroy this quiet area. I object to being overlooked by the additional proposed floors and in any case the proposed additional height deviates from the existing skyline along Aldersgate Street, which would be most incongruous.
- The plant noise will increase further the discomfort of those of us at the back of the building. We already have to endure massive plant emissions from 200 Aldersgate and the NCP car park and the current 160 Aldersgate Street offices. To add further to this would simply be unacceptable. I attach a film showing one of the extractor fans in boost mode, which sounds like a jet engine. This is not an infrequent problem! Even when not on boost the plant kicks in at 4am or 5am and is certainly very disruptive to sleep.
- The proposed Halfmoon Court entrance could potentially open up the back of London House to smokers and this would be unacceptable as the smoke would remain trapped in the enclosed area and would be smelt particularly by those on the lower floors before dissipating up the building. I also have no doubt that smokers would inadvertently flick lit butts through grills down into our basement carpark area, which would be extremely dangerous from a fire point of view. Access would need to be restricted to this rear area.

I look forward to being kept involved in any hearings or developments regarding this application.

Thank you for your kind attention.

Jonathan Dennis

Ball, Matthew

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street Objection

From: JANE SMITH [REDACTED]
Sent: 06 October 2014 10:14
To: PLN - Comments; Hart, Liam
Subject: 14/00878/FULMAJ 160 Aldersgate Street Objection

ACKNOWLEDGED

From Seddon House Group, c/o 307 Seddon House, Barbican, London EC2Y 8BX

Dear Madam

Ref: 14/00878/FULMAJ 160 Aldersgate Street

06 OCT 2014

I write from Seddon House Group, representing the interests of the residents of Seddon House, about the application substantially to redevelop 160 Aldersgate Street.

Seddon House is on the east side of Aldersgate Street, opposite to 160 Aldersgate Street, and I write, on behalf of Seddon residents, to object to the application.

Our grounds for objection are: parts of the development are contrary to planning policy; the increased height of the building; the risk of intrusive light spillage; and the inadequacy of the information provided in the application.

Planning policy

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

- 3) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building. Although in itself the increase may seem modest, when set in the context that:

- a) the existing building is already higher than the residential blocks on the other side of Aldersgate Street (the application obfuscates here by comparing 160 Aldersgate Street with the 32 story Lauderdale Tower, on the corner of Beech Street and Aldersgate Street – which is irrelevant to the run of Aldersgate Street since it is well north of 160 Aldersgate Street and, being a tower, its footprint and façade are much smaller)
- b) 160 Aldersgate Street currently embodies the highest point on that stretch of Aldersgate Street.

The risk is that the proposed new height will set a new “highest level” which future developments will seek to match. Residents will then be confronted with a steady escalation of street height by such “creeping” increases in height. If DM21.3.3 is not designed to prevent such creeping damage to access to light and views of the sky, it is not clear what purpose it serves.

The increased height of the building

The extra height of the building provides little extra office space (from 22,251 to 24,164 sq m2) but it will have a detrimental effect on those flats that the building overlooks. It chips away yet again at views of the sky from the windows and light to both main living rooms and bedrooms [the configuration of flats in Seddon House is such that all the flats on the west side have all their rooms facing onto Aldersgate Street].

Our fear is also, as mentioned above, that it will set a trend in this street for an ever rising skyline. As well as affecting flats the extra height will affect the children's play area beneath Seddon House.

Light spillage

We appreciate that the architects have amended the design of the façade (by angling windows away from Seddon House) with the aim of reducing potential light spillage.

However, the windows are still considerably larger than the existing windows; and the top two floors and the bottom two floors are in effect lightboxes, unprotected by such angling away. We know from recent experience that modern lighting systems provide much brighter lighting at much lower costs and energy consumptions than older office lighting systems, so we remain worried about the potential for light spillage and intrusion into residents' living rooms and bedrooms.

The application includes no technical report that explains the effects and appearance of the lighting outside the building. Such reports are possible because the application for the Cinemas in Beech Street (ref 10/00876/FULR3) included such a technical report that explained in both technical and lay terms how the lighting on the cinema façade would appear when viewed from outside.

If the office is occupied by firms that work through the night then the light problem will be intensified.

Lack of information

The developer and architects did hold a public meeting to consult on this development, and after a request, met with the Barbican Association and local house group representatives. They seemed to take on board our concerns about light spillage and have modified the design of the main façade – but concerns still remain (see section above) and we still have no evidence that what they propose will be effective.

The developers said that they would take photographs from Barbican flats and show the visual effect of their proposal from flats. I am not aware that the photographs were taken. If they were they are not included in the application. There is only one visual from the Barbican residential estate – from a point on a distant highwalk. We invite the committee to make the inference that such visuals would have shown a development with a more intrusive effect on residential amenity than appears in the application.

The application seems to use as its authority for planning policy in this area the out of date Barbican Area Enhancement Strategy of 2008, rather than the current Core Strategy or Local Plan.

Other matters

The proposal (p 16 of design statement, item 11) mentions works to the edge of the Barbican estate on the east side of Aldersgate Street. This suggestion was not consulted on with residents. Any such works would need to conform to the outcome of the forthcoming Barbican Listed building guidelines and the Barbican Area strategy, which is currently being consulted on.

A retail unit is proposed at ground floor level. We understand that this suggestion came from the planning department rather than the developers. Residents are not averse to a retail unit but would be opposed to a restaurant or bar because of the potential for late night nuisance.

Thank you for your consideration.

Yours sincerely

Jane Smith

» Chair Seddon House Group



14/100878/ Ful/mcj

Wells, Janet (Built Environment)

Subject: FW: Planning application to refurbish 160 Aldersgate Street [Mitre House]

From: Muriel Cullen []
Sent: 06 October 2014 09:25
To: "PLN Comments"@cityoflondon.gov.uk
Subject: Planning application to refurbish 160 Aldersgate Street [Mitre House]

From Dr Muriel Cullen

I wish to complain in the strongest possible terms about the proposed refurbishment of 160 Aldersgate St

I In the first place I can see nothing wrong with the current building except that it could be cleaned.

Why are more offices required in London ,there seem to be many unoccupied offices all over the place In fact this is obviously merely a means of making money with no regard to the effect this rebuild will have on the residents in the area.

I was told the whole operation will take 2years, which will be 2years of hell with extra noise, dust, and traffic, which is bad enough as it is.

In addition trying to raise the height of the building will deprive many people of light.

I ,personally look straight at 160 and am in poor health and therefore at home a considerable amount of time.In addition I may have to move and your reconstruction will blight my property and will make difficult to sell.

I therefore am absolutely against what is being proposed.
Muriel .E .Cullen

Mrs Averil Baldwin

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

7 October 2014

For the attention of Liam Hart

**Re : OBJECTION TO REFURBISHMENT AND EXTENSION OF 160
ALDERSGATE STREET- Ref: 14/00878/FULMAJ**

Dear Sir/Madam,

I write on behalf of Thomas More House Group, a recognised Tenants' Association representing residents in Thomas More House, a block of 168 flats in the Barbican, to object to Mercer's Estate Partners application to extend 160 Aldersgate Street and, in particular the proposed extra height, which would damage residential amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie East of the site and there is other residential development to the West.

The proposed substantial increase in height would cut the daylight and sunlight to a significant number of flats within Thomas More House, and leave residents overshadowed by a building taller than its neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

- a. **Office lights have become substantially brighter.** Modern lighting is far brighter than streetlights – see, for example, the three story foyer at 1 Milton Court, completed in 2013. Residents in Thomas More House should not have to face an increase in light from an increased office window area in the evening and overnight.
- b. **Construction standards do not safeguard.** The BREAM (Building Research Establishment Environment Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several buildings overlooking the Barbican Estate, such as 125 London Wall.

- c. **The Local Plan**, expected to be adopted by early 2015, includes Policy DM21.3 requiring developments to take account of “the privacy, outlook, daylight and sun lighting levels to existing adjacent residential accommodation” ... “and the cumulative impact of individual developments on the amenity of existing residents.”

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension thus offers little increase in the City’s provision of office space while significantly impairing the City’s residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the modest increase in office space, which would result.

Thomas More House Group therefore asks the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

yours sincerely

Averil Baldwin
Chair Thomas More House Group

150 Thomas More House
Barbican
London EC2Y 8BU

7 October 2014

The City Planning Office
PO Box 270
Guildhall
London
EC2P 2EJ

Dear Sir

Re : Objection to refurbishment and extension of 160 Aldersgate Street
Ref. 14/00878/FULMAJ

1011
122776

My main objection to this application regards the reduction of daylight and sunlight to Thomas More flats. I am unable to see the justification for an increased building height compared with adjoining buildings. More seriously, a precedent would be set for other to jump on the bandwagon.

The current light pollution in the area is already appalling with most of the office buildings being lit for twenty four hours a day, seven days a week with a possible exception of Saturday nights. The more glass, the more glare.

This is an insensitive proposal in a residential area which would result in very little advantage to the office space in the City but a huge disadvantage (including noise and pollution) to the long-suffering city residents.

I urge a re-think regarding this development.

Yours faithfully


Pauline Pearson



ACKNOWLEDGED

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 10:17
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

07 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:17 AM on 07 Oct 2014 from Mr Harry Boucher.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Harry Boucher

Email: [REDACTED]

Address: 41, Farriers House Errol Street London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: Dear Sir/Madam, I write as the owner of 61, London House, 172, Aldersgate Street. I object to the proposed re-development on the basis of: 1. Loss of privacy, arising from the addition of extra floors/terraces and the provision of further access at the rear; 2. Loss of light arising from the addition of extra floors; 3. Additional noise arising both during the period of construction and subsequently due to those populating the terraces, the provision of further plant/machinery and the establishment of a bar/restaurant; 4. The development causes an existing building to be taller than all of the

others in the road (which are of the same height) thus adversely affecting the architectural character of the road and its building. Yours faithfully, Harry Boucher

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 09:20
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

07 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:20 AM on 07 Oct 2014 from Mrs Caroline Pearce.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Caroline Pearce

Email: [REDACTED]

Address: Flat 39 London House 172 Aldersgate London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: This application will change the nature of the building from office to mixed with a retail function and possibly a bar and restaurant. There is a significant residential community in the area, including London House, entitled to privacy and residential amenity. The plans will lead to loss of light and view (higher building), more noise (extra air conditioning plant), additional noise (people on the proposed terraces), further additional noise (possible bar and restaurant), loss of privacy (people on the proposed terraces) and additional loss of privacy (public access to the rear). If there is a fixed sky line applying

to all buildings in Aldersgate, its quite wrong to allow an exception. It will break the mould and encourage others to follow suit leading to further loss of residential amenity through additional loss of light and view and increased noise. There is already too much noise from air conditioning plant on the ground floor and the third floor which start up at 6 am and 4 am. This is contrary to the City of London's policy suggests that residents can expect quiet between the hours of 11 pm and 7 am, but already this happens. This proposal will aggravate the problem.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 07 October 2014 09:19
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:18 AM on 07 Oct 2014 from dr peter poore.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

07 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: dr peter poore
Email: Not specified
Address: 128 thomas more house barbican london

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: This extension will inevitably reduce light in some properties. At the same time it will increase light pollution, and the profligate use of power already severe in the city. This increased need for power will contribute to CO2 emissions. There has to be some limit to the expansion of property in a very crowded environment.

