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| <b>Committee:</b>   | <b>Date:</b>                              |
| Planning and Transportation   | 14 July 2015                              |
| <b>Subject:</b><br>5-7 Ireland Yard London EC4V 5EH<br>Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door to Friar Street; 4) replacement double glazed steel framed entrance doors to Ireland Yard. | <b>Public</b>                             |
| <b>Ward:</b> Farringdon Within  | <b>For Decision</b>                       |
| <b>Registered No:</b> 15/00167/FULL   | <b>Registered on:</b><br>24 February 2015 |
| <b>Conservation Area:</b> St Paul's Cathedral   | <b>Listed Building:</b> No                |

### Summary

Planning Permission is sought for alterations to the existing building including the replacement of the existing external cladding at ground floor level, the replacement of the existing windows, the installation of a new entrance to Friar Street and the replacement of the main entrance doors to Ireland Yard.

The proposal has attracted 13 objections from adjacent residents. These relate to the proposed new entrance to Friar Street, the originally proposed entrance canopies to Ireland Yard and Friar Street which have been removed from the proposal and the proposed blue tiles to the ground floor elevations.

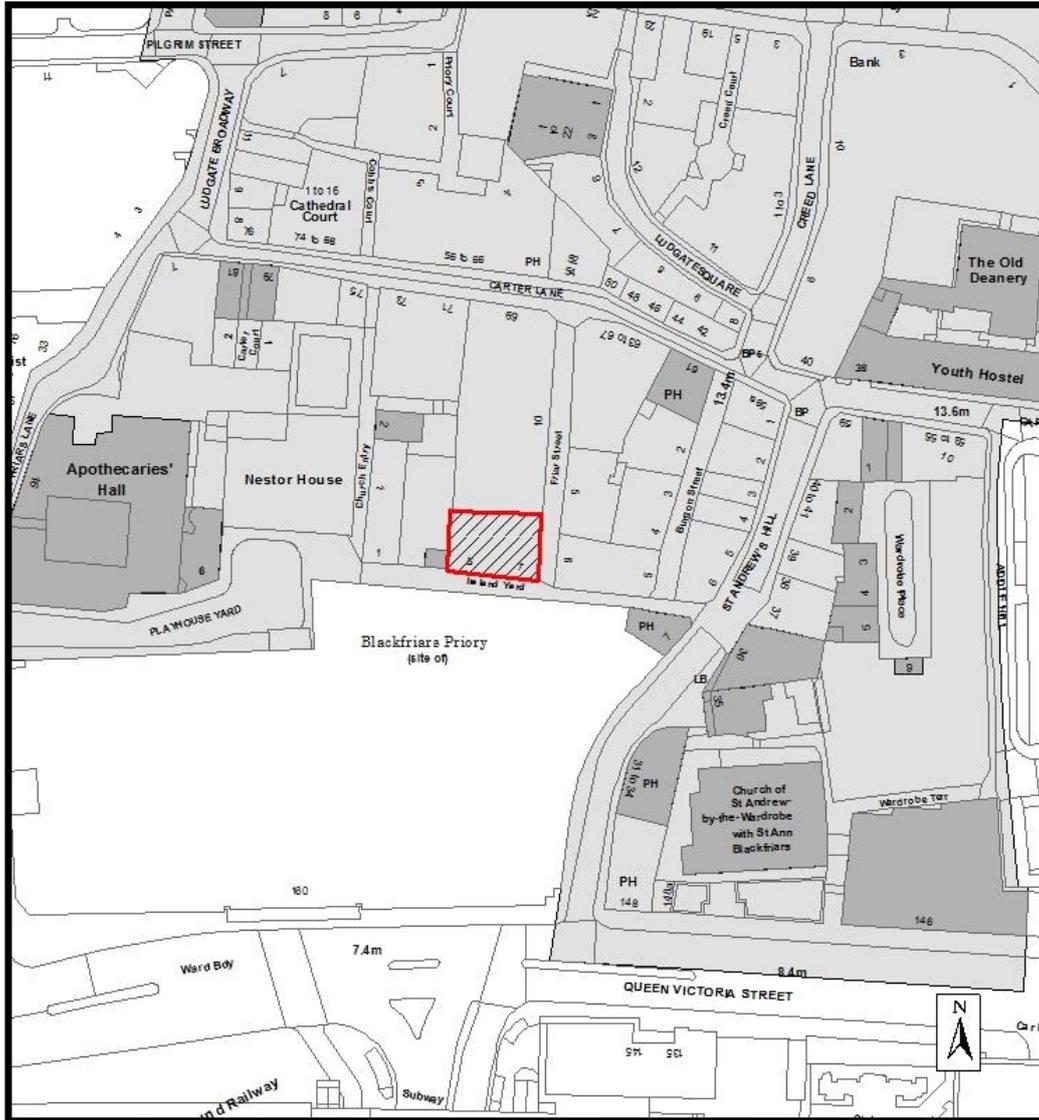
The proposed alterations to the building would create a more unified coherent appearance and would preserve and enhance the character and appearance of the Conservation Area and would not be detrimental to the setting of the adjacent Grade II listed rubble wall.

