

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	21 March 2017
<b>Subject:</b> The Turret, John Wesley Highwalk Barbican London EC2 Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows. The proposals include the rescission of part of the City Walkway.	<b>Public</b>
<b>Ward:</b> Aldersgate	<b>For Decision</b>
<b>Registered No:</b> 16/00768/FULL	<b>Registered on:</b> 22 July 2016
<b>Conservation Area:</b>	<b>Listed</b> <b>Building:</b> Grade II

### Summary

The site forms the south western corner of the Barbican Estate and is located at the southern end of Aldersgate Street close to the Museum of London rotunda. The building is Grade II listed and is described in the listing description as "a glazed brick service tower containing stairs to Aldersgate Street and up to roof, with rounded walls and pyramidal roof". This application relates to the podium and upper level. The podium level provides access to the John Wesley Highwalk which leads to the Museum of London to the south and Thomas More House to the north. The upper level is currently gated and inaccessible to the public.

This report covers both the Planning and Listed Building applications submitted for the change of use of part of the podium and upper level of the Turret to form a single residential unit (use class C3) and associated internal and external alterations. The proposal is similar to the planning permission and listed building consent (08/00029/LBC and 08/00030/FULL) that were allowed on appeal in 2008 (not implemented) and includes improvements to the scheme.

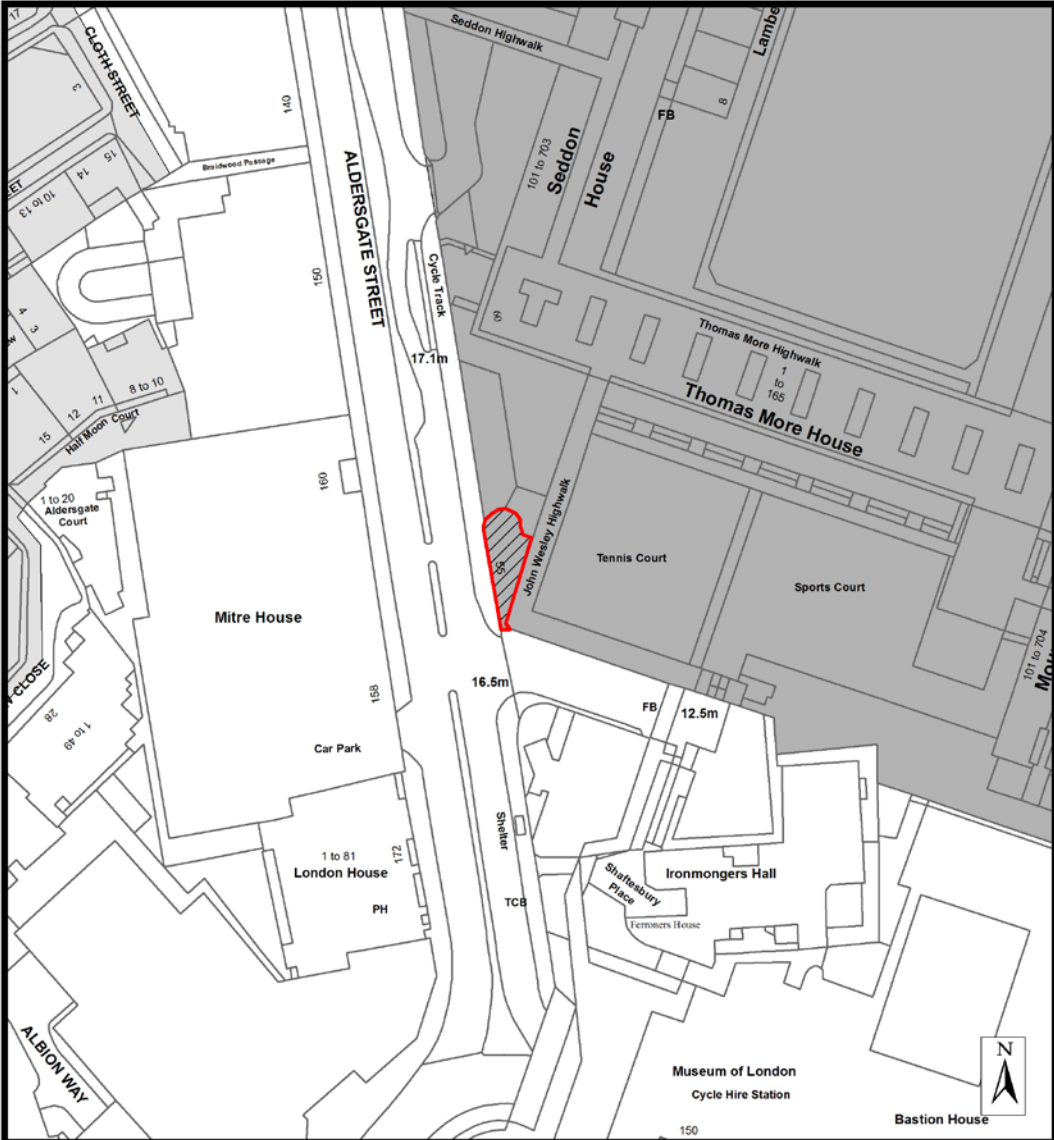
The scheme has attracted a number of objections including the Twentieth Century Society and one letter of support.

The proposed alterations to the Highwalk and upper levels of the Turret to accommodate a residential unit would not be detrimental to its special architectural or historic interest. The proposals would result in improvements to the public walkway passing through the structure and make effective use of the empty upper sections of the building. The proposals are considered to be an improvement on the scheme that was allowed on appeal in 2008. The principle of residential use is acceptable.

### **Recommendation**

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.
- b) The Chief Planning Officer, in consultation with the Comptroller & City Solicitor, be instructed to take the necessary steps to rescind part of the City Walkway.

# Site Location Plan



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ADDRESS:  
From John Wesley Highwalk to Seddon Highwalk  
Thomas More Highwalk, Barbican EC2

CASE No.  
16/00768/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



## **Main Report**

### **Site**

1. The site forms the south western corner of the Barbican Estate and is located at the southern end of Aldersgate Street close to the Museum of London rotunda. The building is Grade II listed and is described in the listing description as “a glazed brick service tower containing stairs to Aldersgate Street and up to roof, with rounded walls and pyramidal roof”.
2. The Turret comprises ground and basement (which are occupied by a restaurant), podium and upper level with a consistent plan form. The John Wesley staircase and lift provide access to and from podium level, which is classified as City Walkway, to Aldersgate Street. It was intended to continue the City Walkway over Aldersgate Street via a pedestrian bridge but this was not implemented.
3. Abutting the staircase tower is a wedge shaped area that houses the useable accommodation within the structure.
4. The podium level provides access to the John Wesley Highwalk which leads to the Museum of London to the south and Thomas More House to the north. The upper level of the turret is currently gated and inaccessible to the public.

### **Proposals**

5. Applications have been made for:
  - Planning permission for the conversion of the podium level and upper floors of the Turret to form one two bedroom residential dwelling (Use Class C3) (201sq.m.) and the insertion of windows and replacement flue. The proposals include the rescission of part of the City Walkway (12sq.m).
  - Listed building consent for insertion of new windows, walls, internal partition walls, mezzanine floor and replacement flue to roof level, and other alterations in connection with the use of the space as a residential unit.
6. This report deals with the considerations for both applications.
7. The proposed alterations to the Turret are as follows:
  - insertion of internal partitions, stairs and mezzanine floor;
  - insertion of glazing to existing openings and the creation of new arrow slit windows to the east elevation;
  - creation of new external wall and entrance door at podium level;
  - a replacement flue to terminate at roof level; and
  - the loss of 12sq.m of City Walkway at podium level.

### **Relevant Planning History**

8. On 3rd June 2008 the Planning and Transportation Committee, contrary to the City Planning Officer's recommendation, refused planning permission

and listed building consent for 'Change of use of podium level and upper floors of Turret to form a single residential dwelling (Use Class C3). Insertion of windows, new wall to podium, flue outlet at roof level and other associated alterations.' (08/00029/LBC and 08/00030/FULL). These refusals were appealed and allowed by the Planning Inspectorate but the scheme was not implemented and is no longer extant.

9. The current proposals have clear similarities to the scheme granted on appeal but differ in that the extension for residential floorspace at podium level is smaller, resulting in less of an impact on the City Walkway and there is a different configuration of the proposed new windows on the east elevation.
10. Since the approval of planning permission and listed building consent in 2008 there has been a material change in that the City of London Local Plan and the London Plan have been adopted. However the policy aims and objectives in relation to the principal considerations for this scheme are substantially the same.
11. A concurrent scheme for a similar proposal but with the addition of a glazed extension to create an internal residential staircase was withdrawn.

### **Consultations**

12. The views of other City of London departments have been taken into account in the consideration of this scheme.
13. The applications as first submitted resulted in 31 representations. 1 from the City of London School for Girls in support of the application; 27 from residents objecting to the application, 1 from the Seddon House Group objecting to the application; 1 from the Thomas More House Group objecting to the application and 1 from the Barbican Association objecting to the application (representations attached).
14. The grounds of objection to the initial proposals were:
  - The impact on the architectural concept of the Barbican as a fortress.
  - The glazing of the slits and the arches and the introduction of windows would ruin the appearance and symbolic meaning of the Turret.
  - The roof terrace would cause noise and disturbance.
  - Impact of light pollution, if the lighting on the stairwell and podium are increased to compensate for the loss of natural daylight.
  - Loss of privacy from new windows and the roof terrace.
  - It was intended that the structure was for the use of the public.
  - The highwalk is a safe and largely crime free area.
  - Sets a precedent for the privatisation of other parts of the Estate.
  - The staircase and lift should be retained for public use.
  - The podium level would be restricted.
15. Historic England did not wish to offer any comments on the application.