Adjei, William

From: Hampson, Annie
Sent: 07 October 2014 23:55
To: Hart, Liam; PLN - Comments
Subject: FW: Objection to redevelopment of 160 Aldersgate Street

Dear Sir/Madam

I write to strongly object to the redevelopment of 160 Aldersgate Street and in particular to the increase in height in the proposed plans.

The increase in height will block light and infringe on the rights of lights to nearby Barbican residents. Individuals have a right to have their rights of light protected. Additionally, the height of the proposed plans are not in keeping with the height of other buildings on the street. I am also very concerned that the additional plant and machinery on the roof would increase noise levels and disrupt residents during the night and quiet hours and impinging on residents rights to a good quality of life.

I suggest that more effective use of existing floor plans should be considered that may increase square footage without having to increase the height of the building. There is also a lack of details in the redevelopment plans as it does not give details on how light pollution will be prevented and noise will be controlled from a proposed bar.

Sincerely

Alberto Garciga

Flat 151 Lauderdale Tower

Barbican

London EC2Y 8BY

ACKNOWLEDGED

Adjei, William

Subject:

FW: Proposed refurbishment Mitre House, 160 Aldersgate Street, EC1A 4DD

Dear Sirs,

ref. no. 14/00878/FULMAJ - proposed refurbishment 160 Aldersgate Street.

We are the owners of 14 London House, Aldersgate Street, a purpose-built residential development of private apartments.

Over the years we have watched with disquiet an almost inexorable creep of commercial developments around- and adjacent to London House impinging on the rights and safeguards for homeowners, which must have been of paramount consideration for granting the construction of London House in the first place.

It is because of this that we wish to lodge our objection to the proposed refurbishment plans for Mitre House, specifically :

- the proposed increase in floor levels impacts the view from our cherished roof terrace and should be restricted in line with the roof line of neighbouring buildings.
- the proposed additional plant will generate extra noise for extended periods of time*
- a proposed bar/restaurant will generate noise and disturbance for residents, particularly at night time/early morning (depending on licensing granted).

Many thanks for your consideration. Sincerely
Jan & Philippa Bors

PS. Re. plant noise. we would ask you to give us some relieve from the noise generated existing AC plant at the rear of London House, which habitually starts up. between the hours of 04.00 and 6.00, which is not conducive to a good night's sleep.

ACKNOWLEDGED 

Adjei, William

From: Veena Williams [REDACTED]
Sent: 07 October 2014 14:53
To: PLN - Comments
Subject: From Lady Williams - Apt 64 London House, London House, Aldersgate Street

RE 14/00878/FULMAJ - MITRE HOUSE

Dear Sirs

I wish to object to the plans proposed in respect of Mitre House, 160 Aldersgate Street.

In particular:-

The extra floors proposed to be constructed will:-

Reduce light to my property and affect the view from London House Roof Terrace, an important amenity to all residents.

Moreover additional plant and machinery will generate yet more noise and for longer periods, added as it would be to the plant already operating from other buildings in the vicinity.

It is not clear in any case, why Mitre House should be permitted to exceed the height of the other Aldersgate Street buildings. This would leave a residential building sandwiched between Mitre House and the very tall building on the London Wall roundabout.

The interests of existing residents in the City of London ought properly to be protected along with the amenity enjoyed by their apartments.

Yours faithfully

Veena, Lady Williams

Sent from my iPad

ACKNOWLEDGED



Hampson, Rebecca

From: Salina Gilhotra [redacted]
Sent: 08 October 2014 15:58
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ- Objection to application

Flat 47, London house, 172 alders gate at ec1a4hu.

Regards
Salina

On 8 Oct 2014, at 5:43 pm, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Afternoon Salina

Can we please have your Address so we can inform you of the decision when made.

Regard

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk

From: Salina Gilhotra [mailto:[redacted]]
Sent: 07 October 2014 11:04
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ- Objection to application

ACKNOWLEDGED

Dear Sir/Madam

We have been made aware of the above application to refurbish the Mitre House building next door to London House- 172 Aldersgate St. We have serious concerns about these planned works which will lead to loss of peace to our residential life due to a number of factors.

Firstly, there is a plan to build another two storeys which will result in loss of daylight to many flats. Secondly, aside from the general construction noise, there is ongoing noise due to use of the air conditioning plant which is currently operating in the very early hours of the morning disrupting our sleep. Additional requirements for a rooftop air conditioning plant will only add to the current misery.

Although we live in the city, we do expect there to be enforcement of peace and quiet for the residents of the city and would therefore strongly object to this application.

Regards

Salina Gilhotra & Nilesh Parmar.



Hampson, Rebecca

From: Jonathan Morton [REDACTED]
Sent: 10 October 2014 09:31
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ Mitre House, 160 Aldersgate Street

Hi.

24 London House appears at the foot. The rest is 172 Aldersgate Street, London EC1A 4HU.

Regards

On 10 Oct 2014, at 09:05, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Jonathan,

Please provide us with a postal address to enable us acknowledge your comments.

Many Thanks

From: Jonathan Morton [REDACTED]
Sent: 07 October 2014 17:19
To: PLN - Comments
Subject: 14/00878/FULMAJ Mitre House, 160 Aldersgate Street

ACKNOWLEDGED

The objections to these proposals are clearly set out in the many representations already made by neighbours. I would like to highlight a few of them.

1. The existing Mitre House is a very noisy building. Some people here are woken by the Kitchen vents at 0400 and most are woken shortly after 0600 when the ground level turbines kick off.

It seems that the Applicant's Noise Consultants, Clarke Saunders, have taken only a very limited view of the noise impact of the proposals (apparently after discussion with the City). By this I mean they have taken background noise readings at roof level only and they have not, as far as I can see, given any consideration to the noisy existing plant that vents at third floor and ground floor levels. For most of the 40 apartments at the rear of London House, it is these two sets of plant that create the greatest noise nuisance, both in terms of volume and hours of operation. Residents towards the top of London House are further disturbed by the existing roof-level plant to be re-located under the proposals.

The Report suggests that the roof plant will operate only between the hours of 0800 and 2000. Can this be made the subject of a planning condition or included in a Planning Obligation, and can it be applied to all plant rooms in Mitre House? I'm mindful of the City "policy" that Residents have a reasonable expectation of quiet between the hours of 0700 and 2300. At the moment, the requirement of Cameron McKenna staff to have the availability of an early breakfast overrides the needs of London House residents for sleep, which cannot be right if the City's policies in relation to its residents' amenity mean anything.

2. Occupiers of Mitre House have a loading bay off a vehicular access that is shared by the NCP Car Park's customers and residents accessing the private car park under London House.



At the moment the shared vehicular access is often partially blocked at all hours by commercial vehicles loading and unloading goods for Mitre House, contractors' vehicles, recycling lorries and large refuse skips. Plainly the current loading bay for Mitre House is inadequate and any proposal to refurbish Mitre House should include a substantial increase in the size of their dedicated loading and turning bay, so that obstruction of the shared access, leading to backing-up of queuing vehicles turning in from Aldersgate Street is minimised. There is currently also a lack of separation between vehicles and pedestrians in the access way, such that pedestrian safety is compromised.

3. If Permission is granted, there should be a requirement on the Applicant and their Contractors not to block the shared access way at any time.

4. Construction hours should be limited to eight hours per day with no work permitted on a Saturday, Sunday or Bank Holiday.

5. Permission should not be given for additional floors. These would lead to a loss of sky light, privacy, and an increase in noise disturbance to neighbouring residents, which would be compounded by any roof terraces, that would no doubt be used for entertaining during the day and into the evening. This increase in height is not compatible with the adjoining London House - comprising 81 apartments in residential use.

6. If any Permission is to be granted, the Applicants should be required to contribute substantially to the "greening" of Aldersgate Street at ground level.

Jonathan Morton
24 London House

London House RA.

Claire & Richard Ringrose
60 Thomas More House
Barbican
London EC2Y 8BT

8th October 2014

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

19/10

122774

For the attention of Mr Liam Hart

**SUBJECT: OBJECTION TO THE REFURBISHMENT AND
EXTENSION TO 160 ALDRSGATE STREET**
– Ref: 14/00878/FULMAJ

Dear Sir

We are writing with reference to the proposed extension and refurbishment to the property at 160 Aldersgate Street.

As residents of Thomas More House, Barbican, our flat being below Podium level, we are already subject to reduced daylight and sunlight due to surrounding buildings and the addition of extra floors on top of 160 Aldersgate Street would further reduce daylight.

In addition, noise pollution would increase considerably due not only to construction work in the short/medium term but also the long term echo effect caused by the flat fronted buildings on the west side of Aldersgate Street. Traffic noise on Aldersgate Street is already above acceptable levels on many occasions.

Please accept this letter as our formal objection to the above planning application.

Yours sincerely


Claire & Richard Ringrose

ACKNOWLEDGED



J Freewell

21st October 2014

Planning Application - 160 Aldersgate Street
Reference 14/00878/FULMAJ

Dear Sir or Madam,

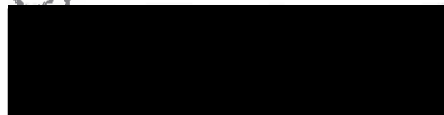
122786

I write re the above planning application. Whilst I have no objection to the internal refurbishment of the above address, should that be considered necessary, I do object to the increased height of the building which would result in the loss of light and sunlight for many nearby residents, and, as the proposed facade design would be very largely of glass, there would be much higher levels of artificial lighting by night and glare from daytime sunlight.

My additional concern is with regard to the inclusion of retail units which, according to the architects' drawings, are not included in this planning application. There is also ambiguity as the term 'retail' is used but the drawings show tables and chairs suggesting cafe/mine bar/small restaurant of which the City already has a plethora. This proposal needs further clarification.

I trust that you will give these matters due consideration

Yours faithfully,



Dr P D Simmons
Mrs R D Simmons

8 October 2014

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

122785

For the attention of Liam Hart

**Re : OBJECTION TO REFURBISHMENT AND EXTENSION OF 160
ALDERSGATE STREET- Ref: 14/00878/FULMAJ**

Dear Sir/Madam,

I write to object to Mercer's Estate Partners application to extend 160 Aldersgate Street and in particular the proposed extra height, which would damage our amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street lies in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie east of the site and there is other residential development to the West.

The proposed substantial increase in height would cut the daylight and sunlight to a significant number of flats within Thomas More House, and leave residents overshadowed by a building significantly taller than their neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

- a. **Office lights have become substantially brighter.** Modern lighting is far brighter than streetlights – see, for example, the three story foyer at 1 Milton Court, completed in 2013. Residents in Thomas More House should not have to face an increase in light from an increased office window area in the evening and overnight.
- b. **Construction standards do not safeguard.** The BREAM (Building Research Establishment Environment Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several buildings overlooking the Barbican Estate, such as 125 London Wall.

