

Committee:	Date:
Planning and Transportation	10 March 2016
Subject: 1 Poultry London EC2R 8EJ Refurbishment and alterations to 1 Poultry including the change of use from shop (A1) to create a new office reception (B1) and flexible shop (A1)/office (B1) use.	Public
Ward: Cordwainer	For Decision
Registered No: 15/00496/FULL	Registered on: 18 May 2015
Conservation Area: Bank	Listed Building: No

Summary

Planning permission is sought for the 'Refurbishment and alterations to 1 Poultry including the change of use from shop (A1) to create a new office reception (B1) and a flexible shop (A1)/office (B1) use'.

The building has a complex, controversial and unusual planning history. The design, the 1989 planning permission and related matters were subject to scrutiny at a public inquiry and High Court appeal which went on until 1994. The design of the building and the principle of redevelopment of the listed buildings and other buildings in the Bank Conservation Area previously on the site were influenced by the Secretary of State's decision to refuse planning permission and listed building consent for an earlier scheme on a larger site, known as Mansion House Square.

Following the grant of planning permission and listed building consent, minor changes to the design were approved in 1995 and 1996. These were designed to meet standards and market conditions at that time and care was taken to avoid diluting or substantially altering the scheme approved by the Secretary of State in 1989. The changes included increasing the floor area of the retail space and reducing the number of units, changes to access between the street, the public thoroughway (Bucklersbury Passage), details of materials and the public roof garden. The building was completed in 1997.

The scheme as originally submitted attracted a significant number of objections. Letters were received from those who commissioned and worked on the original project, leading architects, James Stirling's widow and others. One letter of support has been received from Bloomberg.

The planning application triggered a request for the building to be listed. A report was prepared by Historic England recommending the building's listing

which was considered by the Secretary of State for the DCMS.

The Secretary of State's decision was issued on 3 December 2015. Having considered the evidence for and against designating the building, and having had regard to the desirability of preserving or enhancing the conservation area in which it sits the Secretary of State decided not to list 1 Poultry under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Twentieth Century Society have appealed the Secretary of State's decision. The outcome of this is awaited at the present time.

Revisions have been made to the application in February 2016. The major change to the previously submitted scheme has been the removal of the proposal to infill the colonnades and related alterations. The consultation in respect of this amended proposal has led to many of the objections to the scheme being withdrawn. Concerns remain about the proposed openings in the atrium drum and some are still unhappy about any alteration of the building.