16. The Twentieth Century Society objects to the application. Its concerns are that the glazing of the arched windows would disrupt the void; darkness is a key feature of the building and if converted to residential use it would be lit up at night; breaking through the blank east wall would disrupt the robust solidity of the building form; the insertion of a mezzanine level would mean that the stairwell space would be entirely altered; and the public viewing gallery would be lost. It is their view that the proposed works would detract substantially from the architectural interest of the turret.
17. Following the first round of consultation the application was amended and a second consultation was carried out. The roof terrace has been removed from the proposal and the proposed windows in the east elevation have been amended so that they are now smaller with the balconies omitted thereby reducing the visual impact of the alterations. A total of eight objections and one letter of support were received from residents regarding the amended application (representations attached). The issues raised are as previously received and include :
- Alterations would detract from the appearance and character of the listed building.
  - Undermining the architectural integrity and original purpose of the turret.
  - The proposals are incongruous with the architecture of the Barbican.
  - The loss of voids and the installation of new windows and the glazing of the arrow slits.
  - Request that if approved, the details would be comprehensively covered by conditions.
18. The Twentieth Century Society maintains its objection to the application.
19. The matters raised in objection to the scheme are dealt with under Considerations below.

### **Policy Context**

20. 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.
21. Government Guidance is contained in the National Planning Policy Framework (NPPF).

### **Considerations**

22. The Corporation, in determining the applications for planning permission and listed building consent 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, any local finance considerations so far as material to the application, and 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);
- In considering whether to grant planning permission or listed building consent 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);
- The effect of the duties imposed by section 66(1) is to require decision-makers to give considerable weight and importance to the desirability of preserving the special architectural and historic interest of the listed building.

23. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means: approving development proposals that accord with the development plan without delay...'.

### **Principal Issues**

24. The main considerations in this case are;

- I. whether the principle of the use of the Turret for residential accommodation is acceptable;
- II. whether the amenity of nearby residents would be adversely affected;
- III. whether the loss of the Highwalk is justified; and
- IV. whether the alterations to the listed building are acceptable.

### **Use**

25. The proposal would create a self-contained, two bedroom residential unit accessed from podium level. The proposed unit would have its entrance and living accommodation in the upper parts of the Turret, utilising the existing staircase.

26. It was originally intended to continue the City Walkway from the Turret over Aldersgate Street via a pedestrian bridge linking into the building opposite, however this was not implemented. The upper level of the Turret was to have been used as a viewing platform but the upper part of the structure has remained as a vacant space and is gated. The provision of residential accommodation is encouraged in national and local planning guidance where appropriate.

### **Residential amenity**

27. Objections have been received on the grounds of loss of residential amenity as a result of overlooking, an increase in smells from the flue serving the existing street level restaurant and noise from construction works.



28. The nearest residential accommodation is in London House on Aldersgate Street which is 33 metres away, Thomas More House which is 30 metres away and Mountjoy House which is 94 metres away (at the closest points). It is considered that the residential properties are sufficient distance away not to experience a loss of amenity from overlooking. A roof terrace is no longer proposed and the roof would be accessed for maintenance purposes only.
29. At present the flue serving the ground floor restaurant terminates at podium level within the Turret. It is proposed to replace the flue so that it runs internally up to an external extract at roof level which would disperse smells at high level. Existing residential properties are a sufficient distance away so as not to experience smells from the flue.
30. The proposal does not include any demolition and building works would be contained generally within the Turret lessening the potential to cause a nuisance to nearby residential occupiers. However, to ensure that is the case, appropriate conditions to mitigate the impact of construction works upon nearby residents are recommended.

#### Impact upon the podium level City Walkway

31. The application would involve the loss of 12sq.m of City Walkway at podium level as opposed to the loss of 27sq.m in the scheme, granted on appeal. The lift and staircase access between podium level and the pavement would remain available for members of the public to access the Walkway from the street. The north-south route along the Highwalk would be unchanged.
32. The current proposals have been developed to reduce the impact on the John Wesley Highwalk space within the Turret. The previously approved scheme infilled the space at the head of the stairs to make room within the residential unit for an entrance and kitchen. In the current proposals, only an entrance and minimal lobby space would be incorporated at Podium level. Pedestrians at this level would continue to experience a widening of the Highwalk as the elevated highwalk enters the Turret space. Natural light would be maintained through two of the openings to Aldersgate Street and the space would continue to be well lit from the opening in the John Wesley Highwalk structure to the east.
33. The scheme has been designed to take account of potential safety and security issues as well as the "fear of crime." The residential entrance would provide an additional sense of passive surveillance to the area, which would deter antisocial activity, such as vandalism.
34. Lighting levels to the lift and stair would remain acceptable and the remaining public area within the Turret would be brightened during the day by the introduction of replacement lighting to the pedestrian stairwell. This lighting would be secured by condition. Overall it is considered that the loss of the small area of Walkway is acceptable as it does not impact on the route and is less than previously approved.

## **Design**

35. The proposals raise a number of design and listed building issues. The principal issues are addressed below:

### **Changes at Highwalk Level**

36. The finishes to the elevation fronting the Walkway are currently shown as brick to match the existing brickwork of the Turret but the external appearance of the new walls at this level are still the subject of discussion and would be conditioned. The front door would match the entrances of the Barbican's Wallside flats, which are accessed directly from the Highwalk level.

### **Fenestration and Unglazed Openings**

37. Currently with the exception of those associated with the ground floor restaurant, the Turret's openings are unglazed. To implement the proposals it would be necessary to glaze a number of the openings at podium and upper levels on the Aldersgate Street elevation, and the "arrow slits" on the stair tower. Additional glazed slits would be formed on the rear elevation.
38. The glazing to these windows would be set back into the reveals to ensure that the "triumphal arch" appearance on the Aldersgate Street frontage would remain legible and the arrow slots have sufficient depth to remain visually convincing.
39. The southernmost windows on the Aldersgate frontage would remain unglazed since the tapering nature of the building's plan means that there is very little usable space behind these openings. It is proposed to fill these recesses with planting.

### **Listed Building Implications**

40. The principal elements of the scheme that would impact on the special architectural or historic interest of the structure are those proposed at Highwalk level and the introduction of glazing described above.
41. The Turret is a unique structure on the Barbican and is one of the elements on the Aldersgate Street perimeter that embody the imagery of fortifications. The eastern elevation has the austere, robust appearance of a defensive bastion. In response to objections, the inappropriately large windows and balconies formerly proposed for this elevation have been amended and the glazed balustrade to the parapet deleted. The four additional arrow slit windows on the eastern elevation are considered to be in keeping with the existing character of the building. The upper level windows provide natural light to the top floor of the flat.
42. On its western elevation, the proportions of the structure and the shape and arrangement of its openings reference a classical triumphal arch. The introduction of glazing to the Aldersgate elevation could potentially dilute this impression because the openings would no longer read as dark voids. The scale of the building, however, with its three strongly defined vertical arches and heavy raw concrete horizontal bands set within large flat brick

expanses would dispel an unacceptably domestic appearance. The glazing of these openings was previously approved.

43. The Turret is an integral part of the Highwalk around the Barbican and the proposed alterations and residential use would not compromise this function. The look-out onto Aldersgate Street would be maintained, and the loss of the small area of public access at podium level can be balanced by the benefits of bringing the upper levels of the building into residential use and improving surveillance of the Highwalk as a result.

#### Waste

44. It is proposed that the existing waste storage and collection facilities in the Barbican estate are used which is acceptable to the Community Facilities Manager.

### **Planning Obligations and Community Infrastructure Levy**

#### Mayoral and City Community Infrastructure Levy (CIL)

45. The Mayoral and City CIL would apply to development over 100sq.m with the exception of social housing, education related development, health related development and development for charities for charitable purposes. In the case of Mayoral CIL a charge of £50 per sq.m would be applied and in the case of City CIL a charge £95 per sq.m for Rest of City Residential will be charged to any developments which create an uplift in GIA of 100sqm or the creation of one or more dwellings.
46. The Mayoral CIL charge has been calculated to be £10,050 and the City CIL has been calculated to be £19,095 based on a GIA of 201sq.m.
47. A total CIL charge of £29,145 has been calculated.
48. Under the CIL regulations the City Corporation is able to retain 4% of the Mayoral CIL income and 5% of the City CIL income as an administration fee.
49. The proposed development would not attract a Mayoral planning obligation Crossrail charge as the uplift would be less than 500sq.m GIA.

### **Conclusions**

50. It is considered that the proposed alterations to the Highwalk and upper levels of the Turret to accommodate a residential unit would not be detrimental to its special architectural or historic interest. The proposals would make effective use of the empty upper sections of the building. The proposals are considered to be an improvement on the scheme that was allowed on appeal in 2008. The introduction of a new residential unit is acceptable.

## **Background Papers**

### **Internal**

Memo, Community Facilities Manager, 04.08.2016

Memo, Department of Markets and Consumer Protection, 01.09.2016

### **External**

Letter, Historic England, 11.08.2016

Letter, Twentieth Century Society, 17.08.2016

Email, Twentieth Century Society, 13.12.2016

Mr Russell Bell - 04.08.2016 & 21.09.2016

Mr Adrian Quan - 04.08.2016

Mr Joseph Reeves - 04.08.2016

Ms Samantha Logan - 05.08.2016

Mrs Julia Minton - 07.08.2016

Mr Ian Goggin - 10.08.2016

Mr Brendan Barnes - 20.08.2016

Mr Gordon Wise - 22.08.2016

Jane Smith - 23.08.2016

Cathryn Worrell - 24.08.2016

Ms Leila Smith - 24.08.2016

Pauline Pearson - 24.08.2016 & 20.12.2016

Michele Cohen - 26.08.2016

Dr Andrew Ormsby - 28.08.2016

Mrs Susan Cox - 29.08.2016

Larry Marden - 29.08.2016 & 19.12.2016

Caroline Reed - 29.08.2016 & 16.12.2016

John and Jan McLean – 29.08.2016 & 19.12.2016

Roger Cheveley - 30.08.2016

Mr Charles Creffield - 30.08.2016

Mr Daniel Edwards - 30.08.2016, 19.12.2016

Dr Angeles Rodriguez de Cara - 30.08.2016

Mr Alan Bubbear (City of London School for Girls) - 30.08.2016

Peter Inskip - 30.08.2016 & 13.12.2016

Mr Andrew Walker - 30.08.2016

Christopher Makin - 31.08.2016 & 25.11.2016

Helen Kay (Barbican Association- Chair) - 31.08.2016

Tilley Paul - 31.08.2016

Mr Gareth Randell - 31.08.2016

Averil Baldwin - 01.09.2016

Robert B. Barker - 01.09.2016 & 19.12.2016

Charles Creffield - 01.09.2016

Jim Davies - 01.09.2016

Brian Parkes - 01.09.2016

Mr Christopher Makin - 25.11.2016

Mrs Helen Hudson - 25.11.2016

Mr Lee Mallett - 28.11.2016

Robert B Barker MPhil(RCA) - 19.12.2016

D A Rogers - 21.12.2016

Mr PJ Jansen van Vuuren - 15.01.2017

Design and Access Statement, MacKay and Partners

Internal Refurbishment Report, MacKay and Partners

## **Appendix A**

### **London Plan Policies**

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

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Policy 3.4 Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

Policy 3.5 Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.