- c. **The Local Plan**, expected to be adopted by early 2015, includes Policy DM21.3 requiring developments to take account of "the privacy, outlook, daylight and sun lighting levels to existing adjacent residential accommodation" ... "and the cumulative impact of individual developments on the amenity of existing residents."

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension thus offers little increase in the City's provision of office space while significantly impairing the City's residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the modest increase in office space, which would result.

We ask the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Adjei, William

14/00878

From: Tom Morris [REDACTED]
Sent: 08 October 2014 09:58
To: PLN - Comments
Subject: Planning objections Ref: 14/00878/FULMAJ

Dear Sir/Madam

Ref: 14/00878/FULMAJ

I am writing from 34 Thomas More House in the Barbican to object to the planned refurbishment and enlargement of 160 Aldersgate Street. I am very worried about the impairment of light that the increased height of the building would lead to, not to mention the noise and disruption the works would entail. The Barbican is increasingly hemmed in by large-scale development works, and I really wonder what benefits an extra floor of office space are, when weighed against the impairment it would have on residents in the Estate.

Yours sincerely

Tom Morris

Tom Morris
Design Editor

MONOCLE

—
Midori House
1 Dorset Street
London W1U 4EG

—
monocle.com
—

S

ACKNOWLEDGED

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 10:21
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:20 AM on 08 Oct 2014 from Mr Peter Jennings.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Peter Jennings

Email: [REDACTED]

Address: Flat 2 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: I am objecting to the planning application as it will reduce light levels to Thomas More House & Seddon House. There is also the risk of increased light pollution and glare. The increased height will be out of character with neighbouring buildings and the building works will cause unpleasant noise levels.

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 11:31
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:30 AM on 08 Oct 2014 from Mrs Helen Bayliss.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Helen Bayliss

Email: Not specified

Address: 84 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: As a resident in Thomas More House I object on the following grounds: - the proposed increase in height will substantially reduce daylight and sunlight into my first floor flat, I would lose sun at 3pm instead of 7pm in the summer and much earlier in the winter - this has a BIG impact - the light reduction also reduces sunlight onto the balconies that face south. One of the requirements of Barbican residents that we maintain our window boxes, and they are a key part of disrupting the architecture with colour and life. The significantly reduced direct sunlight from this development will affect the colour and growth of our window boxes. - The extra light at night will increase the light pollution in the area - Noise and disruption from the works that result in only a modest increase in office space - there are empty offices around

the city. I urge the city to reject this application.

Adjei, William

From: PLN - Comments
Sent: 08 October 2014 22:31
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:30 PM on 08 Oct 2014 from Mrs Sheila McIntosh.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Sheila McIntosh
Email: [REDACTED]
Address: 33 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: There have been several objections to the development of 160 Aldersgate Street many of which are concerned with light dispersal. The technical report on daylight and sunlight indicates that the refurbishment/development, according to certain official criteria, would have little or no effect. However, no technical knowledge is necessary to see that the proposed increased height of the building will affect us and other residents of Thomas More House. For us, it will mean that through one of the large living room windows it will no longer be possible to see sky if you are sitting inside. It will also mean that late afternoon/evening sunshine will disappear more quickly. Speaking much more broadly I do not believe that cities should be preserved in aspic nor that the much more stringent building regulations applied in other European

cities should necessarily be applied in London. One of the pleasures of living in London is its vibrancy and changeability. However, considering the amount of space gained and its proposed use, the effect that the development will have on an already cluttered skyline by dwarfing the buildings either side, the effect it will have on the amenities of a city residential area (neighbouring buildings, as well as the Barbican), from the noise and dirt involved in the building work and then from yet another tall building shutting out the sky, is disproportionate. It is the residential areas which make the City more human. They enhance the environment and contribute a great deal to its wellbeing. This contribution should be acknowledged and properly considered in planning developments.

Hampson, Rebecca

From: Ross Everett [redacted]
Sent: 10 October 2014 12:48
To: PLN - Comments
Subject: Re: 14/00878/FULMAJ

Hi Rebecca,

Flat 73
London House
172 Aldersgate Street
EC1A 4HU

ACKNOWLEDGED

Kind regards,

Ross

On 10/10/2014, at 9:32 PM, "PLN - Comments" <PLNComments@cityoflondon.gov.uk> wrote:

Dear Ms Everett

Please provide us with your full postal address to enable us to register and acknowledge your comments.

Kind Regards
Rebecca

From: Ross Everett [mailto:[redacted]]
Sent: 08 October 2014 11:59
To: PLN - Comments
Subject: 14/00878/FULMAJ

Dear Sirs,

In reference to the above named application regarding the refurbishment of Mitre House, I would like to raise my concern and objection.

I am particularly concerned regarding the additional storeys which will reduce light and privacy to our building (London House) and also add additional noise from air-conditioning plants, especially at unsociable hours.

I do not support this application as a resident of London House, Aldersgte Street.

Kind regards,

Ross Everett

London

Adjei, William

From: PLN - Comments
Sent: 09 October 2014 02:14
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:14 AM on 09 Oct 2014 from Mr Michael Callow.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Michael Callow
Email: Not specified
Address: 306 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object for the following reasons: 1. The additional storey will severely restrict natural light to residential properties in the Barbican Estate 2. The additional light will further hem in the Barbican Estate 3. It would seem that the proposal will include larger windows than the current building, thus reducing privacy or the sense of privacy for the residential properties in the Barbican Estate.

504 Seddon House
Barbican
London EC2Y 8BX

122501

Mobile: [REDACTED]
Home Tel: [REDACTED]
Work Tel: [REDACTED]
Email: [REDACTED]

Ted Rayment
Assistant Director (Development Management)
City of London
Department of the Built Environment
PO Box 270
Guildhall
London EC2P 2EJ

9 October 2014

Dear Sir

Town and Country Planning Act 1990 – 160 Aldersgate Street London EC1A 4DD
Application Ref: 14/00878/FULMAJ

I wish to object to the above proposed planning application.

I am the owner of 504 Seddon House, Barbican, London EC2.

If the height of Mitre House, 160 Aldersgate Street is raised, this will reduce the amount of sunlight that my flat receives.

Mitre House is already higher than most of the other buildings along Aldersgate Street. Presumably if permission is given to raise it higher the other buildings along Aldersgate Street would also be entitled to raise their height causing cannoning of this street.

There is a risk of light pollution to the residents of Seddon House from the additional space.

If the developer's wish to increase the floor space of the building, I believe they could rejig the internal layouts of the buildings to obtain more floor space without impacting the external environment as their proposed application will do.

This application is made in what is predominately a residential area. There is lots of empty office space within the City of London and I fail to believe that additional space on top of Mitre House is the answer, if needed, in any event.

I believe also that the proposed development would be in breach of the local plan in relation to developments adjacent to residential accommodation.

I trust you will take my comments into consideration when considering this application.

Yours faithfully

A black rectangular redaction box covering the signature of David Saunderson.

David Saunderson

Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 16:00
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:00 PM on 09 Oct 2014 from Mr & Mrs David Reeves.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr & Mrs David Reeves
Email: [REDACTED]
Address: 148 Thomas More House Barbican

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We concur with many of the comments of fellow neighbours and objectors. Most worryingly, this modification could easily set a precedent for further redevelopment proposals of this kind in the area, which could adversely affect residents nearby.

Hampson, Rebecca

From: Jonathan Mendelow [REDACTED]
Sent: 09 October 2014 14:47
To: PLN - Comments
Subject: Objection to planning application reference 14/00878/FULMAJ - 160 Aldersgate Street, Mitre House

Importance: High

Dear Sirs,

508

I am a resident of Seddon House, Barbican, and my flat is on the west side of Seddon House, facing Aldersgate Street. I am writing to lodge my objections to the above planning application to refurbish 160 Aldersgate Street (Mitre House), which lies opposite the west side of Seddon House.

My objections relate to:

- 1) the increased height of the building
- 2) the risk of light pollution.
- 3) the lack of information on impact on the residential areas around it

ACKNOWLEDGED

1) Height

Apart from the building on the Museum of London roundabout, 160 Aldersgate Street, along with London House, is the tallest building on the west of this stretch of Aldersgate Street. Making it higher will impact on light levels to flats in Seddon House and will also set a precedent for future applications and encourage the height of the street to rise over time. Tall office blocks are not appropriate for a residential area. The extra storey in fact provides very little extra office space to the building (it increases it from 22,251 to 24,164 sq m).

2) Lighting

Modern office blocks have much brighter lighting than existing ones, and the window areas are considerably greater than on the existing façade of 160 Aldersgate Street. It is also possible that the tenants will be an organisation such as a law firm that works late into the night.

I understand that the developers have amended the façade they originally planned in order, as they say, to reduce light spillage onto Barbican flats. They did this in response to comments made at consultation meetings.

However:

- i) the windows are still much bigger than those on the existing building; and
- ii) there would seem to be a "lightbox" effect from the two top floors and the double height glazing at ground floor level.

3) Lack of information

The application provides no evidence for how bright the resulting appearance will be. There is no technical report on the lighting. (When the cinemas in Beech Street were being applied for, the application included a technical report on the appearance of the lighting in the building from outside the building).

Planning policies

I respectfully refer you to the following policies in support of my objections.

From the Core Plan:

CS5 5. Identifying and meeting residents' needs in the north of the City, including protection of residential amenity, community facilities and open space.

From the new Local Plan that has been consulted on and that is expected to become policy next year, after planning inspectors have considered it:

Policy DM21.3 (on Housing)

- 3.) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.*
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.*
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.*

I believe that the proposed development does not accord with those policies.

I would be grateful if you could acknowledge receipt and confirm that my objections will be duly considered.

Yours sincerely,

Jonathan Mendelow

Hampson, Rebecca

From: Annabel Gillings <[REDACTED]>
Sent: 10 October 2014 12:02
To: PLN - Comments
Subject: Re: Planning Application: 160 Aldersgate Street 14/00878/FULMAJ

Hello,
 Yes it's:

138 Thomas More House
 Barbican
 EC2Y 8BU

ACKNOWLEDGED

On 10 Oct 2014, at 11:26, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Ms Gillings

Please can you provide us with your full postal address so we can register and acknowledge your comments

Kind regards
 Rebecca

From: [REDACTED] mailto:[REDACTED]
Sent: 09 October 2014 12:48
To: PLN - Comments
Subject: Planning Application: 160 Aldersgate Street 14/00878/FULMAJ

Ref: 14/00878/FULMAJ

Dear City of London planning,

I live in Thomas More House in the Barbican, and my flat is close to Aldersgate, and partly overlooked by buildings there.

Already, I have very little light in my flat due to the many buildings around. (Not to mention little privacy.)

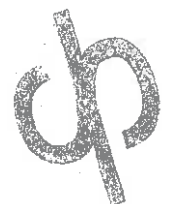
Consequently, may I put forward my objection to further development at 160 Aldersgate Street.