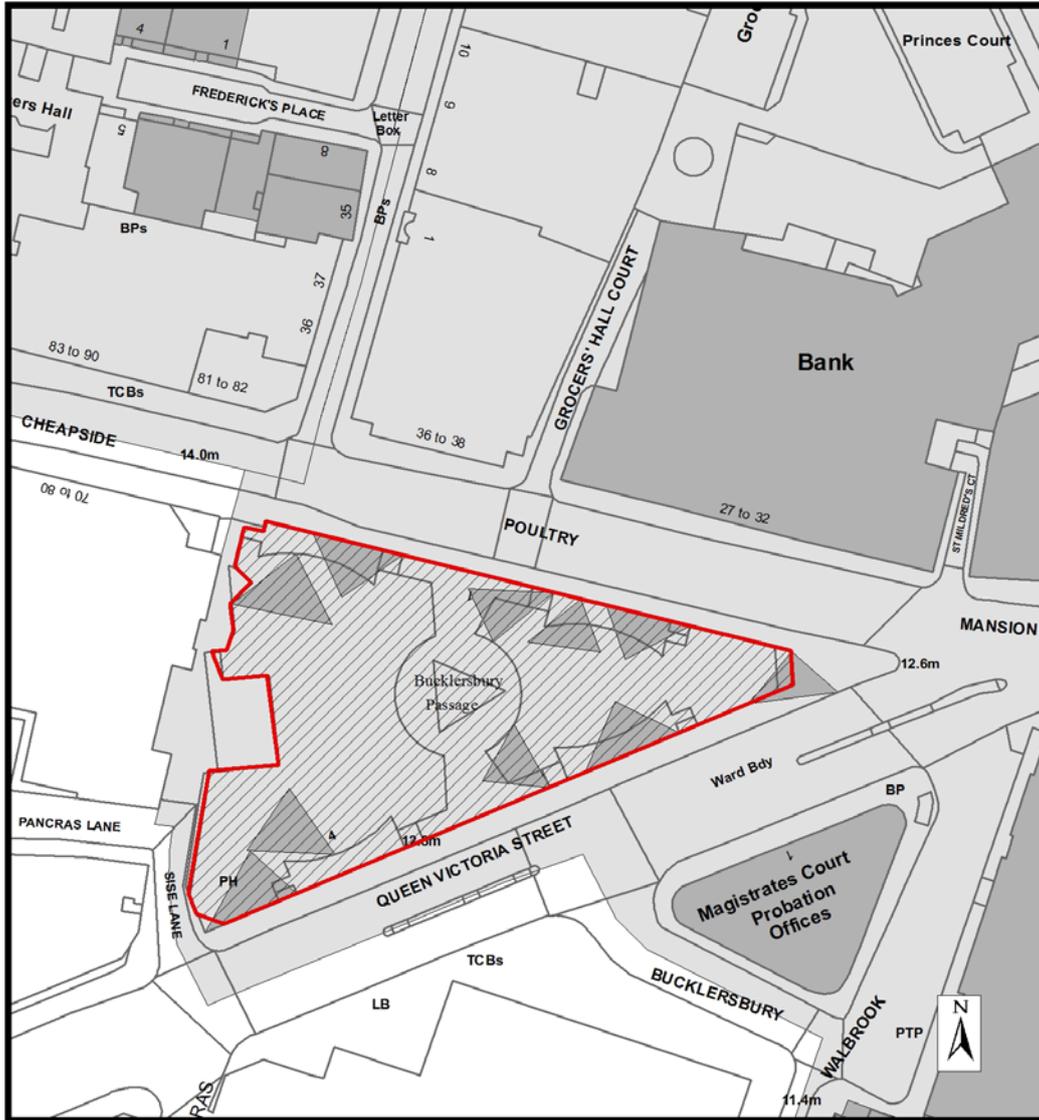
The loss of retail frontage in the PSC is considered to be outweighed by the improvement to the offices on the site.

The proposal would not be detrimental to the building or to the character or appearance of the conservation area.

Recommendation

Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.

Site Location Plan



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ADDRESS:
1 Poultry

CASE No.
15/00496/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



15/00496/FULL

1 Poultry

View looking west from Bank Junction



View looking east from Poultry



View looking east from Queen Victoria Street

Main Report

Site

1. 1 Poultry occupies a prominent location at the western end of Bank Junction bounded by Poultry to the north, Queen Victoria Street to the south and Sise Lane to the west. It comprises a sub-basement, basement, ground and six upper floors and is an office building with retail on the ground and lower ground floor and a restaurant and garden at roof level.
2. The building incorporates colonnades at the back edge of the pavement and a City Walkway that passes through the centre of the site in an open concourse. It provides lift, stair and escalator access to Bank Underground Station and subways at basement level.
3. The site is in the Bank Conservation Area and is surrounded by a number of prominent listed buildings.
4. The site is located within the Cheapside Principal Shopping Centre.

Relevant Planning History

5. The building has a complex, controversial and unusual planning history. The design, the 1989 planning permission and construction of the building were subject to scrutiny at a public inquiry and High Court appeal which went on until 1994. The design of the building and the principle of redevelopment of the listed buildings and buildings in the Bank Conservation Areas previously on the site were influenced by the Secretary of State's decision to refuse planning permission and listed building consent for an earlier scheme on a larger site, known as Mansion House Square.
6. Following the grant of planning permission and listed building consent, minor changes to the design were approved in 1995 and 1996. These were designed to meet standards and market conditions at that time and care was taken to avoid diluting or substantially altering the scheme approved by the Secretary of State in 1989 as the scheme architect James Stirling had died prior to its commencement. The changes included increasing the floor area of the retail space and reducing the number of units, changes to access between the street, the public thoroughway (Bucklersbury Passage), details of materials and the roof garden. The building was completed in 1997.
7. Much thought was given to the exterior appearance of the building which derives from its symmetrical plan about its central longitudinal axis. Its wedge shaped massing, determined by the convergence of Queen Victoria Street and Poultry, also contains a cylindrical drum spanning the width of the site and rising the full height of the building. This overall form, in combination with further radiusing and angling at the upper levels, causes the long north and south elevations to alternate between angled and curved forms. Each of these elevations comprises a colonnaded base, rising through two storeys, either side of a projecting monumental opening with sloping sides.