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**

#### ***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.

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

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

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain

and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;

b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;

c) appropriate, high quality and durable materials are used;

d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;

e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;

g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;

h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;

i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;

j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;

k) there is provision of amenity space, where appropriate;

l) there is the highest standard of accessible and inclusive design.

### ***DM12.3 Listed buildings***

1. To resist the demolition of listed buildings.

2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

### ***DM15.6 Air quality***

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.

2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.

3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).

4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.
5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.
6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

#### ***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.

#### ***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.

### ***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: 16/00768/FULL**

**The Turret, John Wesley Highwalk Barbican London EC2**

**Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows. The proposals include the rescission of part of the City Walkway.**

## **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. These details are required prior to any work commencing in order that the impact on that the impact on amenities is minimised from the time that development starts.
- 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 works pursuant to this consent 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 the elevation facing onto John Wesley Highwalk;
  - b) details of all alterations to the existing façade including submission of a method statement detailing works required to form new openings in the brickwork on the building's eastern elevation to accommodate new windows;
  - c) details of fenestration and external joinery, including new skylight;

- d) details of the John Wesley Highwalk elevation and entrance;
- e) details of all alterations to the public stairway including soffits, infill panels to the sides of the staircase, and lighting;
- f) details of soffits, hand rails and balustrades including those within the southernmost arched opening on the Aldersgate frontage.
- g) details of the integration of plant, flues, fire escapes, and other excrescences at roof level;
- h) details of plant and ductwork to serve the existing A3 premises below.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 4 Before any works thereby affected are begun, a full photographic survey of the exterior of the building, including relevant areas of the John Wesley Highwalk, the public stairs and their continuation to the upper level, and the top floor space, shall be submitted to and approved in writing by the Local Planning Authority. All photographs should be labelled and clearly identified on floorplans.  
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 policy of the Local Plan: DM12.3.
- 5 All residential premises in the development shall be designed and constructed to attain the following internal noise levels:  
Bedrooms- 30dB LAeq,T\* and 45dB LAmax  
Living rooms- 30dB LAeq, T\*  
\*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.  
A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.  
REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Local Plan: DM21.3 and D21.5.
- 6 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.  
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.
- 7 No boilers that have a dry NOx emission level exceeding 40 mg/kWh (measured at 0% excess O2) shall at any time be installed in the building.

REASON: To comply with policy DM15.6 of the Local Plan and policies 7.14B a and c of the London Plan.

- 8 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Location plan and dwg nos 585.15\_1\_A\_200\_RevC, 585.15\_1\_A\_201\_RevC, 585.15\_1\_A\_202\_RevB, 585.15\_1\_A\_203\_RevC, 585.15\_1\_A\_400\_RevC, 585.15\_1\_A\_401\_RevC, 585.15\_1\_A\_402\_RevC, 585.15\_1\_A\_500\_RevC, 585.15\_1\_A\_501\_RevC, 585.15\_1\_A\_502\_RevC, 585.15\_1\_A\_503\_RevC, 585.15\_1\_A\_504\_RevA, and 585.15\_1\_A\_600.

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 Mayoral Community Infrastructure Levy is set at a rate of £50 per sq.m on "chargeable development" and applies to all development over 100sq.m (GIA) or which creates a new dwelling.

The City of London Community Infrastructure Levy is set at a rate of £75 per sq.m for offices, £150 per sq.m for Riverside Residential, £95 per sq.m for Rest of City Residential and £75 on all other uses on "chargeable development".

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

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

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Section 106 Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.



Historic England

LONDON OFFICE

Ms Catherine Linford  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Direct Dial: 0207 973 3777

Our ref: P00521317

11 August 2016

Dear Ms Linford

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
FROM JOHN WESLEY HIGHWALK TO SEDDON HIGHWALK THOMAS MORE  
HIGHWALK BARBICAN LONDON  
Application No 16/00768/FULL**

Thank you for your letter of 1 August 2016 notifying Historic England of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

#### **Recommendation**

**This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.**

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

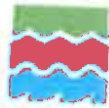


1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*



Historic England

LONDON OFFICE

Yours sincerely



**Claire Brady**

Inspector of Historic Buildings and Areas

E-mail: [claire.brady@HistoricEngland.org.uk](mailto:claire.brady@HistoricEngland.org.uk)



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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Catherine Linford  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Sent by email: [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)

17 August 2016

Our ref: 99 04 15

Dear Catherine Linford,

**16/00770/LBC and 16/00768/FULL Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows at the John Wesley Highwalk, Barbican London**

Thank you for consulting the Twentieth Century Society on the above listed building and planning applications. These were discussed at the Society's August casework committee meeting, and the Society wishes to **object** to the application, which seeks to convert the upper storeys of the John Wesley Turret into a single private residence. The letter below sets out our views.

#### **Significance**

The John Wesley Turret – or the Aldersgate Turret as it is also known – is a three storey high structure to the South West of the Barbican site. The turret is simple yet highly expressive in form and detail, and makes a powerful impact on the streetscape. It is described within the 2001 listing description for the Barbican Estate as a 'glazed brick service tower containing stairs to Aldersgate Street and up to the roof, with rounded walls and pyramidal roof'. The ground floor frontage has been partially infilled by a restaurant – this is unsympathetic and occurred prior to designation. Apart from this intervention, the turret is generally unaltered. In function it makes playful reference to a watch tower or gatehouse, but the novelty of its function is contrasted effectively with the austerity of its form.

Large tripartite arched windows overlook the street and rise from ground level, bisected by massive concrete floor slabs which form part of the façade. Light falls through the pyramidal roof of the circular tower element, and percolates softly through the narrow, staggered apertures giving the stairwell an interesting quality of light. The roof lantern is the only glazed element of the tower – all windows and access points remain open. The east wall facing inwards to the Barbican complex is smooth and blank so that views into the building are dark, contributing to its austere and mysterious character. Standing from within the turret at podium level however, views open up across the walkways, as well as out into the street and into the light-well of the turret.

The turret acts as a physical gateway by providing access to the high walk which runs behind it, but also as a symbolic reference to the site of the Roman London Wall on which the Barbican is in part built – the name Barbican derived from the Latin 'Barbecana' meaning fortified outpost. The turret originally functioned as a viewing platform, a space for contemplation where the 'city within the city'



could be reflectively experienced. It should not be understood as a redundant space, but as an expression of the generous and civic-minded planning ethos of the early post-war period.

The turret is a small part of the urban ensemble, but one which has been carefully considered, and which makes an important and novel contribution to the distinctive architectural language of the estate. It provides public space in a manner which expressly makes links to the sites history, creating a unique sense of place.

### **Policy**

Paragraph 5.6 of the Barbican Listed Building Management Guidelines SPD – Vol.1, October 2009 states that 'It is the smaller buildings set around landscaped courts that create the ambiance of the Estate itself. The geometric order of the buildings and spaces is a strong feature of the Estate when read in the context of the city plan... It is important that the external spaces in the Barbican are not diminished or compromised by infill development or extensions. Routes traversing the estate are provided through and under buildings and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the Estates coherence and connectivity.' (p.39)

Paragraph 133 of the NPPF states that 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.'

### **Twentieth Century Society Comment**

The proposals will include the following; punching through of elongated windows to the blank east wall; the insertion of an external stairwell and separate entrance hall; the glazing of windows at upper levels; the insertion of a mezzanine floor. These proposals will be taken in turn;

- The perceived depth of the space and the darkness it contains is a key feature of the building, very much in the vein of Louis Kahn's contemporary work at the Indian Institute of Management (1962-74). Insertion of reflective glazing to windows would disrupt this perception. Further, insertion of windows as depicted in the provided visuals show frames that would visibly cut across the arched windows, further disrupting the void. The building lit up at night would also work to harm this particular quality of the building.
- Breaking through the blank east wall to create new windows would disrupt the robust solidity of the building form, fracturing a surface that should be textured only by the materiality of the brick.
- This is also true of the proposed external stairwell and entrance lobby. These would be partly glazed, a material which would be incongruous in relation to the brick and concrete that comprises the current palette, and their addition will detract from the singular coherence of the building form.
- The insertion of a mezzanine level will mean that the stairwell space will be entirely altered. The light falling from above will be blocked off, and the imagery of the tower which is fundamental to the special interest of the structure will be completely lost from the interior.

Furthermore, conversion to a residence will mean that the public viewing platform will be lost, along with the overall permeability of the space. We find it regrettable that the turret is partly blocked off from public use, but although it is not currently accessible, the space can still be read as open. Conversion to a single private dwelling will see the space permanently withdrawn from the public realm, and altered in way that the Society considers to be unjustifiable, without bringing any public benefit. Although the walk way will remain accessible, the experience of walking through the space

would be detrimentally altered. The committee considered that there could be others ways to bring the space into active use so as to reduce the amount of anti-social behaviour and keep it publicly accessible, in a manner that is also sensitive to its architectural significance, and that alternative schemes should be sought.

The Society considers that these proposals are counter to the guidelines set out in the Barbican Conservation Management Plan which advises against piecemeal infill, and that they would constitute substantial harm to the Grade II listed building which makes up a key visual aspect of the Aldersgate Street frontage. Although eventually overturned on appeal, a similar scheme was turned down in 2008 on the grounds that it would substantially harm the architectural significance of the turret, and we urge that this decision is upheld. The Society strongly considers that the proposed works will detract substantially from the architectural interest of the turret, and recommend that the application is denied permission.