It is considered that the proposed entrance to Friar Street and its use would not result in undue noise and disturbance and is therefore acceptable.

### Recommendation

That planning permission be granted for the proposal in accordance with conditions set out in the attached schedule.

# Site Location Plan



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ADDRESS:  
5-7 Ireland Yard

CASE No.  
15/00 167/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



5-7 Ireland Yard looking west

Case No. 15/00167/FULL

## **Main Report**

### **Site**

1. 5 – 7 Ireland Yard is a 19<sup>th</sup> Century four storey warehouse building with a pitched roof located at the junction of Ireland Yard and Friar Street, in the St. Paul's Cathedral Conservation Area.
2. The building is currently in office use (Class B1). Access to the building is via the pedestrian footway of Ireland Yard, with the main entrance located at the western end of the Ireland Yard elevation and a secondary access door located toward the eastern corner of the Ireland Yard elevation.
3. Immediately to the north of the site is a five storey office building at 69 Carter Lane; to the east of the site are the five storey warehouse buildings of 5 and 6 Friar Street, which have been converted to residential use.
4. To the south of the site is a large office building at 160 Queen Victoria Street; immediately to the west of the site is the elevated open space at Church Entry on the site of the former Church and churchyard of St. Anne Blackfriars. This contains a fragment of the Grade II listed rubble wall of St. Anne Blackfriars, which is Grade II Listed.

### **Relevant Planning History**

5. On 23<sup>rd</sup> June 2008 planning permission was granted for the installation of new windows and new external doors, alterations to the existing ground floor windows and alterations to the roof, including the installation of new velux windows in lieu of dormer windows and alterations to the existing external walls (reference: 08/00378/FULL). The permission was implemented.

### **Proposal**

6. Planning permission is sought for alterations to the east, south and west elevations of the building, including:
  - the replacement of the external cladding at ground floor level;
  - the replacement of the existing windows with double glazed steel framed windows throughout the building;
  - the installation of a new double glazed steel framed entrance door to the Friar Street elevation of the building; and
  - the replacement of the existing main entrance doors to Ireland Yard with new double glazed steel framed entrance doors.

### **Consultations**

7. The application has been publicised on site and in the press. The residents of Priory House, 1, 1A and 2 Church Entry, 5 Burgon Street and 1 Ireland Yard were individually consulted.

8. The views of other City of London departments have been taken into account in the preparation of this development scheme and some detailed matters remain to be dealt with by condition.
9. The City of London Conservation Area Advisory Committee raised no objections.
10. 13 objections have been received from local residents and councillors. The grounds of objection are summarised as follows:
  - The proposed new entrance door and canopy would be directly opposite the main entrance to Priory House, the street is not wide enough for both entrances and the proposal would create a hazard for people entering and exiting the buildings.
  - The proposed canopy to Friar Street would restrict access for emergency vehicles.
  - The new entrance door to a commercial building will give rise to noise and disturbance (through overlooking, access, egress and servicing) opposite a residential building in what is currently a quiet pedestrianised street.
  - The current windows are frosted and this should be maintained to protect privacy.
  - There is already an entrance to the building on Ireland Yard, the proposed new entrance is therefore unnecessary.
  - The proposed entrance canopy to Friar Street will encourage further use of the area as a smoking location.
  - The blue finish to the proposed tiled cladding would be out of character with the area.
  - Contrary to photographic evidence on the City of London website there was no public notice on the site to notify the public of the planning application (A site notice was displayed).

### **Policy Context**

11. The development plan consists of the London Plan, and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A of this report.
12. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
13. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG).

### **Considerations**

14. The Corporation in determining the planning application has the following main statutory duties to perform:-

- To have regard to the provisions of the development plan, so far as material to the application, to local finance considerations so far as material to the application, and to any other material considerations (Section 70 (2) Town & Country Planning Act 1990);
  - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
  - When considering the applications special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
  - 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).
15. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
  16. Chapter 12 of the NPPF is relevant in this instance as it 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.
  17. Considerable importance and weight should be given to the desirability of preserving or enhancing the character or appearance of a conservation area, when carrying out any balancing exercise in which harm to the significance of conservation areas is to be weighed against public benefits. A finding that harm would be caused to a conservation area gives rise to a strong presumption against planning permission being granted.
  18. The principal issues in considering this planning application are:
    - The acceptability of the proposed alterations in design and conservation terms.
    - The suitability of the proposed new entrance to Friar Street and the impact on residential amenity.

### Design and Conservation

19. The existing building consists of four storeys with a pitched roof. It is a 19<sup>th</sup> century warehouse building which has undergone a range of

repairs and refurbishments, including the addition of a polished granite entrance, which has left the building with a confused appearance.