This area is not just a business area- but due to its close proximity to the Barbican - it's also a residential area. Please can we keep this excellent mixture of character, and not be over-run by very tall business buildings (surely more will follow if this sets a precedent). We are already very short on light and any sense of space.

Please do not subject us residents to a dark Bladerunner style future, overshadowed by tall buildings, which keep out light and trap in noise and pollution.

Best regards,

Annabel Gillings
 (Barbican resident)



Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 13:56
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:55 PM on 09 Oct 2014 from Dr Simon Jones.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Simon Jones

Email: [REDACTED]

Address: Dr J H Burgoyne & Partners LLP 11-12 Half Moon Court
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
 - Noise
 - Traffic or Highways

Comments: I understand that a new rear pedestrian entrance has been proposed for 160 Aldersgate Street to take people through Half Moon Court, presumably to reach Farringdon Station and Crossrail. Half Moon Court is a narrow thoroughfare, which includes an entrance to a doctors surgery, and would almost certainly see a large increase in pedestrian traffic with the attendant noise and disruption. In effect, Half Moon Court is inappropriate for a high volume of pedestrian traffic and there is no obvious reason why persons occupying 160 Aldersgate Street cannot continue to use the front entrance (on Aldersgate Street), which is only slightly further from Farringdon Station and Crossrail and takes people along well used thoroughfares. The Partners of Dr

J H Burgoyne & Partners LLP, of which I am one,
therefore wish to register our objection to the addition of
a rear entrance to 160 Aldersgate Street.

Hampson, Rebecca

From: PLN - Comments
Sent: 09 October 2014 12:25
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:24 PM on 09 Oct 2014 from Mr Richard Pavitt.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Richard Pavitt
Email: [REDACTED]
Address: 11-12 Half Moon Court Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Traffic or Highways

Comments: I write as a tenant of 11 - 12 Half Moon Court, Bartholomew Close EC1A 7HF to state my concerns over the proposed significant increase in traffic through Half Moon Court which would be generated by the provision of a rear access to 160 Aldersgate Street, particularly for Crossrail commuters when Farringdon station is completed. I am pleased to note that the original proposal to site a significant cycle access and storage facility at the rear of the building has now been relocated to the front of the building. However in the 'design and access statement', you identify that currently there is 'no connection to the west' through Half Moon Court (08 Existing Public Realm), but appear to overcome this problem by providing 'new landscaping' (08 Proposed Public Realm) to a 'new entrance to the west'. The



access statement (15) states that the new entrance will be enhanced by 'improved paving and lighting' but this does not address the fact that a narrow thoroughfare, which includes an entrance to a doctors surgery, will be the subject of a large increase in pedestrian traffic with the attendant noise, disruption, security issues etc. I therefore wish to register my objection to the addition of a rear entrance to the building because Half Moon Court is not appropriate for the volume of pedestrian traffic anticipated.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:11 PM on 10 Oct 2014 from Mr Tim Macer.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Tim Macer

Email: [REDACTED]

Address: 603 Willoughby House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I write to object to this application. The increased vertical massing will be overbearing in what is a residential area both to the East and the West of this building. It will lead to the increasing canyoning of Aldersgate Street, and also diminish the amenity of the play area in the Barbican Estate residential gardens due to overshadowing.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:23
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:22 PM on 10 Oct 2014 from Mrs HELEN Clifford nee Hudson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs HELEN Clifford nee Hudson

Email: [REDACTED]

Address: 15 DEFOE HOUSE BARBICAN CENTRE LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to 14/00878/FULMAJ I object most strongly to the extra height proposed for the development which would cut light from the already limited flats in the area. Most importantly for me, personally, is the reduced light in the play area below Seddon, which is already dark enough. Also to a second flat I own on 30 Bartholemew Close, which has no direct sunlight at the moment and the height would only damage this more. 160 is in a residential area, with blocks of flats immediately neighbouring to both east and west.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 18:39
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:38 PM on 10 Oct 2014 from Mr Paul Clifford.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Paul Clifford

Email: [REDACTED]

Address: 15 Aldersgate Court 30 Bartholomew Close LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to 14/00878/FULMAJ Oppose the additional height. Our block of flat is already poorly lit. We need to keep the light we have. Oppose the new rear pedestrian entrance which will go right outside our block on a pathway which is not built for major traffic. Further, there is a serious risk of injury putting major pedestrian foot traffic through the narrow corridor with elderly patients being not so sure on their feet.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 10 October 2014 20:56
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:55 PM on 10 Oct 2014 from Mrs Vivien Fowle.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Vivien Fowle
Email: [REDACTED]
Address: 102 Gilbert House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The extra height would overshadow flats during the day, cutting daylight and sunlight A larger façade would substantially increase light spillage at night and this part of London already suffers from excessive light spillage The extra height, due to an additional storey, would overshadow play area below Seddon House - an area which already suffers from insufficient sunlight. The building lies in a residential area, with blocks of flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy houses) and west (Bartholomew Close) The cumulative impact of a higher

building would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House. The increase in floor space is only 1,913 sq.m so offers no material benefit to the City's provision of office space.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 11 October 2014 10:00
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

10 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:59 AM on 11 Oct 2014 from Professor John Lumley.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Professor John Lumley

Email: [REDACTED]

Address: 392 Shakespeare Tower Barbican London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Dear Sir I wish to object to the proposed additional floors to 160 Aldersgate Street - there was considerable disquiet expressed when the local Alderman and Councillors met the Architect and developers of the project. I recently visited a fifth floor dwelling in Thomas More House to find blocking of sunlight by the Aldersgate property in the late afternoon, regardless of further elevation
Yours faithfully John Lumley

Ball, Matthew

14/00878

From: PLN - Comments
Subject: FW: Objection 14/00878/FULMAJ

From: Lesley Craze Gallery [REDACTED]
Sent: 11 October 2014 11:30
To: PLN - Comments
Subject: Objection 14/00878/FULMAJ

ACKNOWLEDGED

To Whom It May Concern,

I am writing to object to the proposed plan 14/00878/FULMAJ.

11 OCT 2014

I believe that the refurbishment of 160 Aldergate Street will decrease the accessibility to light within the building. I have lived within the Barbican for many years and I strongly believe that this is an inappropriate extension of a building within the area. It will effect the atmosphere and quality of life within the Barbican.

As a resident, I believe that the additional light at night will effect a great number of neighbours. This will effect sleep of many residents and unrest within the evenings.

I strongly object to the increased noise, disruption and dust levels that this construction process will involve.

Yours sincerely,

Lesley Craze
Resident of Thomas More House

Gallery Assistant
Lesley Craze Gallery
34 Clerkenwell Green London EC1R 0DU
www.lesleycrazegallery.co.uk
[REDACTED]

30 Years in the Making 24 October -22 November

\$

ACKNOWLEDGED

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Objection to 160 Aldersgat Street Ref: 14/00878/FULMAJ, For the attention of Liam Hart.

From: Adam Cordery [REDACTED]
Sent: 12 October 2014 07:21
To: PLN - Comments
Cc: 'Paula'
Subject: Objection to 160 Aldersgat Street Ref: 14/00878/FULMAJ, For the attention of Liam Hart.

12 OCT 2014

We wish to object to the application to extend 160 Aldersgate Street.

We believe the costs of the project in terms of increased height and obstruction to views, light pollution and the inconvenience as it is constructed will far outweigh the benefits of the small increase in office space.

Moreover we think approval of marginal projects like this is not in the best commercial interests of the City. In recent years the City has been undergoing a regeneration with a large increase in residential occupation and associated economic activities. The City has always been a lively, active place in working hours, but until recently it lacked amenities for normal living or shopping and was a dead, often-intimidating wasteland at night and weekends. Tourists were only seen beyond the immediate area of St. Pauls if they were lost. Now it has a real buzz and life to it all day, every day of the week. Families and kids have moved back to save parents a long commute, foreign City workers are choosing to live there in larger and larger numbers where before they would automatically have chosen to live in the West End, more and more people are downsizing and retiring there. They all spend money at all hours every day, they are all likely to stay for a long time and regardless of the economic cycle. Their presence stimulates the whole area, and this feeds back on itself and compounds to make the City an even better destination over time both for working and living. The new look and feel to the City is part of what makes London one of the most attractive places in the world for investors and visitors, and is highly supportive of the local tax base.

The regeneration of the City has been in line with changes in the way we work. People are choosing to work and live remotely, and are less and less required to work where they do not live. More and more activities that historically were performed in the City do not require traditional, centralised office space located in the City. We strongly believe therefore that unless the City embraces the move to more mixed usage, and pays greater attention to the quality of life for those who may wish to live there, it will gradually see a reduction in its attractiveness as a location for commercial activity.

We believe, therefore, that it is in everyone's interests to preserve the progress that has been made in the City in recent years, and to continue to take every step to encourage people to move to and stay there. This necessarily means limiting office developments where incremental benefits are small and likely to be outweighed by the additional costs to local amenities, lighting, etc. and from building disruption.

We therefore ask that you do not allow this development to go ahead.

Yours sincerely

Adam Cordery & Paula Johnson
149 Thomas More House
Barbican
EC2Y 8BU



Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 18:34
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:33 PM on 12 Oct 2014 from Ms Jane Smith.

Application Summary

12 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD

Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail

Proposal: floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Jane Smith
Email: [REDACTED]
Address: 307 Seddon House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
 - Residential Amenity
Comments: This is the second comment on this application from Seddon House Group (representing the residents of Seddon House), following our objection dated 6 October. The planning application includes a terrace on the 7th and 8th floors. Sound from this terrace will carry to Seddon House flats on the other side of Aldersgate Street. The planning committee should be aware that all the rooms of the Seddon House flats face on to Aldersgate Street, so there is no escape from any noise. Therefore if permission for a terrace is granted we would seek a condition that restricts the hours of operation of

the terrace. We seek a closing time that a) takes account of the fact that the road quiétens down mid-evening so that sound will be more intrusive, b) allows for residents to put their children to bed in reasonable time without being disturbed by a reception across the road, and c) allows for some peaceful time in the evening before adults go to bed. We seek a closing time of not later than 8 pm. We would also seek no morning activity before 8 am on weekdays and 10 am on weekends. We understand that other inner London local authorities impose such timings on terraces near to residential areas. A supplementary point we would make about the retail space is the unattractiveness of the position as a shop. Shops work best when there are clusters of them, and we are concerned that a lone shop in this stretch of Aldersgate Street would not attract much trade and remain empty - which would not enhance the street. If the retail area was removed the occupiers could use it for office space and not rely on increasing the height of the building.

Ball, Matthew

14700873

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 19:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

12 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:09 PM on 12 Oct 2014 from Dr Robert Harris.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Robert Harris
Email: [REDACTED]
Address: 22 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The construction of an additional storey will reduce the daylight and sunlight to our home, and this is why we object to this aspect of the proposed scheme. As the buildings to the south and west of Thomas More House have steadily got higher over the last 20 years, we have had less and less sky in view. We regard this as quite unacceptable. The document "Daylight and sunlight report" lodged with the planning application purports in section 4 to include an analysis of the impact on Thomas More House. This is not the case - there is no data for the impact on Thomas More House. Moreover, it is

apparent that there are also building reference mistakes in the document - for example, repeat data is given for the impact on 172 Aldersgate St which seems likely to me a mistake for Seddon House. With such elementary errors, it does not seem wise to rely on the conclusions of this document.