I trust that these comments are of use to you. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,



**Tess Pinto**  
Conservation Adviser  
**Twentieth Century Society**

**Remit:** The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

**Hassall, Pam**

**From:** Tess Pinto [REDACTED]  
**Sent:** 13 December 2016 14:34  
**To:** Linford, Catherine  
**Cc:** PLN - Comments  
**Subject:** 16/00768/FUL & 16/00770/LBC John Wesley Turret, Barbican

Dear Catherine Linford,

**16/00773/FULL & 16/00774/LBC**

The Twentieth Century Society is pleased that these applications, referred to as 'Option B' have been withdrawn.

**16/00768/FUL & 16/00770/LBC**

The Society wishes to sustain objection the above applications, referred to as 'Option A'. We object in principle to the conversion of the turret into a single residential unit for the reasons outlined in our letter of 17 August 2016.

We would like to take this opportunity to emphasise that this application is in contravention of the recommendation of the Barbican Conservation Management Plan (Paragraph 5.6 of the Barbican Listed Building Management Guidelines SPD – Vol.1, October 2009).

Furthermore, we consider that although consent for a similar scheme was granted on appeal in 2008, the understanding and appreciation of brutalist architecture has developed considerably since this time, as has the recognition of the significance of the Barbican in the context of post-war urban planning and housing.

Elain Harwood's 2011 monograph on Chamberlin, Powell and Bon for the Twentieth Century Society in partnership with the RIBA and Historic England is one key example of the sort of work which has been undertaken since 2008 that situates the Barbican as 'the greatest piece of combined urban planning and architecture in Britain in the Twentieth Century.' The decision to grant permission on appeal in 2008 is not necessarily one which would be taken today.

The Society considers that the application will cause substantial harm to a Grade II listed building, and that this harm will not be outweighed by public benefit; in fact, the conversion will result in loss of public space. Therefore, in line with the guidance of paragraph 133 of the NPPF, we again urge that permission is refused.

I trust that these comments are of use to you in your consideration. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,

Tess Pinto

Conservation Adviser  
The Twentieth Century Society  
70 Cowcross Street  
London EC1M 6EJ  
Tel 020 7250 3857

[tess@c20society.org.uk](mailto:tess@c20society.org.uk)

Registered Charity No. 1110244

[www.c20society.org.uk](http://www.c20society.org.uk)



**Know the past – shape the future**  
Help us to save twentieth century architecture.  
Join the Twentieth Century Society today.  
[www.c20society.org.uk](http://www.c20society.org.uk)

**From:** PLN - Comments  
**Sent:** 04 August 2016 15:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 3:00 PM on 04 Aug 2016 from Mr Russell Bell.

### Application Summary

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London  
**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Russell Bell  
**Email:**  
**Address:** 222 Lauderdale Tower Barbican London

### Comments Details

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

**Comments:** I strongly object to the proposal to redevelop this much loved, quirky public space into (and I believe selfishly) a private residential space to be a purely speculative, money making venture. I don't recognise the picture of the Turret that Mackay + Partners describe as being troubled by criminal activity, strewn with beer cans, rough sleepers and a repository for urban waste. I have always found the area clean and tidy. It should be left as the original architects intended - a folly and a gatehouse for the Barbican.

I find it misleading and irresponsible of them to claim (in their application form, 10. Listed Buildings alterations) that the redevelopment would not include works to the exterior of the building, when part of their proposal is to knock several large holes in the eastern wall to allow windows to be fitted, the arrow slits to be glazed in and a proposed roof terrace (with glazed wall around). The larger windows and the roof terrace will certainly impact on the privacy of those living in Seddon and Thomas

More Houses and vice versa. The image on page 43 of the 'Internal Refurbishment document' shows just how drab, sad and uninteresting the building will look once the upper windows have been glazed in and domesticated with curtains etc, their proposal at street level is just as bad. The building will be bereft of the interest, character and dignity it once had. It's not clear to me from their application, whether or not the restaurant will be part of the redevelopment, but I believe it would be a real loss to the community to deny them the restaurant facility that currently occupies the ground and lower floors, and a loss of business to the restaurant operator.

My objections in a nutshell, are to the glazing of any the presently open aperture 'windows', the addition of any new windows and roof terrace and loss of an amenity (albeit presently closed to the public), all of which would severely ruin the aesthetic and integrity of the original building.

21/9/18

## Comments for Planning Application 16/00768/FULL

### Application Summary

Application Number: 16/00768/FULL

Address: From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

Proposal: Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

Case Officer: Catherine Linford

### Customer Details

Name: Mr Russell Bell

Address: 222 Lauderdale Tower Barbican

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the proposal to redevelop this much loved, quirky public space into (and I believe selfishly) a private residential space to be a purely speculative, money making venture. I don't recognise the picture of the Turret that Mackay + Partners describe as being troubled by criminal activity, strewn with beer cans, rough sleepers and a repository for urban waste. I have always found the area clean and tidy. It should be left as the original architects intended - a folly and a gatehouse for the Barbican.

I find it misleading and irresponsible of them to claim (in their application form, 10. Listed Buildings alterations) that the redevelopment would not include works to the exterior of the building, when part of their proposal is to knock several large holes in the eastern wall to allow windows to be fitted, the arrow slits to be glazed in and a proposed roof terrace (with glazed wall around). The larger windows and the roof terrace will certainly impact on the privacy of those living in Seddon and Thomas More Houses and vice versa. The image on page 43 of the 'Internal Refurbishment document' shows just how drab, sad and uninteresting the building will look once the upper windows have been glazed in and domesticated with curtains etc, their proposal at street level is just as bad. The building will be bereft of the interest, character and dignity it once had. It's not clear to me from their application, whether or not the restaurant will be part of the redevelopment, but I believe it would be a real loss to the community to deny them the restaurant facility that currently occupies the ground and lower floors, and a loss of business to the restaurant operator.

My objections in a nutshell, are to the glazing of any the presently open aperture 'windows', the addition of any new windows and roof terrace and loss of an amenity (albeit presently closed to

**Sehmi, Amrith**

**From:** PLN - Comments  
**Sent:** 04 August 2016 13:03  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

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

Comments were submitted at 1:02 PM on 04 Aug 2016 from Mr Adrian Quan.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London

**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Adrian Quan

**Email:**

**Address:** Flat 361, Ben Jonson House Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:** - Traffic or Highways

**Comments:** The turret is an integral aesthetic feature of the Barbican. To open up window area and to glaze in the slits would ruin the appearance and symbolic meaning of the turret. The turret is an essential part of the architectural language of the Barbican (the fortress) and should not be altered. I strongly object to this application.

**Sehmi, Amrith**

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**From:** PLN - Comments  
**Sent:** 04 August 2016 14:22  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 2:21 PM on 04 Aug 2016 from Mr Joseph Reeves.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas  
More Highwalk Barbican London

**Proposal:** Conversion of podium level and upper floors of Turret to  
form one two bedroom residential dwelling (Use Class  
C3), including the insertion of windows.

**Case Officer:** Catherine Linford  
[Click for further information](#)

### **Customer Details**

**Name:** Mr Joseph Reeves

**Email:**

**Address:** 104 Mountjoy House Barbican London

### **Comments Details**

**Commenter Type:** Member of the Public

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

**Reasons for comment:** - Noise  
- Residential Amenity

**Comments:** The turret is an integral aesthetic feature of the Barbican. To open up window area and to glaze in the slits would ruin the appearance and symbolic meaning of the turret. The turret is an essential part of the architectural language of the Barbican (the fortress) and should not be altered.

I strongly object to this application.



**Sehmi, Amrith**

**From:** PLN - Comments  
**Sent:** 05 August 2016 18:11  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

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

Comments were submitted at 6:11 PM on 05 Aug 2016 from Ms Samantha Logan.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

**Proposal:** Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Samantha Logan

**Email:**

**Address:** 519 Bunyan Court Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:** - Residential Amenity

**Comments:** My objections to this are on the grounds that these plans, as submitted before some years ago and dismissed then, will greatly diminish the original intention and aesthetic of the building (that of a folly and gatehouse for the Barbican). Podium level may be restricted and the overall aesthetic of the original plan compromised. Chipping away at the original aesthetic of The Barbican will absolutely diminish what is a masterpiece in Brutalist architecture.

**From:** PLN - Comments  
**Sent:** 07 August 2016 17:06  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

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

Comments were submitted at 5:06 PM on 07 Aug 2016 from Mrs Julia Minton.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London

**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Julia Minton

**Email:**

**Address:** 145 Andrewes House Barbican

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:**  
- Noise  
- Residential Amenity

**Comments:** The turret is an integral aesthetic feature of the Barbican. To open up window area and to glaze in the slits would ruin the appearance and symbolic meaning of the turret. The turret is an essential part of the architectural language of the Barbican (the fortress) and should not be altered. I strongly object to this application

**Sehmi, Amrith**

**From:** PLN - Comments  
**Sent:** 10 August 2016 22:25  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 10:24 PM on 10 Aug 2016 from Mr Ian Goggin.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London  
**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Ian Goggin  
**Email:**  
**Address:** 16 Thomas More House London

### **Comments Details**

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

#### **Reasons for comment:**

**Comments:** As a regular user of this wonderfully quirky turret and a close neighbour, I strongly object to these proposals for three main reasons. 1. The scheme is completely unsympathetic to the architecture of the Barbican and the original intentions of Chamberlin, Powell & Bon. The windows proposed for the east elevation have no relation to the language of the Estate and the glass terrace will adversely alter the roofline and silhouette of the listed building. 2. Isolating this unique part of the estate into a private residence clearly goes against the original intention for the turret which was to be a public walkway / viewing point to be accessible to all. The only reason it is deemed redundant is because the upper level is locked shut so no-body can use it. I'm sure there are countless people, residents and public alike that would love to explore this space much like the other eccentric features such as the waterfall and sunken gardens. 3. There are flaws with the application and the justification for the proposal. The application says that there will be no works to the exterior of the building but 4 windows and a

balustrade are being added. Also, the scheme has been justified on the basis of the area being 'troubled by criminal activity', being used as a 'repository for urban waste', and a 'pissoir'. I have been living here for over a long time and use this staircase every day. It is absolutely spotless and to claim otherwise is an insult to the Estate staff. I hope the Corporation seriously considers the detriment this application will have on the estate. Sadly we need to live with other unsympathetic additions such as the Exhibition Halls tunnel and the roof over Brandon Mews, and I would not like to see another added.