8. The colonnades are separated from the upper floors by a giant bull-nosed stringcourse of grey granite. Behind the colonnades are bronze, radiused glazed shop fronts and at first floor level, windows which are offset from the colonnade. The window expression at this level was derived from the potential office partitioning layout within. Above the colonnade, are four further storeys with a sequential pattern of flat blind bays, segmental fenestrated stone bays, and V-shaped glass bays that form a complex interlocking arrangement along the length of the facade. The apex of the building is distinguished by a prominent cylindrical tower with distinctive viewing platforms cantilevering out from either side. The building is clad with alternating bands of rusticated buff and red sandstone with granite details. Glazed blue tiles line the atrium and other underground public areas. Windows are bronze framed to the principal elevations but in places such as the interior of the atrium are brightly coloured.

Proposal

9. A planning application has been submitted for the refurbishment and alterations to 1 Poultry including the change of use from shop (A1) to create a new office reception (B1) and a flexible shop (A1)/office (B1) use.
10. The building is a notable one with an infamous planning history, occupying a prominent and sensitive site designed by an acclaimed architect. It would be regarded at the present time as a non-designated heritage asset.

Request for listing

11. The planning application triggered a request for the building to be listed. A report recommending the building for listing was prepared by Historic England which was considered by the Secretary of State for the DCMS.
12. The Secretary of State's decision was issued on 3 December 2015. Having considered the evidence for and against designating the building, and having had regard to the desirability of preserving or enhancing the conservation area in which it sits the Secretary of State decided not to list 1 Poultry under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990.
13. The Secretary of State's Principles of Selection for Listing Buildings state that buildings of less than 30 years old are normally listed only if they are of outstanding quality (equivalent to Grade I or II*) and under threat. In the case of 1 Poultry the Secretary of State noted the view of Historic England that the proposed changes 'would alter the character and structure of the original building', but decided that they did not represent a substantial threat to its architectural or historic interest and so the criteria for listing was not met. In reaching this conclusion the Secretary of State advised he had due regard to other representations submitted, including those from: the Twentieth Century Society; DP9; PW Real Assets LLP; KM Heritage; and four elected Members for the Cordwainer Ward in the City of London.
14. The Twentieth Century Society has appealed the Secretary of State's decision. The outcome of this is awaited at the present time.

Consultations

15. The application has been advertised on site and in the press and objectors notified of the amendments to the scheme.
16. The views of other City of London departments have been taken into account and some detailed matters remain to be dealt with by condition.
17. Transport for London had requested further information in respect of the means of escape from the station including the ability of people to distribute away from the entrance at street level. They are satisfied with the arrangements. They have asked for a condition (Construction and Logistics Plan) and an informative which are included on the schedule.
18. The initial application attracted a significant number of objections. Many of these have since been withdrawn. Letters were received from those who commissioned and worked on the original project, leading architects, James Stirling's widow and others.
19. The substantial grounds of objections to the initial application were:-
 - The works would compromise the symmetry and integrity of the building which is fundamental to the design concept of this significant building which was critical to the Secretary of State's decision that it 'might be a masterpiece';
 - Loss of the arcades both in design and public access terms, results in a diminution of public space at this busy location;
 - Loss of retail floorspace;
 - Non availability of the stone to make good the altered areas;
 - Technical difficulties in implementing the proposals;
 - The alterations would seriously detract from this significant building;
 - The building, although completed after Sir James Stirling's death was faithful to the original design which was given detailed consideration at the public inquiry.
20. One letter of support was received from Bloomberg which were of the view that the proposals to enhance the retail frontages and the visibility of the office entrance would help to attract high quality tenants, thereby ensuring the vitality of the Bank area as a prime retail and office location, resulting in a positive effect on the whole neighbourhood.
21. Revisions were made to the application in January 2016. The applicant stated that, 'the revisions are minor in the nature and they have been developed to ensure the planning application scheme responds appropriately to comments raised during the application process'. The subsequent consultation resulted in further objections to the proposal.
22. Further revisions were made to the application in February 2016. The most significant of which has been the removal of the proposal to infill the colonnades. The consultation in respect of this revised proposal has led to the many of the objections to the scheme being withdrawn. Concerns remain about the proposed openings in the atrium drum and some are still

unhappy about any alteration of the building. The Architect who led the team on the project following James Stirling's death is now supportive of the application.