14/00878

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 12 October 2014 22:37
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:37 PM on 12 Oct 2014 from Dr. C Pardy.

Application Summary

12 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD
Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Dr. C Pardy
Email: [REDACTED]
Address: 54 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity
Comments: Dear Sir/Madam, I believe this project will create unnecessary noise and disruption for very little benefit to the City of London, as the extra office space will be minimal. The additional floor will imply a loss of privacy for the neighbours, a loss of light (as it is West facing), in addition to noise and light pollution. I am also concerned that a precedent would be set for offices to add an extra floor, particularly as it is not necessary when there are many empty office buildings in the immediate area. Dr. C Pardy

Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Contact Centre Email Referral COL:01429570

From: Gianetta Corley [REDACTED]
Sent: 12 October 2014 12:20
To: PlanningQueue
Subject: OBJECTION to 14/00878/FULMAJ

ACKNOWLEDGED

12 OCT 2014

Dear Sirs.

I am writing to OBJECT to the proposed development at 160 Aldersgate Street.

My reasons for this objection are:

1. the plan is for 160 Aldersgate St to be higher than the present building.
If planning permission is granted for this proposed upwards extension, the extended building will overshadow nearby residential flats and the children's play area below Seddon House, during the day, cutting daylight and sunlight. The extended height of the building will be a threat to residential amenity of adjacent residential dwellings.
2. The proposed extra storeys will add considerably to light spillage at night onto and into adjacent residential flats - thus also threatening residential amenity.

I wish to register my strong objection to this planning application which will adversely affect the neighbouring residential blocks to the East (Lauderdale, Seddon, Thomas More and Mountjoy Houses) and to the West (Batholomew Close).

Yours faithfully

Dr BMG Corley 208 Gilbert House, Barbican, London EC2Y8BD



14/00878

Ball, Matthew

From: Plri - CC - Development Dc
Subject: FW: Contact Centre Email Referral FAO Planning COL:01429565

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

From: Mary Bonar [REDACTED]
Sent: 12 October 2014 08:06
To: Hart, Liam; PlanningQueue
Cc: Mary Bonar
Subject: 160 Aldersgate Street- Objection to p

ACKNOWLEDGED

12 OCT 2014

Dear Sirs

Please treat this email as my objection to the proposed development of this building. As owner of 6 Wallside and a resident I object to a further tall building on the periphery of the Estate which will contribute to the increasing hemming and walling in of the Estate by high buildings leading to a loss of amenity and value to this It will contribute residential area. I also object both to the erosion of light during the day and contribution to the light spillage at night (judging by the experience of light pollution from 125 London Wall.) Particularly important would be the overshadowing of the excellent children's playground within the Estate which is an important open space used by my family amongst many others in an area with limited facilities for children .

Yours faithfully

Mary Bonar
Sent from my iPhone

[REDACTED]



Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to 14/00878/FULMAJ COL:00189671

From: Kai Virtanen [REDACTED]
Sent: 12 October 2014 18:03
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

Hello,

12 OCT 2014

I would like to register my objection to the proposed development at 160 Aldersgate Street for the reasons stated below:

- Extra height would overshadow flats during the day, cutting daylight and sunlight;
- Larger façade would substantially increase light spillage at night;
- Extra height would overshadow play area below Seddon House
- Building lies in a residential area, with blocks of flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy) and west (Bartholomew Close);
- The cumulative impact of higher buildings would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House;
- Increase in floorspace is only 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m., so offers no material benefit to the City's provision of office space.

Kind Regards
Kai Virtanen
Flat 6 Speed House
Barbican EC2Y 8AT

ds

From: [REDACTED]
Sent: 12 October 2014 15:58
To: PLN - Comments
Cc: [REDACTED]
Subject:

For the attention of the City Planning Officer

Planning Application Reference 14/00878/FULMAJ - Aldersgate Street

I write to object to the application to extend 160 Aldersgate Street and in particular the proposed extra height, which would damage residential amenity as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

160 Aldersgate Street is in a residential area, with residential blocks on both sides so development that might be appropriate elsewhere in the City is not appropriate here. Thomas More House is one of several Barbican blocks which lie east of the site and there is other residential development in the area

The proposed substantial increase in height would cut the day and sun light to a significant number of flats within Thomas More House, and leave residents overshadowed by a building significantly taller than their neighbours. The height would also overshadow the play area within Seddon House, in frequent use by the many children who live on the Barbican Estate.

I live in Thomas More House and my flat is situated below the Podium so I am already affected by some loss of day and sun light with the other buildings around me. This additional height will affect in particular the south side of my flat. At present this is the only side that gives me sufficient day and sun light without the need to use electric light during the day so to lose any of this would be unacceptable.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in the evenings.

I have lived in the Barbican for nearly 40 years and this is a problem that we have faced in a number of developments around the Barbican Estate with modern glass fronted office buildings.

Besides the inconvenience to residents it is also an environmental problem, in particular of global warming and a problem that the Corporation of London should be actively monitoring to minimise the waste of precious resources and the future of the planet.

3 The increase in floor space would be minimal

Under these proposals, 160 Aldersgate Street would grow by a mere 1,913 sq.m. from 22,251 sq.m. to 24,164 sq.m.. The extension offers little increase in the City's provision of office space while significantly impairing the City's residential amenity.

4 The noise and disruption would result in little material benefit

Thomas More House residents would suffer increased noise, disruption and dust levels throughout the construction process for little material benefit to the City given the resulting modest increase in office space.

5 Change in roof line to the south side of Aldersgate Street

I understand for the earlier development of this part of Aldersgate Street, the Corporation of London stipulated that all buildings be of the same height. If permission is granted for this increase in height all future developers will use this as a precedent for seeking to build higher and higher buildings in the area..

I therefore asks the City to reject this application, and, in particular any increase in height of 160 Aldersgate Street.

Yours sincerely

Diana Morgan Gray

38 Thomas More House, Barbican, London, EC2Y 8BT
[REDACTED]

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 09:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:35 AM on 13 Oct 2014 from Ms Kerryn Pannell.

Application Summary

13 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Kerryn Pannell
Email: Not specified
Address: 18 Thomas More House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I object to the proposed scale of the refurbished building. The increased height will reduce the daylight and sunlight to flats in Thomas More House and Seddon House as well as the sports, play and garden areas near Seddon House. The increased spill of artificial light resulting from the proposed new windows will also contribute to a loss of amenity for neighbouring residents.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 13:54
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:54 PM on 13 Oct 2014 from Mr Brian Parkes.

Application Summary

13 OCT 2014

Address: 160 Aldersgate Street London EC1A 4DD
Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Brian Parkes
Email: [REDACTED]
Address: 21 Speed House Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I object to 14/00878/FULMAJ. My reasons are: 1.The additional height proposed would overshadow flats opposite during the day, reducing the daylight and sunlight that they currently enjoy. 2. The proposed facade would substantially increase light spillage at night, which is becoming a considerable problem for residents as a result of other adjacent developments. 3. The proposed building lies in a residential area, with blocks of flats immediately neighbouring to both east and west. 4. 160 Aldersgate Street is already the highest

point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House as a result the cumulative impact of higher buildings is unacceptable.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 13:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:12 PM on 13 Oct 2014 from Mr Henry Ritson.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

13 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Henry Ritson
Email: [REDACTED]
Address: 104 Mountjoy House Barbican LONDON

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: As a neighbour of this property i would like to object to the proposal. I should note that City planning is probably usually viewed from a commercial perspective as there is so little housing in the City. However this property is primarily faced by residential housing. My issue is simple - as I am the lower floor of my building the additional height on this building would block out the view of the sky, and ability to get direct sunlight, within the main body of my property. This extra height is the difference between having visible sky / sunlight, and not.

Bail, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 19:26
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

13 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:26 PM on 13 Oct 2014 from Dr Andrew Ormsby.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Andrew Ormsby

Email: [REDACTED]

Address: 102 Mountjoy House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: This development will have significant impacts on residents of the Barbican but offers only marginal gains in floorspace to the City. The additional height will overshadow the flats of the Barbican in Seddon, Thomas More and Mountjoy Houses. It will also overshadow the play area at Seddon House. It will also increase the overall height of buildings in Aldersgate Street in which 160 Aldersgate Street is already taller than the residential blocks that face.

Bali, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 13 October 2014 22:58
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

13 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:57 PM on 13 Oct 2014 from Mr Jonathan Dow.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Jonathan Dow

Email: [REDACTED]

Address: 134 Thomas More House Barbican LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: Dear Sir, I am writing to object to the proposal to develop 160 Aldersgate Street. As a resident of Thomas More House I object in the longer term to the daylight that we will lose as a result of the development, the extra light glare to which we will be exposed and, of course, in the short term, to the noise that we will be subject to during the development phase of any such project. I completely understand that, in the heart of the city, periodic development is inevitable and, as a result, I would never object were I to agree that developmental plans were justified and necessary. I cannot however

find any justification and/or need for the plans that you are putting forward. We can see the property at 160 Aldersgate extremely clearly from our property and very rarely do we observe any significant "activity" within/around the premises. Consequently I find it questionable that a development that increases space could ever be a realistic one in a property that almost certainly is not utilised to capacity. I am, in addition, extremely concerned for my fellow residents due to the proximity of any such work to our properties. The extent to which our lives will be negatively affected by any such development is disproportionate to any potential benefit (and I do not foresee there to be any). I have to question the extent to which proper consideration has been given to any alternative and potential "greener" proposals to develop the and/or other existing spaces internally long before any developments to the external shape, size and structure of the building are seriously considered. I trust that all objections will be taken into account and I sincerely hope, as a city resident, that the views and livelihood of residents will be considered ahead of projected financial gains for any single organisation. Sincerely, Jonathan Dow

Ball, Matthew

From: PLN - Comments
Subject: FW: 14/00878/FULMAJ 160 Aldersgate Street London EC1A 4DD

From: Sue Weeks [REDACTED]
Sent: 13 October 2014 15:47
To: PLN - Comments
Subject: 14/00878/FULMAJ 160 Aldersgate Street London EC1A 4DD

ACKNOWLEDGED

Dear Sir

13 OCT 2014

Re additional access point at the rear of the building.

I am the owner of flat 32 and flat 41 Spencer Heights , 28 Bartholomew Close, London EC1A 7ES and I understand that there is a proposed access point to 160 Aldersgate Street via Bartholomew Close.

Bartholomew Close is a quiet residential street and there is very limited traffic through it on a daily basis. I can see no necessity to have access to the Aldersgate property through our close as there is perfectly adequate access via Aldersgate Street, It will also encourage workers to hang around in our close, smoking and making unnecessary noise.

I would be grateful if you could take my concerns into account when reviewing this aspect of the application.