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 16/00770/LBC

**From:** PLN - Comments  
**Sent:** 20 August 2016 07:03  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

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

Comments were submitted at 7:03 AM on 20 Aug 2016 from Mr Brendan Barnes.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London

**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Brendan Barnes

**Email:**

**Address:** 59 Thomas More House Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:**

**Comments:** thank you for the opportunity to comment on this application. My objection is based on the negative impact that the development would have on the core architectural concept of the Barbican as a castle or fortress. I am particularly concerned by those aspects of the proposal that would affect the external appearance of the turret and would not accept that the suggestion that where these are "rear-facing", it diminishes the concern. I understand that objections on these points have already been made by the Corporation's own planning officers. finally, I would welcome some clarification regarding the management of conflict of interest since, although I agree with the comments made, it seems unsatisfactory that the Corporation should be assessing its own application.

**Hassall, Pam**

**To:** Hassall, Pam  
**Subject:** FW: Comments for Planning Application 16/00768/FULL

Printed and tick removed

**From:** PLN - Comments  
**Sent:** 22 August 2016 22:35  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 10:34 PM on 22 Aug 2016 from Mr Gordon Wise.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London EC2

**Proposal:** Change of use of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Gordon Wise

**Email:**

**Address:** 283 Cromwell Tower Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:**

**Comments:** I write to object to this proposal. Firstly,  
the plans are presented in a very confusing  
fashion, although that is not the main  
grounds for my objection. I disagree with  
the principal of adopting the public realm  
in terms of areas of the podium space into  
a private residence, which is what this  
scheme appears to do. But more  
significantly, the substantial addition to the  
rear with prominent glazing is clearly  
contrary to listed building guidelines and  
Barbican Estate listed building  
management principles. While I may

favour intelligent re-use of this space - a key feature among the idiosyncrasies of the Barbican Estate - these plans to not show evidence of this in terms of a refurbishment that does not prejudice the adjacent areas or the prevailing listed building obligations. It is wearying that these things have to be pointed out and indeed applications like this be made when there is so much intelligent thought going into the presentation and refurbishment and maintenance of so many other areas of the Estate, and appreciation of its architectural ethos. This proposed scheme does not conform to either of these areas of consideration.

From Seddon House Group  
307 Seddon House  
Barbican  
EC2Y 8BX

23 August 2016

Dear Sirs

**Applications 16/00768/FULL and 16/00770/LBC**

I am writing on behalf of Seddon House Group to OBJECT to the above applications for planning permission and listed building consent. Seddon House is immediately to the north of the turret, and its corner flats look out onto it.

Our objections are largely on listed building grounds. We have also commented on the alternative applications (16/00773/FULL and 16/00774/LBC).

Please note there was no pre-application consultation on these proposals. Given that the City planners urge developers to hold meaningful pre-application consultations with local stakeholders, it is regrettable that the City when acting as a developer itself should fail to follow best practice. This is especially so when the statutory application period falls in August, when many residents are away, and given that there are two applications each with three variants for the windows. Proper pre-application consultation might have allowed a more definitive application.

**General comments**

The design statement says "The existing Highwalk level has been troubled by criminal activity and used as a repository for urban waste, including beer cans & cigarette butts. Late night drinkers use the space as a 'pissoir'. Rough sleepers also use the upper gated levels of the space."

Rough sleepers used to use the upper levels of the space until it was gated off some years ago. There is very little criminal activity on the Highwalk; there is some rubbish deposited on the staircase, but regular and adequate cleaning deals with this. The committee should not think that this is a derelict no man's land. The route and the staircase is heavily used by residents, schoolgirls, and visitors, including residents returning home in late in the evening.

Nevertheless, we accept that the turret is underused and are not averse to the suggestion that it should be turned into a residence, with safeguards. However, that residence should respect the listed nature of the estate and specifically of the turret itself, with its references to being a bastion and a gatehouse.

**Substantive objections**

*16/00768/Full and 16/00770/LBC  
Version with internal staircase*

**Window types**

The applicant is proposing 4 window types.

We object to the following window types offered for the new fenestration on the east elevation – box,



For the avoidance of doubt we would like a condition that the public lift and stairways continue to provide 24 hour access from the street to the podium. The City should also secure itself the right to any access necessary to repair or rebuild the lift.

The applicant should produce a design for consultation with neighbours and approval by the planners for the lighting to the public staircase, so that it is enhanced and improved. At present there is some daylight from the top of the turret to the staircase. If the application is approved that will go, and the podium itself will lose one open bay looking onto Aldersgate Street.

*The roof terrace* To avoid nuisance, no external lighting, heating, or amplified sound should be permitted on the terrace.

Yours faithfully

Jane Smith  
Chair, Seddon House Group

**Hassall, Pam**

**From:** Pln - CC - Development Dc  
**Subject:** FW: OBJECTION to application 16/00768/FULL and 16/00770/LBC COL:00970141

**From:** Cathryn Worrell [REDACTED]  
**Sent:** 23 August 2016 13:38  
**To:** PlanningQueue  
**Subject:** OBJECTION to application 16/00768/FULL and 16/00770/LBC

I am writing to object to the above planning application which relates to the turret on the Aldersgate Street side of the Barbican Estate.

I object to the planning application on the grounds that the Barbican Estate is Grade II listed, and the proposed changes to the turret would change the character of the estate.

The turret was originally built for the enjoyment of the public and could continue to be made available to Barbican residents through the use of the locks and keys used on communal entrances and gates throughout the estate. I also question the architect's assertion that the highwalk is 'troubled by criminal activity'. There is no evidence on the police.uk website of any criminal activity in this particular part of the City.

Furthermore, I object to windows being installed on the east facing side of the turret, since this would increase light pollution and reduce privacy for residents of Thomas More and Mountjoy Houses. Also, the design of the windows is not in keeping with the requirements across the rest of the Barbican estate for wood framed windows set within the structure of the building.

I also object to the plans to create a roof terrace on the turret. Roof terraces in other parts of the City have resulted in noise and disturbance and this would be a particular concern for Barbican residents at this western side of the estate and residents of London House on Aldersgate Street.

I also object to this application on the grounds that there will be increased light pollution if lighting on the stairwell and podium are increased to compensate for the loss of natural light.

It concerns me that the City Corporation has approached an architect directly, without inviting bids from other potential parties, as is required by law. Furthermore, this planning application has been submitted without the usual consultation process that the City demands of other developers. As of 22nd August at least, no public notices have been displayed in the surrounding area about this proposed redevelopment, and the vast majority of local residents who would be affected by the development are unaware of it.

Yours Faithfully,  
Cathryn Worrell  
101 Mountjoy House  
Barbican  
London  
EC2Y 8BP

ACKNOWLEDGED



# **Comments for Planning Application 16/00770/LBC**

## **Application Summary**

Application Number: 16/00770/LBC

Address: From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London

Proposal: Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

Case Officer: Catherine Linford

## **Customer Details**

Name: Ms Leila Smith

Address: 112 Thomas More House Barbican London

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to this application on the grounds of loss of privacy for myself and other residents of Thomas More House. This would result, cumulatively, from the addition of new windows in the, currently blind, west facing elevation, the addition of a new glass stairwell in the North-West corner (closest to Thomas More House) and the addition of a roof garden. The external roof garden, in particular, would be directly opposite my living room window, which would interfere with my privacy and quiet enjoyment of my home. There is a very real potential of noise from parties or other gatherings which would impact my peace and privacy very directly. Our homes have never before been overlooked on this aspect, and the roof garden would have a hugely negative impact, with the possibility of endless noise, intrusion and nuisance, especially in summer. Further, changing the use of "The Turret" in the manner proposed seems completely inappropriate in the context of it forming a feature of the Barbican Estate that has been enjoyed in its present form for very many years.

ance  
ative Reference  
ation Received  
ation Validated  
osa  
osal

16/00766/FULL  
PP-05339550  
Fri 22 Jul 2016  
Fri 22 Jul 2016

From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2  
Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

August 2016

whom it may concern

sh to object to the above permission that is being sought. My objection is based on the facts that:  
re will be light reduction.  
re will be a loss of privacy for residents.  
re will be a roof terrace visible and open to view and noise issues.  
e listed building is being changed from its original status.  
e design is meant to include open spaces – this planning request will take away those spaces that visitors come from overseas to see and enjoy.  
s appears to be based on grabbing an available space to make money from it – not to preserve the brutalist design.

not wish for planning permission to be granted to the above request.

urs sincerely  
chele Cohen



3 Bunyan Court  
rbican  
idon  
2Y 8DH

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	26 AUG 2016	LTP
OM		SSE
No	121140	PP
FILE		DD

**Hassall, Pam**

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**To:**  
**Subject:**

Hassall, Pam  
FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 28 August 2016 18:14  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 6:14 PM on 28 Aug 2016 from Dr Andrew Ormsby.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London EC2

**Proposal:** Change of use of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Dr Andrew Ormsby  
**Email:**  
**Address:** 102 Mountjoy House Barbican London

### **Comments Details**

**Commenter**  
**Type:** Neighbour

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

**Reasons for  
comment:**

**Comments:** I wish to OBJECT to this planning  
application.

The design being proposed here concerns  
significant changes to a cited building but  
its design does not appear to take this into  
account. In particular, the style and design  
of windows and other features is unlike  
those elsewhere in the Barbican Estate.

The windows on the eastern elevation will  
also introduce potential light pollution and  
the roof terrace, light and noise.

Consultations with Barbican residents should have taken place in advance of this application being made. Once again, the City is attacking the integrity of the Barbican's unique architecture in an unnecessary and undesirable way.

**Hassall, Pam**

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**To:** Hassall, Pam  
**Subject:** FW: Comments for Planning Application 16/00770/LBC

**From:** PLN - Comments  
**Sent:** 29 August 2016 20:14  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

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

Comments were submitted at 8:13 PM on 29 Aug 2016 from Mrs Susan Cox.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London

**Proposal:** Conversion of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Susan Cox

**Email:**

**Address:** 343 Lauderdale Tower Barbican London

### **Comments Details**

**Commenter Type:** Member of the Public

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

**Reasons for comment:** - Residential Amenity

**Comments:** I strongly object to these applications  
(16/00768 and 16/00770) on the grounds  
of the proposed devt's appearance in the  
context of the Grade II listed Barbican  
structure & the potential loss of residential  
amenity. I would also like to voice my  
disappointment that the CoL has chosen to  
submit these without any pre-application  
discussions & just before the summer  
holidays such that many people will find it  
difficult to respond within the requisite  
time frame. I would also like to ask how  
the CoL, having submitted the proposals,

can be allowed to assess its own application.