20. Above ground level the building has a mix of London Stock brickwork and white glazed brickwork on the different facades, with modern UPVC double glazed windows and areas of rendering. The pitched roof is lead covered with velux windows.
21. At ground floor level there is a variety of materials, with a mix of black granite and white glazed ceramic tiles framing dark stained timber shopfront windows with separate sections of brickwork and grey roughcast render to the Ireland Yard and Friar Street elevations. The west elevation to Church Entry is entirely of brickwork with UPVC double glazed units throughout.
22. The proposed alterations to the building are intended to unify all the floors through the replacement of the existing timber and UPVC framed windows with double glazed steel Crittall fenestration throughout, details of which would be secured by condition.
23. At ground floor level it is proposed to replace the existing variety of cladding materials with blue glazed tiles that would surround the ground floor window openings and wrap around the corner of the building. The tiles would simplify the ground floor treatment whilst adding interest to the streetscene.
24. The existing rendered panels and granite to the main entrance would be replaced by a London Stock brick frame to match the upper storeys.
25. Replacement stainless steel framed glazed doors are proposed for the main entrance to the building from Ireland Yard. A new single leaf steel entrance door is proposed within the new ground floor fenestration to Friar Street. The existing secondary entrance to Ireland Yard would be removed as part of the proposals and replaced with fixed glazing.
26. The design of the proposed alterations would provide a more unified coherent appearance and would preserve and enhance the character and appearance of this part of the St. Paul's Cathedral Conservation Area.
27. The works would not be detrimental to the setting of the adjacent Grade II listed rubble wall at Church Entry.

#### Objections to the Proposal

28. It has been stated that there was no public notice on the building advertising the planning application. A site notice was displayed on the building and photographic evidence is available. Residents were individually notified of the application following the placing of the site notice on the building.
29. The existing building currently has clear glazing, with frosting only to the windows that serve the toilets on the Ireland Yard elevation of the building. There is currently paper film on the inside of the windows at ground floor level to obscure clutter from the strip out of the building. The proposed changes to the fenestration would not lead to an

increase in overlooking or a reduction in privacy as has been suggested.

#### Proposed New Entrance to Friar Street

30. A new single leaf entrance door to Friar Street is proposed. The main entrance to the building from Ireland Yard would be retained. The applicant has advised that the proposed new entrance is to improve the flexibility of the office space and is integral to the proposals. It would be opposite the entrance to Priory House, which is in residential use, on the eastern side of the street. Friar Street is three and a half to four metres wide at this point. The door would open inwards to prevent obstruction of the footway.
31. Whilst objections have been raised regarding the impact of the proposed new entrance on the amenity of nearby residential occupiers it is not considered its use would create an unacceptable level of noise and disturbance. The volume of people using the single leaf entrance is likely to be small given the size of the building and the retention of the main entrance to Ireland Yard.
32. The applicant has agreed in principle to the installation of a sign adjacent to the new entrance that would request that occupiers of the building enter and leave quietly as there are residential properties opposite. Details of the sign would be secured by condition.

#### Proposed Canopies

33. Officers have negotiated the removal of the proposed canopies from the application, which addressed concerns relating to the use of the canopies as a shelter for smokers and as an obstruction to emergency vehicles.

#### Conclusion

34. The proposed alterations would create a more unified, coherent building and would preserve and enhance the character and appearance of the Conservation Area and would not be detrimental to the setting of the adjacent Grade II listed rubble wall.
35. The concerns expressed by residents have been taken into consideration during the application process and the proposal has been amended through the removal of the proposed entrance canopies. It is considered that the proposed entrance to Friar Street would not result in undue noise and disturbance and is therefore acceptable.
36. In the circumstances it is considered that the proposal complies with the Development Plan and that the application should be approved subject to the recommended conditions.

## **Background Papers**

### Internal

Memo 23<sup>rd</sup> April 2015 Department of Markets and Consumer Protection

### External

#### Application Documents:

Heritage, Planning, Design and Access Statement 23<sup>rd</sup> February 2015 ABA Ltd

Existing drawing nos. 1001/RevA, 1002/RevA, 1003, 1004, 1005, 1006, 1010/RevA, 1011/RevA, 1012/RevA,

Letter 31<sup>st</sup> March 2015 ABA Ltd

Letter 25<sup>th</sup> June 2015 ABA Ltd

E-mail 1<sup>st</sup> July 2015 Jamie Byrom

#### Representations:

E-mail 16<sup>th</sup> March 2015 Mr Simon Barnes

E-mail 21<sup>st</sup> March 2015 Miss Gabriela Macra

E-mail 25<sup>th</sup> March 2015 Mr David McEuen

E-mail 25<sup>th</sup> March 2015 Mr Lionel Price

E-mail 26<sup>th</sup> March 2015 Mr Andrew Sanalidro

E-mail 26<sup>th</sup> March 2015 Clare James

E-mail 26<sup>th</sup> March 2015 Mr Nigel Wharton

E-mail 26<sup>th</sup> March 2015 Miss Claire Forrester

Letter 27<sup>th</sup> March 2015 Mrs G Bland

Letter 27<sup>th</sup> March 2015 Mr R G Bland

Letter 30<sup>th</sup> March 2015 Anne Holmes

Letter 30<sup>th</sup> March 2015 Stella Eastwood & Henry Tapper

Letter 1<sup>st</sup> April 2015 City of London Conservation Area Advisory Committee