23. The representations in respect of the application are available in the Members' Room and can be viewed on the City of London website.

Policy Context

24. 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 to this report.
25. 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 Historic England including the documents Conservation Principles, and The Setting of Heritage assets, Building in Context (EH/CABE) and the Historic Environment Good Practice Advice Note 3 in respect of the setting of heritage assets.

Considerations

26. 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.
27. 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.
28. 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 Historic Environment Good Practice Advice Note 3 in respect of the setting of heritage assets.

29. 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.
30. The principal issues in considering this planning application are:
 - The impact of the proposed alterations to a non-designated heritage asset;
 - The impact of the proposed alterations to the Bank Conservation Area;
 - Loss of retail frontage and floorspace in the Principal Shopping Centre to be balanced against improvement to offices.

Planning Considerations

The scheme involves the following elements:-

31. The relocation of the office entrance from the central atrium to the western retail unit on Queen Victoria Street with associated alterations to the shopfront.
32. Alterations to the two windows to the ground floor pub.
33. The creation of a flexible shop (A1)/office (B1) unit that would occupy part of the former office entrance and part of the western retail unit onto Queen Victoria Street. A new door would be installed facing into the atrium.
34. Modifications to the retail unit windows facing into the atrium.
35. Alterations to the first and second floor of the atrium to enlarge existing windows and create additional windows.

Design

36. The proposed alterations and their impact on the building design and the character and appearance of the Bank Conservation Area are as follows:
37. The western Queen Victoria Street shop unit would be altered to form a new principal entrance to the upper office floors. Three sets of full-height sliding doors would be installed within the retained bronze shopfront. The doors would be in bronze to match existing.
38. The alterations to the shopfront would be sympathetic to the design and materiality of the existing building and the character of the conservation area. The new office entrance would no longer be identical to the other three retained shopfronts but the change would not be prominent or visually harmful due to the set back within the colonnades.

39. The existing ground floor windows within the atrium which form a part of the side of each shop unit would be altered. The existing arrangement comprises pairs of windows with a substantial central mullion that inhibits views into the shops. The proposed alteration would remove the central mullion from each pair of windows, with those on the Queen Victoria Street side and the north eastern pair on the Poultry side dropped to ground level.
40. New recessed framed openings would be inserted, with central inward opening doors incorporated into those on the Queen Victoria Street side, one of which would provide access to a small shop unit alongside the new office entrance. The proposed alterations would have a minor impact on the design of the building whilst providing enhanced visibility and additional access into the adjacent shop units. The detailing of the stonework would match existing, with matching bronze finished aluminium frames installed to the rear of the openings.
41. The ground floor public house on the corner of Queen Victoria Street and Sise Lane has two small high-level windows. It is proposed to enlarge these windows by lowering the cill by three courses of stonework which would be made good and detailed to match existing, with bronze framed windows installed in the enlarged openings. This alteration is considered sympathetic to the design of the building and would enhance the conservation area by activating an otherwise unresolved corner.
42. A row of small windows run around the perimeter of the atrium drum at second floor level with intermittent larger windows at third floor level.
43. It is proposed to enlarge the second floor windows by widening the openings and dropping their cills, and to create a run of matching windows below at first floor level to improve poor levels of daylight to the office accommodation. Bronze coloured aluminum framed windows would be installed to match existing. Two pairs of double doors at first floor level would align with the larger windows on the upper floors.
44. The proposed alterations would alter the appearance of the atrium by reducing the solidity of the lower element of the cylindrical masonry drum, although the additional windows at first floor would only be visible from the private first floor walkway and not from the street level concourse. The new and enlarged openings would be detailed to match existing and although they would alter this element of the building would not detract from its architectural integrity and would provide more serviceable internal accommodation. Conditions are attached to the schedule to deal with the details.

Land Use

45. 1 Poultry is located at the eastern end of the Cheapside Principal Shopping Centre (PSC), with retail frontages onto Poultry and Queen Victoria Street lying within the PSC. Local Plan Policy DM20.1 protects retail frontage and floorspace within PSC's.
46. The proposal has no impact on the frontage and floorspace along Poultry, but would result in the loss of an existing shop unit (352sq.m) to the west of the rotunda on Queen Victoria Street, to form a new office entrance.

The existing office entrance within the rotunda would become a new unit (132sq.m) with flexible use for shop (A1) or office (B1) use.