1) Character & Appearance - in my opinion, these plans will significantly compromise the original intention of the structure as laid out in the Barbican Listed Building Mgt Guidelines, Vol IV. The turret is an integral feature of the Estate and was originally intended to provide a public walkway & viewing area. Separating this out into a private residence negatively impacts the core architectural concept of the Barbican. The only reason the space is deemed to be redundant is that the turret area above Podium level is locked as it is claimed in the application that the area has been, inter alia, "troubled by criminal activity". I have lived here since 2003 & have never seen any evidence of this & feel this is just an excuse for the CoL to monetise any unused areas, however unsuitable, it can find. I am also concerned that the proposal to glaze in the slits, to increase the number of windows & to construct a roof terrace would adversely affect the appearance of the turret.

2) Loss of Residential Amenity - the addition of windows in the west elevation & the external roof garden would clearly lead to the loss of privacy for nearby neighbours, particularly in Thomas More & Seddon House. So too the increased prospect of potential noise & light pollution. I am also concerned at the ongoing "land-grab" of vital and widely used public access spaces.

I strongly object to these proposals.



Roger Cheveley.  
203. Mountjoy House. Barbican. EC2Y 8BP.  
August 23/16.

Clive Cornwell  
Dept. of Built Environment  
City of London  
P.O. Box 270  
Guildhall  
London EC2P 2EJ.

PLANNING & TRANSPORTATION			
ADD		PPD	
RY		LTP	
UM	23 AUG 2016	SSE	
RS		PP	
FILE	27406	DD	

Dear Sir,

Objections to application - 16/00773/ full  
16/00774/ LBL.

I wish to object to the above proposed planning application related to the Barbican Estate turner, adjacent to Aldersgate St.

I object that these proposals show very little effort to conform with the Barbicans Grade II status.

Specifically, I object to the external staircase which is not in character with other features on the Estate. It will also add light pollution to the area.

I object to the variety & number of windows proposed especially -

(a) Those not using hard wood consistent with the residential blocks of the Estate.

(b) The addition of extra windows to the East facing facade of the Turner.


I object to the proposed roof terrace, a feature that will lead to disturbance of nearby neighbours.

I also object that the lack of customary  
pre-application discussions of these proposals  
seems to contravene the City of London's  
best practice protocols for development.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

158 Thomas More House  
Barbican  
EC2Y 8BU



30 August 2016

Planning applications 16/00768/FULL, 16/00773/FULL

**Objection to the conversion of "The Turret", John Wesley Highwalk to residential use**

I am writing with regard to the application to change the use and external appearance of "The Turret" at the above location, to convert it into a two-bedroom residential unit. Two applications for planning consent have been made; I give the reference numbers above.

Firstly, I believe the turret is not suitable to be a residential part of the Barbican. It is in constant use as an access point with a lift and stairs to the Barbican highwalk. It is frequently used by Barbican residents, visitors to the Museum of London, the pupils of the City of London School for Girls, and particularly by pedestrians with pushchairs, or handicapped people. Its conversion would involve a major disruption to these users, and there is no obvious alternative lift on the way to the Barbican station or Aldersgate Street.

A flat in the turret would not benefit from many of the original Barbican features, such as underground heating, original kitchen and garhcey. It would be isolated and would not be part of any tower or block, thus breaking the harmony and aesthetic of the Barbican development. Furthermore, the flat would be directly on top of a restaurant and stands immediately next to a busy road. Importantly, the turret has no provision of water, gas or electricity, which clearly indicates that the architects did not intend it to be a residential part of the estate. On a practical point, the proposed development seems not to contain a single right angle, which combined with the high levels of street noise, would hardly make it an attractive property.

Secondly, the turret is a reference to the a fortified tower, clearly exemplified by its arrow slits and spiral staircase. The arrow slits and the turret were clear references to the origin of the word Barbican as the barbican of a walled fortification. The proposed conversion involves changes to the arrow slits, and even more disruptively, to the insertion of large new windows into what is currently a blank wall. Although the architects refer to this wall as the rear of the property (presumably to minimise the impression of the visual changes they would produce), this wall is in fact extremely conspicuous - one of the best views of the turret is obtained from Thomas More highwalk, onto which this wall faces. I strongly believe that this alteration does not respect the character of the Barbican Estate, and also breaks the continuous visual appearance of the arrow slits as present in the highwalk around Lauderdale Tower. It furthermore sets a disturbing precedent for the permanent alteration of a Grade II listed structure. These concerns apply equally to the second application, which additionally contains a large unsightly external staircase, completely out of keeping with the architecture of the turret. These changes greatly diminish the essential character of the building.

Finally, I would like to express my concern that if this project is allowed, how many corners or interstices of the Barbican estate can be removed from the public domain to become private residences. While it is a shame that the higher levels of the turret have been closed to the public and Barbican residents during recent years, if this development is approved they will permanently be lost. Any future development of the space in keeping with the architects' intentions, such as a public viewing point or garden, would then become impossible.

Yours sincerely,

Charles Greffield.

**Hassall, Pam**

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**To:** Hassall, Pam  
**Subject:** FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 30 August 2016 13:04  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 1:03 PM on 30 Aug 2016 from Mr Charles Creffield.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London EC2

**Proposal:** Change of use of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Charles Creffield

**Email:**

**Address:** 158 Thomas More House Barbican London

### **Comments Details**

**Commenter Type:** Member of the Public

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

**Reasons for comment:** - Residential Amenity

**Comments:** Firstly, I believe the turret is not suitable to be a residential part of the Barbican. It is in constant use as an access point with a lift and stairs to the Barbican highwalk. It is frequently used by Barbican residents, visitors to the Museum of London, the pupils of the City of London School for Girls, and particularly by pedestrians with pushchairs, or handicapped people. Its conversion would involve a major disruption to these users, and there is no obvious alternative lift on the way to the Barbican station or Aldersgate Street. On a

practical point, the proposed development seems not to contain any right-angles, which combined with the high levels of street noise, would hardly make it an attractive property.

Secondly, the turret is a reference to the word Barbican as the gate of a walled fortification. The proposed conversion involves glazing the arrow slits, and even more disruptively, to the insertion of large new windows into what is currently a blank wall. Although the architects refer to this wall as the rear of the property (presumably to minimise the impression of the visual changes they would produce), this wall is in fact extremely conspicuous - one of the best views of the turret is obtained from Thomas More highwalk, onto which this wall faces. I strongly believe that this alteration does not respect the character of the Barbican Estate, and also breaks the continuous visual appearance of the arrow slits as present in the highwalk around Lauderdale Tower. It furthermore sets a disturbing precedent for the permanent alteration of a Grade II listed structure. These changes greatly diminish the essential character and aesthetic of the building.

**Hassall, Pam**

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**To:**  
**Subject:**

Hassall, Pam  
FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 30 August 2016 23:32  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 11:32 PM on 30 Aug 2016 from Mr Daniel Edwards.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London EC2

**Proposal:** Change of use of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Daniel Edwards

**Email:**

**Address:** 105 Seddon House Barbican London

### **Comments Details**

**Commenter**  
**Type:** Member of the Public

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

**Reasons for**  
**comment:** - Residential Amenity

**Comments:** I OBJECT STRONGLY on the grounds that  
the proposals would result in a degradation  
of the integrity of the architecture and the  
public spaces of the Grade II Listed  
Barbican Estate.

The proposals have not had the public  
consultation due to such a scheme; and it  
is questionable whether the legal minimum  
consultation has taken place given the lack  
of direct contact with residents. The  
statutory notice was placed behind  
Lauderdale Tower, where it is not visible

from the street or by those who use the Turret to access Thomas More, Mountjoy or Seddon House.

The Turret has proven over many decades to be an extremely useful stairwell and lift serving car park, ground and podium levels. It is in constant use by residents and those passing through and there is no need for a new entrance to this part of the estate. Regular podium users know all too well that replacement lifts and escalators do not work as reliably as the original estate entrances.

The Turret is a prominent landmark expressing the idea of a barbican as the outer part of a fortified castle. It is obvious that the architects Chamberlin, Powell and Bon did not intend this space to be occupied. The design uses a careful balance of mass and void to achieve its effect and the City of London was generous in its allocation of public space toward these greater architectural goals. The Turret building is best left as it was intended - as a practical entrance and an architectural symbol. It is no more a wasted asset needing development than the space within the portico of St. Paul's Cathedral.

The Barbican Estate was listed to protect it for us and future generations. These proposals seem to be an attempt to maximise short term income in defiance of the listing.

105 Seddon House  
Barbican  
London EC2Y 8BX

18 December 2016

Dear City Planning Officer,

**Re. revised proposals for:**

**16/00768/FULL** From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican, London EC2. Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows; **and**

**16/00770/LBC** From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican, London, EC2. Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**I strongly object to the granting of both planning permission and listed building consent for the above applications in their revised forms.**

The Aldersgate Turret is not a redundant space. It is a fully functioning entrance, complete with stairway and light-well, housed in a monumental landmark. I object to the proposed change of use for the reasons outlined in my comments on the initial proposals dated 30 August 2016.

Furthermore, the revised proposals would result in significant harm to the architectural integrity of a building in the listed Barbican Estate. It takes a public space permanently out of the public realm with no corresponding public benefit.

In particular, this proposal asymmetrically fills in the tripartite arches that form the main facade of the turret from Aldersgate Street. I believe the architects intended the deep shadows created by the arch voids to reference classical triumphal arches. Such monuments comprise a single large central arch flanked by two smaller ones in a symmetrical arrangement. By filling in the left hand arch and the top part of the central arch, the architectural balance is irrevocably destroyed. Similarly there would be a lop-sided aspect to the change of use: domestic on one side and civic on the other. This proposed asymmetry can be seen clearly in the photographic rendering in the Design and Access Statement Part 2 on page 46. The effect would be even more pronounced at night.

The insertion of a mezzanine floor into the building results in a very unfortunate truncating of the arches which further compromises the intended design. The mezzanine cuts across the top of the central arch in a seemingly random position bearing no relation to the spring of the arch. The arch feature is thus cut off in a very unpleasant way, highlighting the fact that this is an inappropriate development forced into an inappropriate space.