E-mail 2<sup>nd</sup> April 2015 Ms Virginia Rounding

E-mail 1<sup>st</sup> June 2015 Mr Henry Tapper

E-mail 1<sup>st</sup> June 2015 Mr Henry Tapper

Letter 4<sup>th</sup> June 2015 Gabriela Marca

## **Appendix A**

### **London Plan Policies**

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 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

## Relevant Local Plan Policies

### ***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.

### ***DM15.7 Noise and light pollution***

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

### ***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.

### ***CS21 Protect and provide housing***

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

### ***DM10.1 New development***

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

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

### ***DM10.5 Shopfronts***

To ensure that shopfronts are of a high standard of design and appearance and to resist inappropriate designs and alterations. Proposals for shopfronts should:

- a) respect the quality and architectural contribution of any existing shopfront;
- b) respect the relationship between the shopfront, the building and its context;
- c) use high quality and sympathetic materials;
- d) include signage only in appropriate locations and in proportion to the shopfront;
- e) consider the impact of the installation of louvres, plant and access to refuse storage;
- f) incorporate awnings and canopies only in locations where they would not harm the appearance of the shopfront or obstruct architectural features;
- g) not include openable shopfronts or large serving openings where they would have a harmful impact on the appearance of the building and/or amenity;
- h) resist external shutters and consider other measures required for security;
- i) consider the internal treatment of shop windows (displays and opaque windows) and the contribution to passive surveillance;
- j) be designed to allow access by users, for example, incorporating level entrances and adequate door widths.

### ***DM10.8 Access and inclusive design***

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for of all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

### ***DM21.1 Location of new housing***

1. New housing should be located on suitable sites in or near identified residential areas. Within these areas a mix of appropriate residential and commercial uses will be permitted.
2. New housing will only be permitted where development would not:
  - a) prejudice the primary business function of the City;
  - b) be contrary to policy DM 1.1;
  - c) inhibit the development potential or business activity in neighbouring commercial buildings and sites; and

d) result in poor residential amenity within existing and proposed development, including excessive noise or disturbance.

### ***DM12.2 Development in conservation areas***

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

### ***DM21.3 Residential environment***

1. The amenity of existing residents within identified residential areas will be protected by:
  - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
  - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
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.

## SCHEDULE

APPLICATION: 15/00167/FULL

### 5-7 Ireland Yard London EC4V 5EH

**Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door to Friar Street; 4) replacement double glazed steel framed entrance doors to Ireland Yard.**

## 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 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.  
REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.
- 3 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 windows, entrance doors and external joinery;
  - (c) details of the sign to be installed adjacent to the Friar Street entrance.REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a

satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM10.5, DM10.8, DM12.2.

- 4 No doors or gates shall open over the public highway.  
REASON: In the interests of public safety
- 5 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: Site Plan, location Plan, Drawing Nos. 2003, 2004, 2005, 2006, 3001/RevA, 3002/RevH, 4010/RevD, 4011/RevC, 4012/RevA.  
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 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 Local 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.

- 2 Where groundworks not shown on the approved drawings are to take place below the level of the existing structure (including works for underpinning, new lift pits, foundations, lowering of floor levels, new or replacement drainage, provision of services or similar) prior notification should be given in writing to the Department of the Built Environment in order to determine whether further consents are required and if the proposed works have archaeological implications.

- 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 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 16 March 2015 21:00  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 9:00 PM on 16 Mar 2015 from Mr Simon Barnes.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Simon Barnes

**Email:** [REDACTED]

**Address:** Flat 3 6 Friar Street London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Noise

**Comments:** I would like to object to this proposal. My home is located opposite the "Euromoney" building in Friar Street, at raised ground floor level. I am objecting for the following reasons: A. Safety - the proposed door is directly opposite the main door to the Priory House. The street is not wide enough for both, this will create a hazard for both those exiting and entering and those in the street. This issue will be heightened in an emergency. B. Noise - I do not understand why this door is needed, it will create noise approx 10 ft from my main living space. Ireland Yard is both wider and does not have a residential building opposite it. Secondly why has blue been chosen as the tile colour? There is no blue anywhere else in the vicinity and it is out of character with the area. All the tiles should be white. I would like to see the final tile colour before fitted. Simon Barnes



## Hassall, Pam

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**From:** PLN - Comments  
**To:** Hassall, Pam  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 21 March 2015 12:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 12:00 PM on 21 Mar 2015 from Miss Gabriela Macra.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH  
**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

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### Customer Details

**Name:** Miss Gabriela Macra

**Address:** Flat 3 5 Friar Street London

### Comments Details

**Committer Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Noise

**Comments:** Friar Street is currently a relatively quiet side street and the addition of a front entrance with a canopy on Friar Street would increase the noise and traffic on it significantly. In addition the door would be directly in front of several flats' front windows further reducing what limited privacy there is. The Euromoney