47. The loss of retail frontage and floorspace on Queen Victoria Street is contrary to Policy DM20.1. The changes would result in a loss of 18.2m of retail frontage in the PSC, compared to a total retail frontage in the PSC of 1,265m. The proposed new office entrance on Queen Victoria Street would enhance the quality of the office floorspace within the building as the adequacy of the existing entrance is not considered to meet the requirements of a present day office building. The new office entrance would address the requirements of Policy CS1 in providing a range of high quality office accommodation for varied office needs.
48. Overall, the loss of retail frontage and floorspace in the PSC can properly be considered to be outweighed by the improvement to the office floorspace within the scheme.

Heritage Assets

49. The undesignated heritage sites that could be impacted by the proposals are:
 - The application site
50. The significance of each heritage asset has been assessed in accordance with Historic England's methodology for assessing "significance" as set out in 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment'.
51. 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.*"
52. When considering the impact of development on a non-designated asset, paragraph 135 of the NPPF states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
53. 1 Poultry is considered a non-designated heritage asset as a key work of a major 20th century architect and due to the contribution it makes to the Bank Conservation Area. In terms of Conservation Principles it possesses aesthetic and communal value.
54. A detailed assessment of the building's design and significance has been undertaken by Historic England in response to the request to list the building.
55. Whilst the proposed alterations are considered to cause a degree of harm to the significance of the non-designated heritage asset the proposed

alterations are an appropriate and sensitive response to the constraints of the site and are based on a sound understanding of the significance of the building.

Bank Conservation Area

56. Bank Conservation Area, and Bank Junction in particular, is the historic and commercial heart of the City and possesses high levels of historical, evidential, aesthetic and communal value as defined in Conservation Principles.
57. The Bank Conservation Area Character Summary and Management Strategy SPD were adopted in 2012. 1 Poultry is referred to it in a number of places. Reference is made to its wedge shape, its materials and that it is a distinctive and dominant structure from the late 20th century. It identifies a notable characteristic of the Conservation Area as a minimal presence of advertising and signage.
58. The building forms one of a group of monumental landmark buildings on Bank Junction, while the publicly accessible route through the site, Bucklersbury Passage is a key route and an interpretation of the conservation area's numerous historic lanes and alleys.
59. The building's predominant masonry elevations is characteristic of the wider conservation area while the Mappin and Webb clock and frieze from 12-13 Poultry, which are incorporated into its design, are important historical references to earlier buildings that occupied the site.
60. The building's use of high quality materials and finishes and its relationship to the conservation area's historic street pattern are further characteristics that contribute to the area.
61. Due to its prominent location 1 Poultry is present in a number of key local views identified in the conservation area SPD, including views east along Poultry and views east and west along Queen Victoria Street. These views would not be compromised by the proposals.

Setting of listed buildings

62. The altered shopfront on the Queen Victoria Street elevation would not negatively impact on the setting of listed buildings when seen together in local views.

Access

63. The new doors into the office entrance and shop units would be step free. Within the office entrance a ramp would provide step free access between the foyer to the lift lobby.

Servicing

64. Transport for London has stated that there would be no adverse impacts from the proposals upon Bank Station (London Underground).

Cycle Parking

65. Transport for London has requested cycle parking to accord with the London Plan (2015) standards. The proposals seek to enhance the accessibility to the current office floorspace and other alterations

proposed do not seek to increase the level of employment on the site. The applicant is considering a proposal to increase cycle parking provision on the site. It is not considered that additional cycle parking can be required as part of the current proposal.

Conclusion

66. The loss of retail frontage and floorspace in the PSC is considered to be outweighed by the improvement to the office floorspace within the scheme.
67. The amended scheme is a sensitive response to the form and architecture of the building which will safeguard its significance as an undesignated heritage asset.
68. The proposal would not be detrimental to the character or appearance of the conservation area or setting of any listed buildings subject to compliance with the recommended conditions.

