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| <b>Committee(s):</b>  | <b>Date:</b>           |
| Planning & Transportation Committee   | 5th July 2016          |
| <b>Subject:</b><br>Planning Appeal Decisions  | <b>Public</b>          |
| <b>Report of:</b><br>The City Planning Officer  | <b>For Information</b> |
| <b>Ward:</b><br>All   |                        |
| <b><u>Summary</u></b>   |                        |
| <p>The purpose of this report is to advise the Committee about the decisions made by the Planning Inspectorate on appeals made against the decisions of the City Corporation since the last such report to this Committee on 8<sup>th</sup> September 2015.</p> |                        |
| <b>Recommendations</b>  |                        |
| I recommend that the contents of this report be noted.  |                        |

## **Main Report**

### **Background**

1. This report is to notify your Committee of the outcomes of appeals made to the Planning Inspectorate during September 1<sup>st</sup> 2015 – June 15<sup>th</sup> 2016

### **Current Position**

2. Since September 2015 The Planning Inspectorate has issued decisions for:
  - one appeal against the non-determination of a planning application (allowed)
  - one appeal against non-determination of a S106BA application for a revised affordable housing obligation (dismissed)
  - one appeal against the refusal of a planning application (dismissed)
  - one appeal against the non-determination of an advertisement consent application (dismissed)
  - eight appeals against the refusal of advertisement consent (all dismissed)
3. These results endorse the Corporation's decisions, except for 1 case and are supportive in particular of the City's approach to advertisements.

4. The tables below summarise the applications which have gone to appeal and the Planning Inspectorate's (PINs) decisions.
5. If Members wish to see any of the decisions in detail they can be found online at [www.planning2.cityoflondon.gov.uk](http://www.planning2.cityoflondon.gov.uk) (under the relevant application number) or could be made available to them.

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| Application number | <i>n/a</i>  |
| Address            | Sugar Quay, Lower Thames Street, London, EC3R 6EA   |
| Proposal           | Appeal against non-determination of a S106BA application for a revised affordable housing obligation. |
| Appeal Type        | Appeal Against Non-Determination  |
| Appeal decision    | Appeal Dismissed 02.11.2015   |
| Comment            | The full affordable housing payment was required and has been reported to you separately.             |

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| Application number | 13/00605/FULEIA   |
| Address            | Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street, London, EC1  |
| Proposal           | Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing. |
| Appeal Type        | Appeal Against Non-Determination  |
| Appeal decision    | Appeal Allowed 20.01.2016   |
| Comment            | Members will recall that this scheme was recommended, but that Members were concerned about the bulk, elevational treatment & light spillage and the applicants appealed against non-determination.   |

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| Application number | 15/00426/FULL  |
| Address            | Opposite Rising Sun Court, Long Lane, London, EC1A 9EJ   |
| Proposal           | Replacement of public payphone kiosk with combined public payphone and ATM booth and associated change of use. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 13/02/2016  |
| Comment            | Concerns in respect of aesthetics, listed buildings and pavement congestion.                                   |

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| Application number | 15/00546/ADVT  |
| Address            | Aldgate House, 33 Aldgate High Street, London, EC3N 1AH  |
| Proposal           | Installation and display of: (i) one internally illuminated display sign measuring 6m high, 4m wide, at a height above ground of 2m (ii) one internally illuminated display sign measuring 6m high, 4m wide, at a height above ground of 1.6m. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 07/03/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/01142/ADVT   |
| Address            | Outside 136 Cheapside, London, EC2V 6BJ   |
| Proposal           | Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 136 Cheapside. |
| Appeal Type        | Appeal Against Refusal  |
| Appeal decision    | Appeal Dismissed 12/05/2016   |
| Comment            | Contrary to the City's policy on advertisements.  |

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| Application number | 15/01145/ADVT  |
| Address            | Outside 326 High Holborn, London   |
| Proposal           | Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 326 High Holborn. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 12/05/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/01141/ADVT   |
| Address            | Outside 1 New Change, Cheapside, London, EC2V 6AF   |
| Proposal           | Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside One New Change on Cheapside. |
| Appeal Type        | Appeal Against Refusal  |
| Appeal decision    | Appeal Dismissed 13/05/2016   |
| Comment            | Contrary to the City's policy on advertisements.  |

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| Application number | 15/01143/ADVT  |
| Address            | Outside 33 Holborn, London   |
| Proposal           | Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 33 Holborn. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 13/05/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/01144/ADVT  |
| Address            | Outside 24 - 30 High Holborn, London, EC4A 1AA   |
| Proposal           | Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 24 - 30 High Holborn. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 13/05/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/00946/ADVT  |
| Address            | 30 Cannon Street, London, EC4M 6XH   |
| Proposal           | Installation and display of a shroud advertisement consisting of an image of the existing building and an externally illuminated advertisement measuring 5.2 metres wide and 6.6 metres high displayed at a height of 6.6 metres for a temporary period of 1st November 2015 to 1st November 2016. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 18/05/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/01289/ADVT  |
| Address            | 42-44 Bishopsgate, London, EC2N 4AH  |
| Proposal           | Installation and display of a 1:1 architectural image with externally illuminated 9.0m high by 6.0m wide commercial inset located at a height of 8.5m above ground level and fixed to the exposed gable of the building. |
| Appeal Type        | Appeal Against Refusal   |
| Appeal decision    | Appeal Dismissed 23/05/2016  |
| Comment            | Contrary to the City's policy on advertisements.   |

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| Application number | 15/00280/ADVT   |
| Address            | 59 Cornhill, London, EC3V 3PD   |
| Proposal           | Installation and display of a 1:1 image of the building facade printed on upvc temporary scaffold shroud including a commercial advertisement insert measuring 6.0 m high x 5 m wide located at a height of 4.2 m above ground level and 2.0 m from the face of the building for a temporary period until 26.03.2016. |
| Appeal Type        | Appeal Against Non-Determination  |
| Appeal decision    | Appeal Dismissed 06/06/2016   |
| Comment            | Contrary to the City's policy on advertisements.  |

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