ACKNOWLEDGED



employees already regularly use Friar Street as their smoking spot and an entrance with a canopy would just further increase this use as well. It is not particularly pleasant to have someone smoking in front of your living room window. As a side note we were not given any notification of the planning application and have only found out through neighbours that it had been submitted. I believe this is required for all planning applications. Regards, Gabriela Macra

**Ball, Matthew**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 25 March 2015 20:43  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

25 MAR 2015

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

Comments were submitted at 8:42 PM on 25 Mar 2015 from Mr David McEuen.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr David McEuen  
**Email:** Not specified  
**Address:** Flat 19, Priory House 6 Friar Street London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** Priory House is a block of residential flats. It has two entrance doors immediately opposite the new entrance proposed under item 3) of this planning application. The first is the main entrance to the building. The second, beside it, is for wheelchair access to a disabled lift. Friar Street is narrow, and pedestrianised. It would be wholly inappropriate to site an entrance to the commercial office building on its Friar Street facade since the impact of noise, and general loss of residential amenity would fall solely on all the residents of Priory House. Those whose flats overlook Friar Street would be particularly severely affected.

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 25 March 2015 18:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 6:27 PM on 25 Mar 2015 from Mr Lionel Price.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH  
**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Lionel Price  
**Email:**  
**Address:** Flat 14, Priory House 6 Friar Street London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** As a resident of Priory House, 6 Friar Street, I am concerned at the proposal to open an entrance into the Euromoney offices directly opposite our own entrance on Friar Street, which is only a narrow pedestrianised alley. As the main entrance to Euromoney remains around the corner in Ireland Yard, it is hard to imagine why a second entrance complete with canopy would be proposed at this point other than to shift staff who wish to smoke away from the company's main entrance. Smokers congregating opposite our entrance just feet away from some of the ground-floor and basement flats in Priory House would be highly unwelcome, especially bearing in mind the litter of smoking materials that would inevitably result.

**Ball, Matthew**

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 26 March 2015 07:21  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

25 MAR 2015

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

Comments were submitted at 7:20 AM on 26 Mar 2015 from Mr Andrew Sanalitra.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Andrew Sanalitra  
**Email:** [REDACTED]  
**Address:** 6 Frair Street London London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** It is disappointing that planning never checked with other teams about complaints from last tenants about noise alarms going of day and night, smoking outside our flat doors. It is also very poor practice that the planning officer had free will without seeking advice about informing local flats next door by letter and also completing a light shade report on new canopy planned, why was his decision not checked. Why with all the problems in this area in the past was any new planning application not flagged up. Any front door added and my window overlooks this will attract noise, people standing when it rains smoking, light night clubs people using this

area to hang about smoke. Cleaners going in and out - staff at all times, delivery's, This is not fair to people in flats next door many of us only have one home and live in Friar Street full time . Your planning team in my opinion has show poor judgement on this whole process and application This application does not support local hard working residents and there quality of life. I would like to object strongly to this application Andrew Sanalidro

15/00167

Ball, Matthew

ACKNOWLEDGED

From: PLN - Comments  
Subject: FW: Planning ref: 15/00167/FULL

From: Clare James [REDACTED]  
Sent: 26 March 2015 09:24  
To: PLN - Comments  
Subject: Planning ref: 15/00167/FULL