Background Papers

Internal

Nil

External

Letter - Bloomberg 2/7/2015

Email - Eric Bruce 6/6/2015

Letter - Twentieth Century Society 11/6/2015

Letter - Birds Portchmouth Russum Architects 19/6/2015

Letter - Paul Barke-Asuni 22/6/2015

Letter - Simon Usher 21/9/2015

Letter - Andrew Pryke 23/6/2015

Letter & Email - Gordon Kelly 25/6/2015 & 3/7/2015

Letter - Laurence Bain on behalf of Michael Wilford, Laurence Bain, Russ Bevington 29/6/2015

Letter - Chris Dyson, Chris Dyson Architects 30/6/2015

Email - Hugh Pearman 30/6/2015

Letter - Charles Jencks 26/6/2015

Email - Stephen Bayley 29/6/2015

Letter - Zaha Hadid, Zaha Hadid Architects 30/6/2015

Email - Robert Pugh 3/7/2015

Letter - Atelier Darren Stewart Capel Architect 26/6/2015

Letter - The Lord Palumbo of Walbrook 25/6/2015

Letter - Robert Dye, Robert Dye Architects 6/7/2015

Letter - Foster & Partners 7/7/2015

Letter - Piers Gough CZWG Architects 1/7/2015

Letter - Charlie Hussey, Sutherland Hussey Harris Architects 8/7/2005

Letter - Siegfried Wernik, ORANGE BLU building solutions 8/7/2015

Letter - John Munro 10/7/2015

Letter & Email - Mark Swenarton 13/7/2015

Email - Professor Edward Jones 10/7/2015

Letter - Lord Rogers of Riverside, Rogers Stirk Harbour & Partners 13/7/2015

Letter - George A. Hayes 13/7/2015

Letter - Clive Atkinson 24/6/2015

Letter - Colin Morris, Morris Associates 12/7/2015

Letter - Mary Stirling 9/7/2015

Letter - Paul Velluet 17/7/2015

Letter - Alan Stanton, Stanton Williams 13/7/2015

Letter - Ronald Hetze & Eric Bruce hp developments 17/7/2015

Letter - Jackie Anahory 16/7/2015

Letter - Chris Boyce rec'd 23/7/2015

Letter - Simon Nurney, Macfarlanes 24/7/2015

Email - Arabella Lennox-Boyd 4/8/2015

Commentary on 1 Poultry Authorship - Laurence Bain July 2015

Commentary on 1 Poultry Chronology - Laurence Bain July 2015

Commentary on 1 Poultry Covering Letter - Laurence Bain July 2015

Commentary on 1 Poultry Local Plan and Conservation Area - Laurence Bain July 2015

Commentary on 1 Poultry Submitted Drawings - Laurence Bain July 2015

Commentary on 1 Poultry Area Calculations - Laurence Bain July 2015

Commentary on 1 Poultry Design and Access Statement - Laurence Bain July 2015

Commentary on 1 Poultry Courtyard Rotunda Openings - Laurence Bain July 2015

Summary of Commentaries on 15/00496/FULL issued by L.M. Bain on behalf of the former office JSMWA/JSMWAL/MWPL

Letters - Laurence Bain 12/6/2015, 16/6/2015, 6/7/2015 & 23/7/2015

Email - Transport for London 22/6/2015, 20/1/2016 & 25/2/2016

Letter - CAAC 28/6/2015

Email - London Underground 15/7/2015 & 25/8/2015

Design and Access Statement - Buckley Gray Yeoman 19/2/2016

Existing Drawings - 899 EX CON Rev P1, 899 EX 000 Rev P1, 899 EX 001 Rev P1, 899 EX 002 Rev P1, 899 EX 101 Rev P1, 899 EX 102 Rev P1, 899 EX 103 Rev P1, 899 EX 104 Rev P1.

Letter - DP9 7/7/2015, 13/8/2015, 6/11/2015 & 14/1/2016

Letter - DP9 Response to comments dated 22 June 2015

Letter - DP9 Response to comments dated 19 June 2015

Letter - DP9 Response to TfL comments dated 22 June 2015

Letter - DP9 Response to comments dated 22 June 2015

Report - Cundall 1 Poultry – Reduction of available exit width from Bank Underground Station rec'd 15/1/2016

Letter - DP9 Response to specific comments raised by correspondence from Laurence Bain on behalf of Michael Wilford, Laurence Bain and Russell Bevington (dated 03 August 2015).