Thanking you in advance for your assistance in this matter

Susan Weeks

\$

Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Email re: Objection to application 14/00878/FULMAJ COL:01044242

From: Rainer Pratl [REDACTED]
Sent: 13 October 2014 14:53
To: Hart, Liam; PlanningQueue
Subject: Objection to application 14/00878/FULMAJ

ACKNOWLEDGED

Dear Sir/Madam,

13 OCT 2014

I, Rainer Pratl as the owner of flat 502 Mountjoy House object to Mercer Real Estate Partners' application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would damage residential amenity, as protected by planning policies CS15 Sustainable Development and CS21 Housing.

1. Residential amenity threatened by extra height

The proposed substantial increase in height would cut the daylight and sunlight to my flat by a building significantly taller than its neighbours.

The height would also overshadow the play area beneath Seddon House, in frequent use by the many children who live on the Barbican Estate.

2. Light spillage unacceptable

The extra storeys would add substantially to light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial

increase in the window area. I object against unwanted light in my living room and my bedroom room in the evening.

I therefore ask the City to reject this application, and to reject any increase in height of 160 Aldersgate Street.

Kind regards

Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ) COL:04390816

ACKNOWLEDGED

From: Maggie Urry [REDACTED]
Sent: 13 October 2014 18:32
To: Hart, Liam; PlanningQueue
Subject: Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ)

Dear Sir,

13 OCT 2014

Objection to proposed development at 160 Aldersgate Street (14/00878/FULMAJ)

I am writing to object to this proposed development and in particular the plan to increase the height of the building by the addition of an extra floor.

I live with my family in Flat 13 of Lauderdale Tower, on the lowest occupied floor in this building, with my main living room facing towards 160 Aldersgate Street roughly south-west.

This room receives sunlight in the mid- to late-afternoon. During winter months, when the sun is lower in the sky, sunlight is blocked by the buildings on the west side of Aldersgate Street. Increasing the height of 160 Aldersgate Street would further reduce the amount of light coming into the room. This would be detrimental to our enjoyment of our home.

I am also concerned that if the development is approved, it would set a precedent for other buildings in Aldersgate Street to increase their height, further blocking natural light to our home.

The increased height would also cast more shade over the children's play area below Seddon House. This is a vital play space for children living on the Estate, which is in a very built up area. My children have enjoyed this space for many years and it is now providing a place to play for our visiting grandson.

Yours sincerely,



² Margaret Urry
13 Lauderdale Tower,
Barbican,
London EC2Y 8BY

Ball, Matthew

14/00878

From: Pln - CC - Development Dc
Subject: FW: objection to planning application 14/00878/FULMAJ COL:04390813

From: Gillian Laidlaw [REDACTED]
Sent: 13 October 2014 22:35
To: Hart, Liam
Cc: PlanningQueue
Subject: objection to planning application 14/00878/FULMAJ

ACKNOWLEDGED

Dear Mr Hart

I wish to object to the proposed development at 160 Aldersgate Street, 14/00878/FULMAJ.

I am the chairman of the Mountjoy House Group, a residential building on the Barbican Estate with 64 homes.

The extra height which is proposed for 160 Aldersgate Street would not only make it even more out of proportion to the existing buildings in the street but would reduce even further the amount of sunlight reaching our homes. Further, we are concerned that a larger facade would increase the light spillage into our homes at night.

As the additional height would have an adverse affect on neighbouring buildings but would result in a very small increase in office space we urge you to reject this planning application.

Yours faithfully,

Gillian Laidlaw

Chairman, Mountjoy House Group

13 OCT 2014

Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: 160 Aldersgate Street COL:04390812

From: Barbara Cook [REDACTED]
Sent: 13 October 2014 17:05
To: Hart, Liam
Cc: PlanningQueue
Subject: 160 Aldersgate Street

ACKNOWLEDGED

Objection - 160 Aldersgate Street (14/00878/FULMAJ)

13 OCT 2014

**Ref: 14/00878/FULMAJ 160 Aldersgate Street
OBJECTION**

I write as Chair of the Lauderdale Tower House Group, representing the interests of the residents of Lauderdale Tower OBJECTING to the application to substantially redevelop 160 Aldersgate Street.

Our grounds for objection are: contrary to planning policy, the increased height of the building, the risk of intrusive light spillage, and the inadequacy of the information provided in the application.

PLANNING POLICY

The current **Core Plan CS5 for the North of the City** (as the area with the majority of the City's residents) commits to meeting residents' by **protecting residential amenity**.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

- 3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building.

THE INCREASED HEIGHT OF THE BUILDING – REDUCING DAYLIGHTING AND SUNLIGHTING

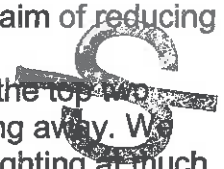
The extra height of the building provides little extra office space (from 22,251 to 24,164 sq m² but it will have a detrimental effect on those flats that the building overlooks. Our fear is also, as mentioned above, that it will set a trend in this street for an every rising skyline.

The proposed development will adversely affect the lower flats in Lauderdale Tower, by reducing their access to daylighting and sunlighting, particularly in the autumn and winter. These flats were in part screened since their construction by Seddon House, but have been (about a decade ago) adversely impacted by the redevelopment of 140 Aldersgate Street.

LIGHT SPILLAGE

We appreciate that the architects have amended the design of the façade with the aim of reducing potential light spillage.

However, the windows are still considerably larger than the existing windows; and the top two floors and the bottom two floors are in effect lightboxes, unprotected by such angling away. We know from recent experience that modern lighting systems provide much brighter lighting at much



lower costs and energy consumptions than older office lighting systems, so we remain worried about the potential for light spillage and intrusion into residents' living rooms and bedrooms. If the office is occupied by firms that work through the night then the light problem will be intensified.

We therefore urge you to **REJECT** the current application. We would have no objection to the building being reconditioned within its current envelope, whilst retaining its current façade.

Barbara McHugh de Clare
392 Lauderdale Tower
Barbican
London EC2Y 8NA

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Ball, Matthew

From: Pln - CC - Development Dc
Subject: FW: Objection to 14/00878/FULMAJ COL:04390811

From: Satu Pitkanen [REDACTED]
Sent: 13 October 2014 16:31
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to 14/00878/FULMAJ

ACKNOWLEDGED

For the attention of Liam Hart

13 OCT 2014

Re: Objection to application 14/00878/FULMAJ

Dear Liam,

I am writing to **object** to the application to extend 160 Aldersgate Street, and in particular to the proposed extra height, which would severely damage residential quality of life.

160 Aldersgate Street is in a residential area with residential blocks on both sides, so development that might be appropriate elsewhere in the City is not appropriate here. Several Barbican blocks lie directly to the east of the site, including Mountjoy House, Seddon House and Thomas More House.

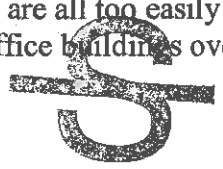
The proposed substantial increase in height would cut the daylight and sunlight to a substantial number of flats. I live in Mountjoy House and we are already overshadowed and have limited sunshine due to the existing height of 160 Aldersgate Street. Any increase in the height would have a negative impact on our quality of life.

2. Light spillage

The extra storeys would add substantially to the existing light spillage at night. Even the modified proposal for the Aldersgate Street façade involves a substantial increase in the window area. Residents risk both loss of sleep and unwanted light in living rooms in the evening.

a. Office lights have become substantially brighter. Modern lighting is far brighter than streetlights: see, for example, the three-storey foyer at 1 Milton Court, completed in 2013. Residents of neighbouring blocks, including Mountjoy House, Seddon House, Thomas More House and Lauderdale Tower, should not have to face an increase in office window area in the evening and overnight.

b. Construction standards do not safeguard. The BREEAM (Building Research Establishment Environmental Assessment Method) has become stricter on lighting in recent years, but does not offer an adequate safeguard against light spillage. Movement sensors or other systems are all too easily overridden by a building's occupiers, as Barbican residents have experienced with several office buildings overlooking the Barbican Estate, such as 125 London Wall.



c. The Local Plan, expected to be adopted in early 2015, includes Policy DM21.3 requiring developments to take account of “the privacy, outlook, daylighting and sunlighting levels to existing adjacent residential accommodation” (privacy must include not living opposite a light box) and “the cumulative impact of individual developments on the amenity of existing residents.”

I ask the City to reject this application and to reject any increase in height of 160 Aldersgate Street.

Kind regards,

Satu Pitkanen

Mountjoy House.

Ball, Matthew

14/00878

From: Pln - CC - Development Dc
Subject: FW: Objection to application 14/00878/FULMAJ - 160 Aldersgate Street
COL:04390810

From: John Thirlwell [REDACTED]
Sent: 13 October 2014 16:52
To: Hart, Liam
Cc: PlanningQueue
Subject: Objection to application 14/00878/FULMAJ - 160 Aldersgate Street

ACKNOWLEDGED

Dear Mr Hart

13 OCT 2014

I write to object to the plans to extend 160 Aldersgate Street and especially the increased height and light spillage which would be involved.

The existing building is already tall by the standards of the street and any additional height would ruin the roof line of the street. Much more to the point, the building has residential blocks on both sides, e.g. Seddon House and Thomas More House in the Barbican and Bartholomew Close to the west. Not only would the extra height reduce natural light for residents - including the play area beneath Seddon House - but it would inevitably increase light spillage into the Barbican flats mentioned above. This is already a problem for residents near to 125 London Wall and is also offensive even to residents such as my wife and I in Defoe House.

The annoyance and nuisance caused by the proposed plans is out of all proportion to the relatively small increase in floor area which is proposed.

I urge the City to reject the application.

Kind regards

John Thirlwell

77 Defoe House
Barbican
London EC2Y 8DN

Tel: [REDACTED]
Mob: [REDACTED]
email: [REDACTED]

1

ROBERT B. BARKER, MPhil (RCA)

33 LAUDERDALE TOWER, BARBICAN, LONDON EC2Y 8BY

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270, Guildhall
London EC2P 2EJ

14th October 2014

For the attention of Liam Hart

Ref: 14/00878/FULMAJ 160 Aldersgate Street

OBJECTION

I write in my personal capacity as the long lessee and resident of 33 Lauderdale Tower **OBJECTING** to the application to substantially redevelop 160 Aldersgate Street.

My grounds for objection are: contrary to planning policy, the increased height of the building leading to loss of daylight and sunlight, and the risk of intrusive light spillage.

PLANNING POLICY

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

Policy DM21.3 (on Housing) states:

3. All development proposals should be designed to avoid overlooking and seek to protect

the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.

ACKNOWLEDGED

5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

The new development of 160 Aldersgate Street proposes an increase in height over the existing building.

THE INCREASED HEIGHT OF THE BUILDING – REDUCING DAYLIGHTING AND SUNLIGHTING

The extra height of the building means that the proposed development will adversely affect the lower flats in Lauderdale Tower, including my own, by reducing their access to daylighting and sunlighting, particularly in the autumn and winter. My flat is, in part, screened by Seddon House, but has been (about a decade ago) adversely impacted by the redevelopment of 140 Aldersgate Street, leading to a loss in daylighting and sunlighting.