26 MAR 2015

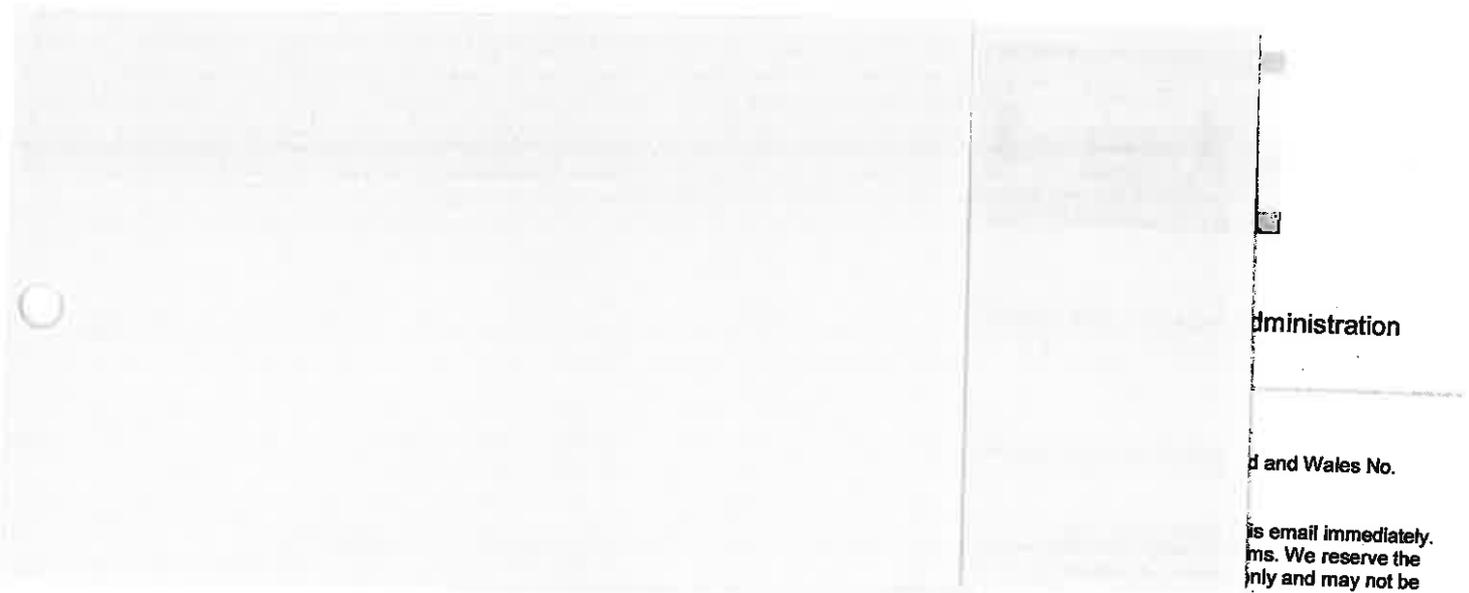
Dear Sir/Madam

I am writing in my capacity as Common Councilman for the Ward of Farringdon Within, the location of this planning application.

I understand that residents in the flats in Friar Street are very concerned regarding the proposal for a 'new double glazed steel framed entrance door & glazed canopy to Friar Street'. It would appear that the proposed new entrance opens out directly opposite the windows of a number of flats and would result in loss of amenity and noise disturbance to residents. For this reason, I feel I must add my voice to support residents' objections to this planning application.

Yours faithfully

Clare James CC  
Member for the Ward of Farringdon Within  
c/o Members' Room, Guildhall



Administration

and Wales No.

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 26 March 2015 09:49  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

26 MAR 2015

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

Comments were submitted at 9:48 AM on 26 Mar 2015 from Mr Nigel Wharton.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Proposal:**

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Nigel Wharton

**Email:** [REDACTED]

**Address:** 16 Priory House 6 Friar St London

### Comments Details

**Commenter Type:**

Neighbour

**Stance:**

Customer objects to the Planning Application

**Reasons for comment:**

- Noise

**Comments:**

Noise levels will increase and will allow people to smoke which is detrimental to health.

Matthew

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 26 March 2015 20:19  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

26 MAR 2015

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

Comments were submitted at 8:19 PM on 26 Mar 2015 from Miss Claire Forrester.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Miss Claire Forrester

**Email:** [REDACTED]

**Address:** Flat 3 Priory House 5 Friar St London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I would like to raise my strong objections to this planning application and was very upset to hear that we, as residents, less than 2 metres from where the works are to be carried out, were not consulted. Seeing as the building has entrances on either end of the building on the main streets, I really don't understand why they need another one right opposite our front door. We already have an overflow of smokers from the office standing outside our front door, in what should be a relatively quiet street and I think this would only encourage more to do the same. There would also be an increase in people traffic on our front door step, which

just seems totally unnecessary. The other is issue I have is that as people would exit the building they would be looking into peoples private living space. Not to mention that the canopy would narrow an already tiny street. I would like to be kept up to date with this matter please.  
An unhappy resident. Claire

| PLANNING & TRANSPORTATION |             |     |
|---------------------------|-------------|-----|
| PSDD                      | CPO         | PPD |
| TPD                       | 30 MAR 2015 | LTP |
| OM                        |             | SBE |
| No                        | 124231      | PP  |
| FILE                      |             | DD  |

Mrs G Bland  
Flat 12 Priory House  
6 Friar Street  
London EC4V 5DT

27<sup>th</sup> March 2015

Department of the Built Environment

City of London

PO Box 270 Guildhall

London EC2P 2EJ

Dear Sir,

**Objection to Planning Application PT-LH/15/00167/FULL**

I wish to register my objection to the above Planning Application in particular to the application to move the main entrance of 5-7 Ireland Yard from Ireland Yard to Friar Street.

There is already the entrance to this building on Ireland Yard. Moving the entrance to Friar Street is completely unnecessary.

If granted the focus of the building will move from Ireland Yard, which at the point of the current entrance is comparatively wide with easy access to Playhouse Yard for deliveries to Friar Street.

Friar Street is a very narrow street. The proposed new entrance with a canopy will overlook Priory House, a residential property. The proposed entrance will be opposite to the access doors (both able bodied and disabled entrances) to Priory House and will directly over look ground floor properties. The current entrance overlooks an office block which will be far less intrusion for the residents of Priory House.