Report - Cundall - Transportation Note – Deliveries to Retail Units at No.1 Poultry rec'd 10/11/2015 & 15/1/2016

Report - Pedestrian movement study Design Impact Assessment – Space Syntax November 2015 rec'd 10/11/2015 & 15/1/2006

Letter - Department for Culture Media & Sport 3/12/2015

Advice Report – Historic England dated 14/10/2015

Letter - Laurence Bain 27/1/2016

Pedestrian Movement Study Design Impact Assessment – Laurence Bain January 2016

Commentary on Transportation Note Deliveries to Retail Units at No.1 Poultry – Laurence Bain January 2016

Commentary on Area Calculations – Laurence Bain January 2016

Email – Trevor Dannatt 3/2/2016

Letter – Karen Waloschek 2/2/2016

Email & Letter – Jackie Anahory 2/2/2016

Letter – Laura Parker 2/2/2016

Email & Letter – Edward Jones 2/2/2016

Email – Felim Dunne 3/2/2016

Email – Chris Dyson 3/2/2016

Letter – Mark Swenarton 3/2/2016

Email & Letter – Alan Stanton 3/2/2016

Email – Peter Murray 3/2/2016

Letter – The Lord Palumbo of Walbrook 1/2/2016 & 3/2/2016

Email & Letters – Siegfried Wernik 8/7/2015 & 2/2/2015

Letter – Gordon Kelly 3/2/2016

Email & Letter – Charles Jencks 4/2/2016

Email & Letters x3 – Darren Stewart Capel 26/6/2015 x2, 2/2/2016 & 4/2/2016

Letters x2 – Mary Stirling 9/7/2015 & 3/2/2016

Email – Adam Nathaniel Furman 4/2/2016

Letter – Jess Paull 4/2/2015

Letters x2 – Ronald Hetzke 17/7/2015 & 4/2/2016

Email & Letter – Lord Rogers of Riverside 13/7/2016 & 4/2/2016

Email – Sir Terry Farrell 4/2/2016

Email – Dr Marco Iuliano 4/2/2016

Email – Eric Bruce 5/2/2016

Email – Andrew Pryke 5/2/2016

Email – Liam Hennessy 4/2/2016
Letter – Colin Morris 4/2/2016
Email – George Hayes 5/2/2016
Letter – Paul Barke-Asuni 4/2/2016
Email & Letter – Piers Gough 5/2/2015
Email – Sarah Williams 5/2/2016
Email – Jason Syrett 5/2/2016
Email – Clive Atkinson 5/2/2016
Letter – John Munro 5/2/2016
Email – Nicolas Ray 6/2/2016
Letter – Charlie Hussey 8/2/2016
Letter – Paul Velluet 5/2/2016
Email – Lord Foster of Thames Bank OM 8/2/2016
Email – Stephen Bayley 8/2/2016
Letter – Andrew Pryke 8/2/2016
Letter – Twentieth Century Society 4/2/2016
Letter – Zaha Hadid 5/2/2016
Email – Edward Cullinan 12/2/2016
Email – Richard Portchmouth 12/2/2016
Letter – London Assembly Labour Group 5/2/2016
Email – Jackie Anahory 18/2/2016
Letter – Ronald Hetzke 18/2/2016
Email – Jason Syrett 18/2/2016
Email – Clive Atkinson 18/2/2016
Email – Colin Morris 18/2/2016
Letter - Laurence Bain on behalf of Michael Wilford, Laurence Bain, Russ Bevington 19/2/2016
Letter – Gordon Kelly 19/2/2016
Letter – Dr Marco Iuliano 22/2/2016
Email – Eric Bruce 18/2/2016
Letter – Karen Waloschek 19/2/2016
Letter – The Lord Palumbo of Walbrook 17/2/2016
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Letter – Mark Swenarton 19/2/2016
Letter & Email – Arabella Lennox-Boyd 20/2/2016

Email – Laura Parker 21/2/2016
Letter – John Munro 21/2/2016
Letter - Darren Stewart Capel 22/2/2016
Letter – Jess Paull 22/2/2016
Letter – Mary Stirling 17/2/2016
Email – Felim Dunne 21/2/2016
Email – Siggie Wernik 24/2/2016
Email – Charlie Hussey 24/2/2016
Email – Chris Dyson 24/2/2016
Letter – Twentieth Century Society 24/2/2016
Email – Piers Gough 24/2/2016

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

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

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

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 7.8 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

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.

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.

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 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.

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.

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.

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.