I include here an image of the view south from my living room, showing how the skyline would be affected by the proposed development. This would result in loss of daylighting and more important to me sunlighting during autumn and winter afternoons. As I am severely disabled, and cannot always leave my flat following heavy rain or when there is snow on the ground, this loss of sunlighting and my reduced production of Vitamin D would be detrimental to my health.

I believe that the proposed increase in height of 160 Aldersgate Street would result in the loss of ½ - 1 hours of sunlight on days in autumn and winter.

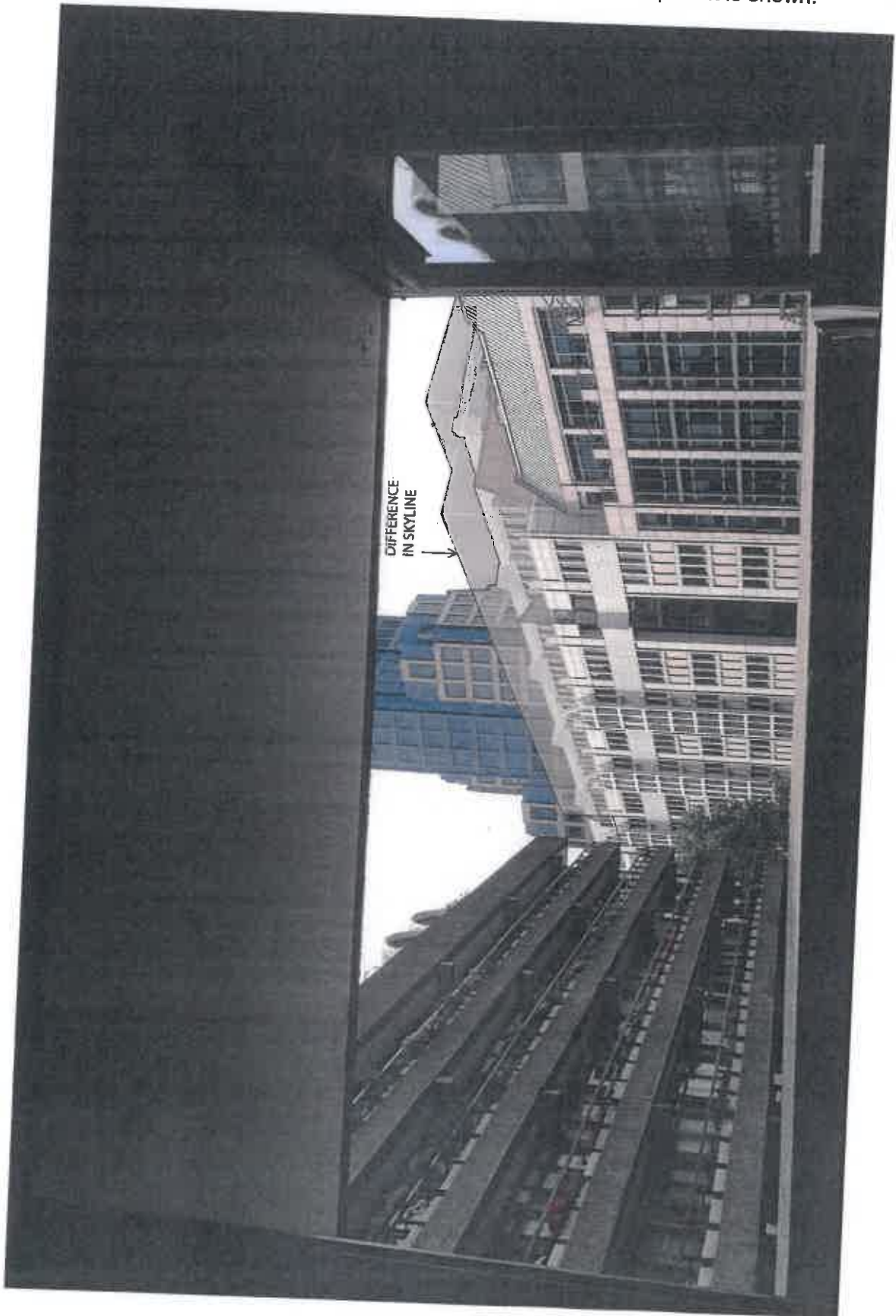
The developers have also informed the Barbican Association that the proposed development will also reduce the daylighting and sunlighting to the play and games area under Seddon House which is used by children and teenagers. This would be a most unwelcome outcome, not least because the daylighting and sunlighting has already been reduced by the redevelopment of 140 Aldersgate Street. Such an outcome would be detrimental to families on the Barbican Residential estate.

We therefore urge you to **REJECT** the current application. Please note that I would have no objection to the building being refurbished within its current envelope, whilst retaining its current façade.

Yours sincerely,

Robert B. Barker

View south from living room of 33 Lauderdale Tower. Please note deep soffit of balcony above. Difference in skyline from proposed redevelopment is shown.



606 Seddon House, The Barbican, London, EC2Y 8BX

City of London Corporation
Planning Department
Guildhall
PO Box 270
London
EC2P 2EJ

14 October 2014

For the direct attention of Liam Hart by email to: plans@cityoflondon.gov.uk

Dear Mr Hart

RE: Ref: 14/00878/FULMAJ 160 Aldersgate Street, London EC1A 4DD

I write with reference to the above planning application with my grounds for absolute objection to this proposed development. I am a long lessee and permanent resident of the apartment above.

My grounds for objection are as follows:

- 1) The application is contrary to planning policy
- 2) The increased height of the building which, will impact on residential amenity
- 3) The increased noise generated by the increased height, which will impact on residential amenity
- 4) There is a serious risk of intrusive light spillage, which will impact on residential amenity
- 5) The application is inadequate with regard to information provided

I have included 4 photographs, taken from my apartment, at the end of this letter to demonstrate the impact of this over development on the building opposite, and referred to them in the body of the letter.

Planning policy

The current Core Plan CS5 for the North of the City (as the area with the majority of the City's residents) commits to meeting residents' by protecting residential amenity.

The new Local Plan is even more explicit:

The Local Plan Policy DM21.3 on Housing states:

- 3) All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4) All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5) The cumulative impact of individual developments on the amenity of existing residents will be considered.

ACKNOWLEDGED



The changes to 160 Aldersgate Street propose an increase in height over the existing building. The increase appears to be modest, however, it is not:

- 1) The existing building is higher than the residential blocks opposite on Aldersgate Street; comparing 160 Aldersgate Street with the 42 storey Lauderdale Tower, is irrelevant to the run of Aldersgate Street as it is north of 160 Aldersgate and opposite. See photograph 4.
- 2) 160 Aldersgate Street currently embodies the highest point on that stretch of Aldersgate Street on the east; the risk is the proposed height will set a new "highest level" which future development will seek to match. Residents will then be confronted with a steady escalation of street height by such "creeping" damage. See photograph 3. The proposed increase is two storeys.
- 3) If DM21.3.3 is not designed to prevent such creeping damage, it is not clear what purpose it serves.

The increased height of the building

The additional storeys increase the office accommodation from 22,251 to 24,164 sq m² and will have a detrimental effect on the residential amenity of the buildings it already overlooks. The addition of a roof terrace at 160 Aldersgate to be used for "social events" will impede on the quiet enjoyment of neighbouring residential apartments and they will be overlooked day and night rather than just day time as is currently the case, again reducing amenity. Please see Photographs 3 and 4.

London Borough of Camden have recently granted a consent on Grafton Street, Huntley Street and University Street which contains a condition that limits the use of a roof terrace between 2100 hours and 0800 hours. (Planning reference is: 2013/2192/P). I would urge the Corporation of London to emulate the London Borough of Camden in this regard and to take this stance, in the event that consent is granted for this over development proposal. I propose that the roof terrace should not be consented and if it is, it is only used between 0900 and 2000hrs by condition.

Light spillage

The architects have amended the design of the façade; however, the windows are still much larger than the existing and the top two floors and the bottom two floors are unprotected light boxes. Modern lighting systems provide much brighter lighting which is mostly on all night in this area so there will be increased light spillage into living rooms and bedrooms. Please see Photograph 2.

I have pleaded with the senior partner at Moore Stephens to pay attention, not only to adjacent residents, but also to Corporate Social Responsibility and to switch the lights off in their building, which is immediately north of 160 Aldersgate but I have been ignored. If this over development is to be consented please ensure that light management needs to be a condition on occupation. Please see photograph 2. It was taken on a Bank Holiday weekend and sent to Moore Stephens but has been ignored, despite reminders to the senior partner.

The application includes no technical report that explains the effects and appearance of the lighting outside the building. Camden takes a dim view of the lack of information in the application referred to above and requires pre commencement details. I urge the City of London Corporation to suggest the developer re-submits the application with a full suite of information.

Lack of information

A public meeting was held and the developer subsequently met with the Barbican Association and local house group representatives including myself. Whilst the concerns about light spillage were heard we still have no evidence that what they propose will be effective.

The developer offered to take pictures from Barbican flats at all levels to show the effect of the proposal from the flats. I have only just received an email regarding this, whereas the photographs should have been included in the application. The only visual from the Barbican residential estate is from a point on a distant podium. I have provided photographs to the developer but have received no response showing a lack of consistency in the approach to local residents about the amenity levels. The upper two floors of Seddon House were excluded from the daylight survey report. No explanation has been given for this and it is relevant; it demonstrates that residential amenity is not something the developer is concerned about.

I invite the committee members to visit the apartments in Seddon House to make their own judgement on the intrusive nature of this development, rather than rely on images provided by a developer only wishing to show his proposals in a positive light. The application seems to use as its authority for planning policy in this area the out of date Barbican Area Enhancement Strategy of 2008, rather than the current Core Strategy or Local Plan.

Other matters

The proposal (p 15 of design statement, item 11) mentions works to the edge of the Barbican estate on the east side of Aldersgate Street. This suggestion was not consulted on with residents. Any such works would need to conform to the forthcoming Barbican Listed building guidelines and the Barbican Area strategy, which is currently being consulted on.

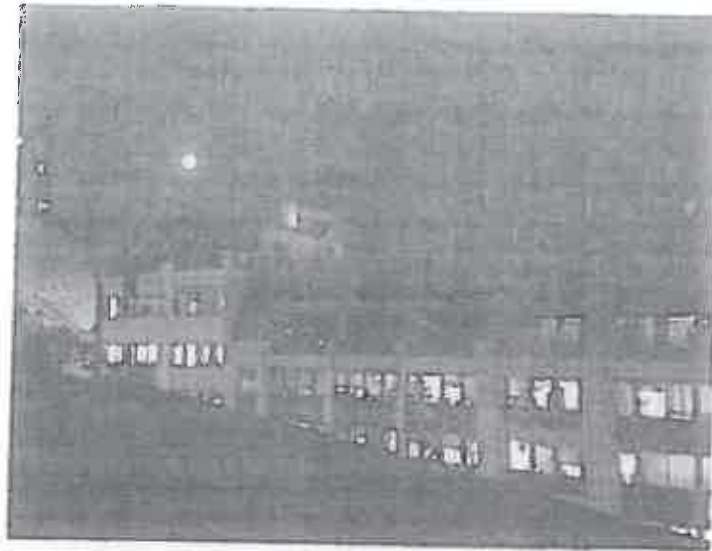
Aldersgate is a main thoroughfare and there is already considerable impact on residential amenity from the noise of buses 24 hours a day and freight lorries arriving and leaving Smithfield throughout the night, all year round. An increase in building height will increase the "canyonising" of noise from the trucks and buses 24 hours a day; this is an unacceptable impact on residential amenity. Camden also seeks noise mitigation from external facades in the planning consent referred to above.