Moving the entrance access will mean that all workers will have to enter and exit via Friar Street which will significantly increase the 'footfall' in Friar Street. Smokers will congregate in Friar Street under the large canopy. As a long time resident of Priory House, I have observed this behaviour over many years around this building and Carter Lane and the Ireland Yard area. All of this will bring considerable additional noise and inconvenience to residence of Priory House who will have greater difficulty entering and exiting Priory House. It will considerably increase the amount of litter and cigarette butts in Friar Street.

Thank you for your consideration in this matter.

Yours faithfully



| PLANNING & TRANSPORTATION |             |     |
|---------------------------|-------------|-----|
| PBDD                      | GPO         | PPD |
| TPD                       | 30 MAR 2015 | LTP |
| OM                        |             | SSE |
| No                        | 124230      | PP  |
| FILE                      |             | DD  |

Mr R G Blane  
Flat 12 Priory House  
6 Friar Street  
London EC4V 5DT  
27<sup>th</sup> March 2015

Department of the Built Environment

City of London

PO Box 270 Guildhall

London EC2P 2EJ

Dear Sir,

**Objection to Planning Application PT-LH/15/00167/FULL**

I wish to register my objection to the above Planning Application in particular to the application to move the main entrance of 5-7 Ireland Yard from Ireland Yard to Friar Street.

There is already excellent entrance to this building on Ireland Yard. Moving the entrance to Friar Street is completely unnecessary.

If granted the focus of the building will move from Ireland Yard, which at the point of the current entrance is comparatively wide with easy access to Playhouse Yard for deliveries to Friar Street.

Friar Street is a very narrow street more akin to an alley. The proposed new entrance with a large canopy will overlook Priory House, a residential property. The proposed entrance will be opposite to the access doors (both able bodied and disabled entrances) to Priory House and will directly overlook ground floor properties. The current entrance overlooks an office block which will be far less intrusion for the residents of Priory House.

Moving the entrance access will mean that all workers will have to enter and exit via Friar Street which will significantly increase the 'footfall' in Friar Street. Smokers will congregate in Friar Street under the large canopy. Cleaners will congregate outside the entrance until they are let in to undertake their work. As a long time resident of Priory House, I have observed this behaviour over many years around this building and Carter Lane and the Ireland Yard area. All of this will bring considerable additional noise and inconvenience to residence of Priory House who will have greater difficulty entering and exiting Priory House. It will considerably increase the amount of litter and cigarette butts in Friar Street.

Of further concern is the prospect of deliveries being made directly in front of Priory House and the constant movement of office furniture etc when tenants change. In addition with an

entrance in Friar Street it will encourage late night deliveries down Friar Street causing further disruption and noise.

Regarding the proposed large canopy I recall that 6, Priory House was refused permission to put a small canopy to protect residents using both the able bodied and disabled entrances due to the narrow nature of Friar Street.

I am not a building expert but it strikes me that tiled bricks are part of the history of building in London and perhaps should be preserved like the facia of other old buildings. New bricks of this type can still be obtained as is visible from my flat as some bricks were replaced when new windows were quite recently installed.

I think it right to say that I own my property and have lived here since 1998. It is my only residence and I live here full time which includes office hours.

**Matter of Concern regarding this application.**

1) No individual letters were sent to me or as far as I know any other resident. Given that this application directly affects the residents of Priory House, the direct neighbours, I am very surprised that such a letter was not sent to the residents.

2) The big red City of London notification was clearly removed from 5-7 Ireland Yard and comparatively quickly after it was placed on the building. Having discovered this application a few days ago I placed a copy of the notification on 5-7 Ireland Yard and that to was removed.

Thank you in advance for your kind consideration of this objection.

Yours faithfully,



30/3/15

In objecting to this application, I am writing in my capacity as a Common Councilman for Farringdon Within.

There seems to be a growing tendency amongst developers to embellish office blocks with canopies, terraces and the like. Whilst these generally do little or nothing for the effective functioning of the offices, they often, as in this case, are the source of considerable potential nuisance to existing residents.

Friar Street is an incredibly narrow pedestrianised street. The construction of an entrance and canopy will almost inevitably mean workers use its shelter to congregate, smoke and make phone calls. In so narrow a space, directly facing residential dwellings, this is likely to create wholly unacceptable levels of noise nuisance for residents.

Ann Holmes  
Flat 1, 43 Bartholomew Close, EC1A 7HN

ACKNOWLEDGED



| PLANNING & TRANSPORTATION |             |     |
|---------------------------|-------------|-----|
| PSDD                      | CPO         | PPD |
| TPD                       | 31 MAR 2015 | LTP |
| OM                        |             | SSE |
| No                        | 124249      | PP  |
| FILE                      |             | DD  |

15 Priory House  
15 Friar Street  
London EC4V 5DT

Department of the Built Environment  
City of London  
PO Box 270  
Guildhall  
EC2P 2EJ

30<sup>th</sup> March 2015

Dear Sirs

**Reference PT LH/15/00167/FULL : 5-7 Ireland Yard EC4V 5EH**

We write with reference to the above planning submission and wish to register our strongest objection to the proposed changes as a resident of Friar Street who will be seriously impacted. At present whilst Friar Street has several commercial buildings on it none of these have their regular staff or visitor access directly onto Friar Street and, as a consequence the Street is a quiet residential area. The proposed additional entrance is simply to increase the building owner's ability to sublet this office to multiple tenants – this could be achieved by internal security changes and access via Friar Street is therefore unnecessary. Such a change will destroy the peaceful environment and arguably introduce an unwelcome security risk to Priory House as the proposed entrance is immediately opposite our own front door.