A significant problem with this kind of domestic infilling is that there can be no control over what is behind the floor-to-ceiling glazing once it is in private hands. It could very quickly become an untidy store for domestic items which would sit very uncomfortably with the building's status as a grand entrance to the estate.

Finally, it should be remembered that this entrance is currently not easily visible from all angles due to the hoardings on the other side of Aldersgate Street. Once the hoardings are down, this entrance again becomes a highly visible architectural statement of the ideas behind the Barbican Estate. The development of the Museum of London site will create an opportunity for a modest restoration of the turret, giving the south western ground level approach the dignity it deserves. The current proposals would make any such restoration impossible, as by then it would have been taken out of the public realm for ever.

I appreciate your attention to these observations and urge you to reject these applications in order to help preserve the architectural integrity of the Barbican Estate.

Yours sincerely,

Daniel Edwards

**Hassall, Pam**

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**To:** Hassall, Pam  
**Subject:** FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 30 August 2016 16:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

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

Comments were submitted at 4:01 PM on 30 Aug 2016 from Dr Angeles Rodriguez de Cara.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon  
Highwalk Thomas More Highwalk Barbican  
London EC2

**Proposal:** Change of use of podium level and upper  
floors of Turret to form one two bedroom  
residential dwelling (Use Class C3),  
including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Dr Angeles Rodriguez de Cara

**Email:**

**Address:** 158 Thomas More House, Barbican, London  
EC2Y 8BU

### **Comments Details**

**Commenter  
Type:** Neighbour

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

**Reasons for  
comment:** - Residential Amenity

**Comments:** I am extremely concerned with the  
privatisation of public spaces. If this  
proposal goes forward, it will set a  
precedent to privatise other public domains  
of the Barbican Estate or elsewhere in the  
City of London. It is a shame that the  
higher levels of The Turret have been  
closed to the public without finding a  
better use in line with the architects'  
original conception of the Estate.

I believe the turret is not suitable to be a

residential part of the Barbican. The flat would be directly on top of a restaurant and stands immediately next to a busy road. It is an access point with a lift and stairs to the Barbican highwalk in constant use. Its conversion would cause major disruption and there is no nearby alternative.

The arrow slits and the turret were clear references to the origin of the word Barbican as the barbican of a walled fortification. The proposed conversion involves changes to the arrow slits, breaking the continuous appearance of the slits from the highwalk around Lauderdale Tower. It further adds a rooftop by adding an elevated glass structure, nowhere else seen in the Estate.

Even more disruptively, the proposal includes the insertion of windows into what is currently a blank wall highly conspicuous from the walkway. This would set a disturbing precedent for the permanent alteration of a Grade II listed structure. These changes greatly diminish the essential character of the building.

The proposal states that the location has been troubled "troubled by criminal activity and used as a repository for urban waste" and that rough sleepers use it. This is false. The windows proposed and the rooftop terrace in glass are not in line with the rest of the Estate, and would break the harmony and continuity of the appearance. Lastly, it is unclear why they need to make changes as noted in red on the plans at basement and street level on the facade of what is currently a restaurant.

These are strong issues that should be taken into account.

**The Bursar**

Mr Alan Bubbear MBA (Open)



**CITY OF LONDON  
SCHOOL FOR GIRLS**

**Telephone** 020 7647 5524

**Fax** 020 7638 3212

**Email** [bursar@cls.org.uk](mailto:bursar@cls.org.uk)

**Date:** 30<sup>th</sup> August 2016

**Mr M Kettle**  
Housing & Commercial Development Manager  
Housing Property Services  
Department of Community and Children's Services  
City of London Corporation

**Dear Mike**

Further to our meeting on Monday 22 August, I can confirm that the School has no objections to the proposed conversion of the building at the end of the tennis courts into a residential dwelling.

**Yours sincerely**



**Mr Alan Bubbear**  
**Bursar**



## Representing the interests of Barbican Residents

Helen Kay  
403 Willoughby House  
Barbican  
London EC2Y8BN

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

31 August 2016

For the attention of Clive Cornwell

Re: Objection to application **16/00768/FULL** and 16/00770/LBC

Dear Sir/Madam,

I write on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to object to elements of the application to develop the turret site on Aldersgate Street.

1. Some of the elements of the design of the development do not preserve the architectural integrity of the listed estate.

The Local Plan, policy DM12.1 requires a development to 'sustain and enhance heritage assets and to respect the character and scale of surrounding heritage assets' and the Core Strategic Policy CS10 promotes 'a high standard of design ensuring that the quality of materials and detailed design of buildings are appropriate to the setting of surrounding buildings and spaces'.

The proposed glazed external staircase and the fully glazed entrance both detract from the integrity of the design of the listed Barbican Estate.

The window types should be in character with the original design by Chamberlain, Powell and Bon - Namely, hardwood, rectangular and not protruding from the face of the building.

The glazed section of the staircase will also have the potential to cause light pollution to the overlooking apartments.

2. Residential amenity threatened by noise and disturbance

The Local Plan requires developments 'to demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout and design'.

The large roof terrace will allow a significant number of people to congregate and this gives

**ACKNOWLEDGED**

great potential for disturbance. At the meeting we were informed that there would be a green roof. A better design that would lower the potential for noise disturbance would be a smaller roof terrace with a section of green roof that would not enable people to gather. Environmental Health at CoL has much evidence of noise disturbance from a terrace on Moor Place that is close to a residential block. The management company in that building now has to permanently lock the doors to that terrace, as all other measures have been ineffective.

We therefore ask the City to reject this application as it stands or to suggest some improvements to the design.

There are a few questions I have for you.

There seems to have been a problem with communication on this application with the distribution of the notification letters and was there a reason for the normal planning process of the initial pre-planning consultation being ignored?

The Barbican Listed Building Management Guidelines state that planning applications submitted by the City Corporation have to be referred to the National Planning Casework Unit of CLG as a Local Planning Authority cannot determine its own application and it would seem that English Heritage also need to be consulted, again to 'prevent a Local Planning Authority from determining Listed Building Consent on its own buildings.' Can you confirm for us that you will be consulting with these two organisations?

Yours faithfully,

Helen Kay

☐ Chair, Barbican Association Planning Committee

31/8/16

## Comments for Planning Application 16/00768/FULL

### Application Summary

Application Number: 16/00768/FULL

Address: From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

Proposal: Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

Case Officer: Catherine Linford

### Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I OBJECT primarily on the grounds of the removal of residential amenity by closing the viewing platform permanently, plus the proposed damage to a listed building and its position as an integral part of the Barbican Estate

1: Insertion of windows:

A: Looking at the plans I see no rationale whatsoever for punching holes in a Grade II listed wall. I agree with the pre-application advice from the City's Principal Planning Officer [section 5 of the application] which states that: "... the need for east facing windows at second floor level is questioned due to the size of the windows fronting Aldersgate Street."

+ One proposed new window is in the proposed 'Living Room' area that already has two very large windows overlooking Aldersgate Street. This window is not required and should be denied

+ Two proposed windows are in the proposed 'bedroom' area that already has one very large window overlooking Aldersgate Street. These windows are not required and should be denied

+ One proposed window is in the proposed 'bathroom' area. Barbican bathrooms do not have windows so this is not consistent with the rest of Estate and should be denied

B: Further, it is not acceptable to glaze over the arrow slits. The turret is a key part of the architectural language of the fortress that is the Barbican and its appearance should not be changed

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 25 November 2016 13:50  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

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

Comments were submitted at 1:50 PM on 25 Nov 2016 from Mr Christopher Makin .

### Application Summary

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

**Proposal:** Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Christopher Makin

**Email:**

**Address:** 21 Speed House Barbican London

### Comments Details

**Commenter Type:** Neighbour

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

**Reasons for comment:** - Residential Amenity

**Comments:** I OBJECT primarily on the grounds of the removal of residential amenity by closing the viewing platform permanently, plus the proposed damage to a listed building and its position as an integral part of the Barbican Estate

1: Insertion of windows:

A: Looking at the plans I see no rationale whatsoever for punching holes in a Grade II listed wall. I agree with the pre-application advice from the City's Principal Planning Officer [section 5 of the application] which states that: "... the need for east facing windows at second floor level is questioned due to the size of the windows fronting Aldersgate Street."

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+ Two proposed windows are in the proposed 'bedroom' area that already has one very large window overlooking Aldersgate Street. These windows are not required and should be denied

+ One proposed window is in the proposed 'bathroom' area. Barbican bathrooms do not have windows so this is not consistent with the rest of Estate and should be denied

B: Further, it is not acceptable to glaze over the arrow slits. The turret is a key part of the architectural language of the fortress that is the Barbican and its appearance should not be changed

2: Inaccurate rationale for the proposal

As a resident of the Barbican I do not recognise the architects negative characterisation of the current space. The Highwalk has low levels of crime and this well-used staircase is clean and well maintained by the City.

3: The Barbican Estate Listed Building Management Guidelines

Paragraph 5.60 highlights the value of 'the smaller building set around landscaped courts'. The Turret is a prime example of one of these buildings and its listed status should be respected

4: Public access

The turret should be reinstated as a public viewing platform and treated with respect as a Grade II listed building

**Adjei, William**

---

**From:** Paul Tilley [REDACTED]  
**Sent:** 28 August 2016 18:32  
**To:** PLN - Comments  
**Subject:** 16/00768/FULL and 16/00770/LBC

Dear Sir,

I wish to object to the above numbered planning applications. I live in the Barbican Estate and the use of the proposed roof terrace, which is visible from my flat, is likely to create a nuisance. In addition the fenestration proposed on the eastern side of the building is out of keeping with the style of the Barbican Estate.

Yours truly,  
Paul Tilley  
118 Thomas More House,  
Barbican  
EC2Y 8BU



ACKNOWLEDGED

**Adjei, William**

---

**From:** [REDACTED]  
**Sent:** 24 August 2016 15:07  
**To:** PLN - Comments  
**Subject:** Planning Applications

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

16/00773/FULL and 16/00774/LBC  
16/00768/FULL and 16/00770/LBC

I object to the above applications as follows:-

Alteration to a listed building - is this allowed?