Roof plant will inevitably be required for any building extension. Photograph 5 demonstrates how this matter impacts on residential amenity in a negative manner. Camden has conditioned any equipment on building exterior; please see same planning consent referred to above.

Please would you confirm receipt of this objection letter and confirm the date and time on which the proposal will be presented to the Planning Committee.

Yours sincerely

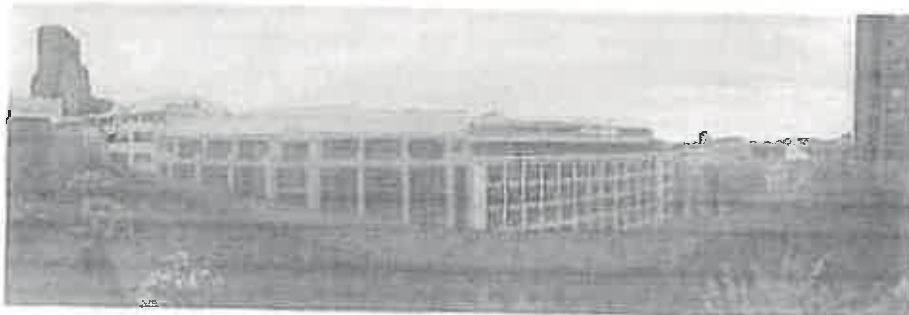
Gillie Bexson



1) The Moon over 160 Aldersgate Street, viewed from my bedroom; this view would be obscured forever, in this phase, by the proposed development



2) Irresponsible lighting left on 24 hours a day -- despite advising the occupier of their CSR.



3) Roof height is already higher than adjacent buildings -- height creep is inevitable



- 4) The building is already higher than the adjacent buildings and the additional storeys would overlook the apartments thereby reducing residential amenity and privacy day and night.



- 5) The roof plant on this building, next door but one to the north of 160 Aldersgate is unsightly. Despite writing to the landlord, nothing has been done to improve its appearance or reduce its output.

Hassall, Pam

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 22:37
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:37 PM on 14 Oct 2014 from Mr Nigel Dixon.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Nigel Dixon
Email: Not specified
Address: 703 Frobisher Crescent Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: - Extra height would overshadow flats during the day, cutting daylight and sunlight; - Larger facade would substantially increase light spillage at night; - Extra height would overshadow play area below Seddon House - Building lies in a residential area, with blocks of

flats immediately neighbouring to both east (Lauderdale, Seddon, Thomas More and Mountjoy) and west (Bartholomew Close); - The cumulative impact of higher buildings would be unacceptable: 160 Aldersgate Street is already the highest point on its side of Aldersgate Street, and is higher than neighbouring residential blocks such as Seddon House; - Increase in floorspace is only 1,913 sq.m., from 22,251 sq.m. to 24,164 sq.m., so offers no material benefit to the City's provision of office space.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 15:34
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

14 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:34 PM on 14 Oct 2014 from Mr John Weeks.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Weeks

Email: [REDACTED]

Address: Flat 41 Spencer Heights 28 Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I can see no necessity for the provision of access to 160 Aldersgate Street via Bartholomew Close. There is adequate access in Aldersgate Street and I can see no need for a rear entrance. Bartholomew Close is a quiet residential street with only a limited amount of traffic. Access to 160 Aldersgate Street via Bartholomew Close will undoubtedly lead to office workers congregating in our street, smoking , dropping rubbish and increasing the noise levels during the day. I would be grateful if you would consider the implications to the residents of Bartholomew Close whilst reviewing this application.

160 Aldersgate Street

I write both as a Common Councilman for, and resident of, Farringdon Within, the ward in which 160 Aldersgate Street is situated.

I would like to record my appreciation of the consultation the developer has carried out with local residents and businesses. The changes made to the original plans make clear that the developer listened, took account of and made changes, in the light of concerns expressed.

I still have two concerns about the plans.

1 - I think the roof terrace facing Bartholomew Close should simply be planted and not be used to allow access to workers at 160 Aldersgate Street. Such access will almost certainly mean the terrace is used primarily for smoking and having mobile phone conversations. Since smokers tend to congregate and chat, and people tend to speak quite loudly into their phones, both these are noisy activities. The proximity of London House, Aldersgate Court and Spencer Heights mean there would be considerable noise nuisance to existing residents.

2 - I think the rear entrance will produce an unacceptably high level of footfall along the very narrow streets and pavements of Kinghorn Street and Bartholomew Close and, as with the terrace, high levels of noise to existing residents.

I am unable to see that either worker access to the terrace, or a rear entrance are necessary to the effective functioning of 160 Aldersgate Street, but they will create considerable nuisance for existing residents, especially those at London House, Aldersgate Court and Spencer Heights.

Ann Holmes
Flat 1, 43 Bartholomew Close, EC1A 7HN
14/10/14



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 16:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:09 PM on 14 Oct 2014 from Ms Caroline Reed.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

14 OCT 2014

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Caroline Reed

Email: [REDACTED]

Address: 108 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: My husband and I live on the fourth floor of Thomas More house near the centre of the block. We wish to lodge an objection to the proposed modifications to 160 Aldersgate Street. Our chief concern is about the increased roof height resulting from the addition of a further storey, plus plant. That raised roof level is to the south west of us and will have a major impact on the levels of direct sunshine coming into our flat and balcony area – and on our quality of life. This will be especially hard felt during the afternoons and early evenings in

autumn, winter and spring – more than 6 months of the year. We treasure the few hours of late sunshine we get at that time of the day – as the sun emerges from behind the tower of the Clifford Chance building. With their overhanging balconies, Barbican flats are specifically designed to be shaded in the summer and to take all possible advantage of direct sunlight when the sun is lower in the sky at other times of the year. Winter sun flooding into our flat is one of the great joys of living here and that will be sadly diminished if Mercer's proposals for 160 Aldersgate are allowed to go ahead. Our other concerns are about the noise and dust levels that will inevitably ensure from such a major building work on our doorstep and also the build up of traffic, with attendant noise and pollution, likely to be caused by the proposed extended lane closures during the building work.

Ball, Matthew

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00878/FULMAJ

From: PLN - Comments
Sent: 14 October 2014 13:09
To: PLN - Comments
Subject: Comments for Planning Application 14/00878/FULMAJ

14 OCT 2014

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:08 PM on 14 Oct 2014 from Professor Richard Lynch.

Application Summary

Address: 160 Aldersgate Street London EC1A 4DD

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Professor Richard Lynch

Email: [REDACTED]

Address: 114 Thomas More House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Having carefully read the documentation presented with this application, I note that the increased height of the new building is not justified or fully explained anywhere in the application. The planning committee may find this somewhat surprising, particularly in view of its contentious nature. I object to the existing proposal for three reasons: 1. The increased height of the building will reduce light levels. The pictures from the developers to support this application are misleading because they are all taken from street level. 2. If approved, it will set a poor precedent for future applications - particularly

with regard to the protected views of St Pauls and other historic areas of the City of London. It is about time that the City faced up to its responsibilities with regard to protected views: the greatly increased height of the former Post Office/Nomura building in St Martin Le Grand is a classic example of what has been allowed through the City of London's flawed planning approval process. 3. The proposed development will increase the risk of glare and light pollution. This point is illustrated by the relatively new building on the corner of the Museum of London roundabout above Plaisterer's Hall where most of the lights are left on all night. For these reasons, I object to the planning application as it stands. However, the proposal is not without merit: the face of the building, the retail ground floor. But the increased height of the proposed building poses significant problems and needs to be reconsidered.

Ball, Matthew

From: PLN - Comments
Subject: FW: planning application for 160 Aldersgate Street - reference 14/00878/FULMAJ

From: Richard Gaskell [REDACTED]
Sent: 23 October 2014 09:12
To: PLN - Comments
Cc: Hart, Liam
Subject: planning application for 160 Aldersgate Street - reference 14/00878/FULMAJ

23 OCT 2014

Dear City of London

ACKNOWLEDGED

~~23 SEP 2014~~

I write with regard to the current planning application, for the redevelopment of 160 Aldersgate Street. I understand that representations were due by 14th October, but if my mail brings to light other aspects of the proposal, I would be glad for my observations to be considered.

I have two comments to make, regarding the proposal -

1. that the effect of dirt, noise, and dust associated with the development will be excessive - on the neighbouring streets - so that the City should arrange to reduce these effects. In particular, I find that the pavements of the City of London are very often dirty - I never see the pavements being cleaned - whereas the public highways are maintained to a standard beyond that which exists in other localities.

2. that the proposal has a detrimental effect on the playing field of the City of London School for Girls, and on the street environment.

i have little say on matters outside the residential estate on which I live, but notwithstanding this, and any exemptions that the government may have granted to the City of London in planning policies, I am interested in ensuring that the City's planning guidance be supported, and where deficient, at least highlighted. The change of cladding to the subject building may well increase the ambient light levels for the playing field - and in this I mean the tennis court area also, which the school strongly asserts as part of its premises - but the glare, the overshadowing of the higher building, and the increase of canyon noise levels that would result from this proposal - these are all detrimental to the purpose of the school playing field, and to the street scene.

yours sincerely
Richard Gaskell
402 Mountjoy House
Barbican
London
EC2Y 8BP





Mr Liam Hart
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Our reference

TCJ/SED
UKM/65140688.1

3 November 2014

Dear Mr Hart,

160 ALDERSGATE STREET, LONDON, EC1A 4DD
PLANNING APPLICATION: 14/00878/FULMAJ

We write in support of the current planning application (reference: 14/00878/FULMAJ) for the refurbishment and extension of the existing office building at 160 Aldersgate Street.

We need to relocate our headquarters, which accommodates 750 people, from our existing premises at 3 Noble Street which are no longer suitable. The preference is to move to premises in a similar location within the City of London.

We have agreed to a lease at 160 Aldersgate Street subject to the grant of planning permission for the reconstruction of the façade and extension of the building. The proposals by Fletcher Priest Architects will reinvent and rejuvenate the building, and provide it with a modern architectural status, and the quality of office accommodation we require. Further, to accommodate local residents' concerns, extensive modifications to the original plans have also been made. We would not relocate to 160 Aldersgate Street should planning permission be refused, and a more limited internal refurbishment take place.

We therefore respectfully request that planning permission is granted for the scheme at 160 Aldersgate Street.

Yours sincerely,



TIM CLEMENT-JONES
London Managing Partner
DLA PIPER UK LLP

tim.clement-jones@dlapiper.com