Friar Street is also particularly narrow, only six feet wide, and pedestrianised and we anticipate that the addition of a staff entrance will also lead to clusters of smokers loitering outside increasing littering and also impacting on our ground floor residents whose windows look directly onto the street. On this point we also object to the other proposed changes – the current windows are frosted to avoid overlooking residential accommodation and the privacy of these homes has to be maintained.

Finally we are unconvinced of the need to replace the existing cladding and in particular the glazed bricks which are of historic interest – there are no other such examples in Friar Street and their loss would be detrimental to the area.

Yours sincerely



Stella Eastwood &  
Henry Tapper

**Ball, Matthew**

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

02 APR 2015

**From:** PLN - Comments  
**Sent:** 02 April 2015 12:34  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 12:33 PM on 02 Apr 2015 from Ms Virginia Rounding.

### Application Summary

**Address:** 5 - 7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Ms Virginia Rounding

**Email:** [REDACTED]

**Address:** Members' Room Guildhall London

### Comments Details

**Commenter Type:** Councillor

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I am objecting to part (3) of this application - i.e. the proposal for a 'new double-glazed steel-framed entrance door and glazed canopy to Friar Street - on the grounds that this has considerable potential to cause nuisance to the residents of Friar Street who live directly opposite the proposed new entrance door and canopy. Friar Street is a very narrow street, and tends to act as a noise funnel. The creation of the proposed glazed canopy is likely to encourage people - particularly smokers - to gather under it, thereby increasing both noise and health-related nuisance to the residents living opposite.

## Wells, Janet (Built Environment)

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00167/FULL

**From:** PLN - Comments  
**Sent:** 01 June 2015 15:30  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 3:29 PM on 01 Jun 2015 from Mr Henry Tapper.

### Application Summary

**Address:** 5-7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Henry Tapper

**Email:**

**Address:** Flat 15 6 Friar St London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** Access is important in this narrow street, there is simply no need for this.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Sent:** 01 June 2015 15:05  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00167/FULL

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

Comments were submitted at 3:04 PM on 01 Jun 2015 from Mr Henry Tapper.

### Application Summary

**Address:** 5-7 Ireland Yard London EC4V 5EH

**Proposal:** Alterations to the façade including: 1) replacement of external cladding at ground floor level; 2) replacement of existing windows with double glazed steel framed windows throughout the building; 3) new double glazed steel framed entrance door and glazed canopy to Friar Street; 4) replacement double glazed steel framed entrance door and new glazed canopy to Ireland Yard.

**Case Officer:** Liam Hart

[Click for further information](#)

### Customer Details

**Name:** Mr Henry Tapper

**Email:** Not specified

**Address:** 15 Priory House 6 Friar Street London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I object to the proposed entrance being installed on Friar Street - this will be immediately opposite the front door of my personal residence which I regard as intrusive. In addition has anyone considered how the canopy will interfere with access for emergency vehicles? Although Friar Street is pedestrianised in an emergency vehicles could currently access the street and I believe that the installation of a new canopy will seriously restrict this thus representing a potential threat to my personal safety and that of other residents. I would also point out that contrary to the photograph shown on this site there is no public notice on the building and therefore I would challenge how members of the public and local residents are supposed to be aware of this proposal and comment accordingly.

Flat 3  
Priory House  
5 Friar Street  
London  
EC4V 5DT



4<sup>th</sup> June 2015

Mr Liam Hart  
City of London Department of the Built Environment  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

*By attachment to e-mail*

Dear Mr Hart

**Town and Country Planning Act 1990**  
**Re: 5-7 Ireland Yard, London EC4V 5EH**

I refer to your letter of 15<sup>th</sup> May, reference 15/00167/FULL.

Echoing the sentiment of letters from other residents, I was also surprised to see that this application has now gone forward for Full Planning Permission without any noticeable change to the original application. To my knowledge a number of residents of Priory House, including myself, formally voiced our objections to the construction of a new entrance and canopy in Friar Street.

A large number of flats in both 5 and 6 Priory House face Friar Street including flats which directly face the proposed commercial main entrance in the planning application. Having this entrance installed would have a significant negative impact on residents. I am very disappointed that our voices were not heard and our objections do not appear to have been taken seriously.

ACKNOWLEDGED

I would also like to re-iterate the point that David McEuen has made in a letter on the same topic dated 3<sup>rd</sup> June 2015. Priory House was denied permission to install larger canopies over the two doors to 5 and 6 Friar Street recently. The current decision to approve a main entrance with a large canopy appears very inconsistent with decisions made on past applications.

Yours sincerely

Gabriela Macra