DM20.1 Principal shopping centres

1. Within Principal Shopping Centres (PSCs) the loss of retail frontage and floorspace will be resisted and additional retail provision will be encouraged. Proposals for changes between retail uses within the PSC will be assessed against the following considerations:
 - a) maintaining a clear predominance of A1 shopping frontage within PSCs, refusing changes of use where it would result in more than 2 in 5 consecutive premises not in A1 or A2 deposit taker use;
 - b) the contribution the unit makes to the function and character of the PSC;
 - c) the effect of the proposal on the area involved in terms of the size of the unit, the length of its frontage, the composition and distribution of retail uses within the frontage and the location of the unit within the frontage.
2. Proposals for the change of use from shop (A1) to financial and professional service (A2) restaurant and cafes (A3) drinking establishments (A4) or hot food takeaways (A5), use at upper floor and basement levels will normally be permitted, where they do not detract from the functioning of the centre.

SCHEDULE

APPLICATION: 15/00496/FULL

1 Poultry London EC2R 8EJ

Refurbishment and alterations to 1 Poultry including the change of use from shop (A1) to create a new office reception (B1) and flexible shop (A1)/office (B1) use.

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 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site identifying safety, 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. The Deconstruction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance issued in April 2013 and specifically address driver training for the safety of vulnerable road users. 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.
REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.
- 3 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying safety, 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. The Construction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance issued in April 2013 and specifically address driver training for the safety of vulnerable road users. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any

approved amendments thereto as may be agreed in writing by the Local Planning Authority.

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

- 4 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 the new office entrance;

(c) details of the windows to the public house;

(d) details of the windows and doors in the rotunda at 1st and 2nd floor levels;

(e) details of the windows and doors in the rotunda at ground level;

(f) details of any alterations required to the stonework.

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, DM12.2.

- 5 No doors or gates shall open over the public highway.

REASON: In the interests of public safety

- 6 Provision shall be made for disabled people to obtain access to the offices and to each retail unit via their respective principal entrances without the need to negotiate steps and shall be maintained for the life of the building.

REASON: To ensure that disabled people are able to use the building in accordance with the following policy of the Local Plan: DM10.8.

- 7 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: 899 SP 001 Rev P1, 899 PL CON Rev P2, 899 PL 000 Rev P5, 899 PL 001 Rev P2, 899 PL 002 Rev P1, 899 PL 101 Rev P4, 899 PL 102 Rev P4, 899 PL 103 Rev P2, 899 PL 104 Rev P2, 899 PL 111 Rev P4, 899 PL 113 Rev P3.

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 The Department of the Built Environment (Transportation & Public Realm Division) 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. Early discussion with the Department of the Built Environment Transportation and Public Realm Division is recommended to ensure the design of the building provides for the inclusion of street lighting.

(c) The need for a projection licence for works involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window sill, 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 licences 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. Please contact the Corporate Property Officer, City Surveyor's Department.

- (d) Bridges over highways
 - (e) Permanent Highway Stopping-Up Orders and dedication of land for highway purposes.
 - (f) Declaration, alteration and discontinuance of City and Riverside Walkways.
 - (g) The provision of City Walkway drainage facilities and maintenance arrangements thereof.
 - (h) Connections to the local sewerage and surface water system.
 - (i) Carriageway crossovers.
 - (j) Servicing arrangements, which must be in accordance with the City of London Corporation's guide specifying "Standard Highway and Servicing Requirements for Development in the City of London".
- 3 The Directorate of the Built Environment (Development Division) should be consulted on:
- (a) Any intention to carry out works that would have an impact on a listed building.
 - (b) Underground construction works within the vicinity of St. Paul's Cathedral as defined by the City of London (St. Paul's Cathedral Preservation) Act 1935.
 - (c) The display of any advertisement material on the premises. Advertisements may be subject to the City of London Corporation's Byelaws.
- 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.
- 5 Transport for London (TfL) advise that:
Whilst TfL notes that no structural changes are proposed to the building, any structural changes would require the prior approval of London Underground (LU) to ensure LU infrastructure is not adversely impacted upon.
- TfL also seeks assurance that there shall be no removal of exiting TfL insignia/logos on the building.
- 6 The Access Team advise that:
Please ensure the proposed ramp at the new office entrance and lift lobby has the lowest practical gradient within the range 1:20 to 1:12.

- 7 This permission must in no way be deemed to be an approval for the display of advertisement matter indicated on the drawing(s) which must form the subject of a separate application under the Advertisement Regulations.
- 8 The provisions of Part 3, Class V, of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 2015 will permit changes of use between office (B1) and retail (A1) for a period of ten years from the date of this permission.