An external staircase is out of keeping with the current architecture

Windows overlooking the tennis courts will affect privacy and do not appear to be in keeping with the present architecture

A roof terrace which could create a nuisance to overlooking properties

The current staircase by the public lift is already a dark spot and would become even more so with the loss of daylight

Pauline Pearson  
150 Thomas More House  
London EC2Y 8BU

**ACKNOWLEDGED**



**Hassall, Pam**

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**From:** P Pearson <[REDACTED]>  
**Sent:** 20 December 2016 07:51  
**To:** PLN - Comments  
**Subject:** Objection to 16/00768FULL + 16/00770/LBC Application for change of use of podium level and upper floors Turret to form one two bedroom dwelling

For the attention of Catherine Linford, Development Division

Dear Ms Linford

I wish to object to the above planning application.

I understood that "listing" was designed to protect certain iconic buildings from this kind of development. The Turret was never intended to be a residence and the necessary alterations to achieve this is unsympathetic to the original design.

The proposed filling in of one of the elevations onto Aldersgate Street will make the staircase even darker than it is now and will create a hazard.

Where is the fire escape?

A roof terrace is highly inappropriate.

Granting permission for this scheme does not augur well for the future of the estate and would create a precedence for even more unsuitable schemes elsewhere in the Barbican.

Yours sincerely

Pauline Pearson, 150 Thomas More House.

# **Comments for Planning Application 16/00768/FULL**

## **Application Summary**

Application Number: 16/00768/FULL

Address: From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

Proposal: Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

Case Officer: Catherine Linford

## **Customer Details**

Name: Mr Gareth Randell

Address: 402 Seddon House London

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object on the following grounds:

1. Listed Building Status / Architecture. The historic estate overall, and this local landmark, should be protected not developed opportunistically and unsympathetically. Residential use is inappropriate to the nature / location of the building (there are other options for use more in keeping with the location and/or barbican area / cultural hub strategy). The Barbican Listed Building Management Guidelines appear to have been ignored.

2. Privacy / Overlooking. The proposed roof terrace is right outside our windows, and will erode our privacy and providing a source of noise / light pollution / nuisance unless usage restrictions are put in place

3. Lack of public consultation. As immediate neighbours we should have been consulted (I found out about this and the other applications by chance)

Attention Catherine Linford

Senior Planning Officer, Department of the Built Environment

**APPLICATION 16/00768/FULL AND 16/00770/LBC** – to convert the podium level and upper floors of the turret to form a two bedroom dwelling, including the insertion of windows.

I am writing on behalf of the Thomas More House Group **to object** to the above application (to be considered in conjunction with objections to application 16/00773/FULL and 16/00774/LBC). We object to both applications in their current form but are particularly opposed to the version with the external staircase.

### **The Planning process**

This fell well short of good practice especially given the complexity of the proposals (this is one of two proposals, each with three variants on windows) and the fact that the City is the developer:

- there was no pre-planning consultation;
- the statutory application period was confined to August when many residents are away;
- the distribution public notices, and of notification letters to affected owners and occupiers, and, indeed, on the turret itself, was inadequate and inconsistent.

### **Design statement**

This overstated the "criminal activity" currently present.

### **Substantive objections**

- the three window types proposed for insertion in the East wall seem out of character with those on the rest of the Estate. (The architect has argued verbally that they provide contrast but they seem out of keeping with the original design of Chamberlain, Powell and Bon.) Moreover,, we would prefer that there to be no windows at all (not fully understanding why the ones on Aldersgate Street cannot be opened.);
- increased light pollution from these windows ( which the architect has said cannot be minimised or controlled)
- the roof terrace appears large and we are concerned with potential for nuisance.

### **Other**

A condition of the application must be improvement of lighting to the public staircase, given the loss of light which would occur if this development were to be approved.

Averil Baldwin, Chair Thomas More House Group

1 Thomas More House, Barbican, London EC2Y8BT

[REDACTED]

ACKNOWLEDGED

**ROBERT B. BARKER, MPhil (RCA)**

**33 LAUDERDALE TOWER, BARBICAN, LONDON EC2Y 8BY**

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

16<sup>th</sup> December 2016

Dear Sirs,

**Re:**

From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican,  
London EC2

**16/00768/FULL**

Change of use of podium level and upper floors of Turret to form one two bedroom  
residential dwelling (Use Class C3), including the insertion of windows.

**AND**

From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican,  
London, EC2

**16/00770/LBC**

Conversion of podium level and upper floors of Turret to form one two bedroom residential  
dwelling (Use Class C3), including the insertion of windows.

**INTERNAL STAIRCASE OPTION**

**REVISED DRAWINGS**

**I WRITE TO OBJECT TO THE GRANTING OF BOTH PLANNING PERMISSION AND  
LISTED BUILDING CONSENT FOR THE ABOVE.**

I write as somebody who has served on the working parties that have produced volumes I, II  
and IV of the Barbican Listed Building Management Guidelines.

I have NO OBJECTION to the conversion of the uppermost section of the Aldersgate Turret  
into residential accommodation.

These REVISED DRAWINGS are a great step forward and are most welcome. It is a relief that only the proposal with the internal staircase is now being taken forward and that the fenestration on the east side has been redesigned. Although the applicants make no reference to the volumes of the Barbican Listed Building Management Guidelines in their application, it is clear that both Planning Officers and the applicants have now taken on board the letter and spirit of the Barbican Listed Building Management Guidelines.

MY OBJECTIONS are such that I believe that they can be met by CAREFULLY CONDITIONING or MINOR AMENDMENTS. Some of these are, I believe, necessary due to lack of detail in the drawings.

**Vol. IV of the Guidelines – section 2 – Good Practice –**

***2.1.4 The adoption of good practice applies equally to major works and to minor or routine repairs, whether or not these might be subject to Listed Building Consent. It is vital that future works conform to the original design intent or an agreed and approved alternative and take into consideration characteristic details and finishes across the estate, allowing for reintroduction of the original design wherever practicable and appropriate. Proposals must be developed in sufficient detail before implementation to be assessed for potential impact on the architectural character of the estate and the need for Listed Building Consent and/ or consideration within the Planning process. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF).***

**MY OBJECTIONS ARE AS FOLLOWS:**

- 1) Any new fenestration (including on the eastern façade) must either be in hardwood frames in keeping with the rest of the Barbican Residential Estate, or in metal frames, the colour of which must be in keeping with the palette of colours specified alongside the Barbican Listed Building Management Guidelines. There is insufficient detail in the drawings submitted. (This can be resolved by conditions and minor revisions to the drawings.)
- 2) The glazing of any new fenestration should NOT BE TINTED.
- 3) The drawings show a new ventilation unit at roof-top level. It is not clear whether this is associated with the proposed new residence or the existing Indian restaurant. If it is the latter, and if it is as a result of the flue being extended upwards from its current position, then care must be taken that appropriate filters are included (and can be serviced), so that smells etc from the restaurant do not cause a nuisance to the residents of Thomas More and Seddon Houses (both in the Barbican), immediately downwind. (This can be resolved by conditions.)
- 4) The ventilation unit must be finished in an appropriate colour. The colour should be in keeping with the palette of colours specified alongside the Barbican Listed Building Management Guidelines. (This can be resolved by conditions.)



- 5) The proposed new exterior of the residence on the podium-level first floor, including the timber frame and the painted metal frame door, along with the Painted metal lining as stair cladding, see drawing 585.15\_1\_504A, should be painted in a colour from the palette of colours specified alongside the Barbican Listed Building Management Guidelines. I say painted so as to exclude powder-coated finishes that look poor in contrast to hand-painted finishes in the Barbican context. (This can be resolved by conditions.)
- 6) I note that the pack of drawings includes 585.15\_1\_203\_A labelled "FOURTH FLOOR ROOF TERRACE". The word terrace implies a large area to be used for relaxation or entertainment. This drawing also includes reference to a "Green Roof". There is also a drawing 585.15\_1\_401\_A the key for which states "Roof balustrade removed 21.10.16", but the large staircase leading to the roof remains as previously proposed. This roof-top area would be the largest terrace of any single dwelling within the Barbican Residential Estate. There is significant potential for inconsiderate users of such a terrace to cause a nuisance to residents of Thomas More House, Mountjoy House, Seddon House, Lauderdale Tower (all in the Barbican); and London House on the west side of Aldersgate Street. So as to protect the Residential Amenity of those living nearby, it should be made unambiguously clear that this roof, in a residential area, is to be solely a "green roof" and not a roof top terrace for entertaining. (It may be possible to limit the use of the roof, to specify the type of green roof to be installed, to limit the use of the roof by number of people or hours of access, or to state that access is for maintenance only; resolving all of this by conditions.)
- 7) The plans show that the shaft for the PUBLIC LIFT between the street level and the upper level walkway continues past the levels occupied by the proposed "Second Floor", "Second Floor Mezz" and "Third Floor". Conditions should be applied to ensure that any residents of the tower are protected from noise and vibrations from this important public facility (the lift) so that in future complaints from residents of this tower do not result in the diminution of lift availability.
- 8) WORKS PHASE – So as to protect the Residential Amenity of those living in the Barbican there should be a Condition applied stating that during the Construction / Conversion works, there should be no works whatsoever on a Saturday. this is required so as to protect the Residential Amenity of residents of Thomas More House, Mountjoy House, Seddon House, Lauderdale Tower (all in the Barbican); and London House on the west side of Aldersgate Street. (This can be resolved by conditions.)

I thank you for your detailed attention to this complex matter,

Yours sincerely,

*Robert B. Barker*

**ROBERT B. BARKER, MPhil (RCA)**  
**33 LAUDERDALE TOWER, BARBICAN, LONDON EC2Y 8BY**

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

20<sup>th</sup> August 2016

Dear Sirs,

Re:

From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican,  
London EC2

**16/00768/FULL**

Change of use of podium level and upper floors of Turret to form one two bedroom  
residential dwelling (Use Class C3), including the insertion of windows.

**AND**

From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican,  
London, EC2

**16/00770/LBC**

Conversion of podium level and upper floors of Turret to form one two bedroom residential  
dwelling (Use Class C3), including the insertion of windows.

**I WRITE TO OBJECT TO THE GRANTING OF BOTH PLANNING PERMISSION AND  
LISTED BUILDING CONSENT FOR THE ABOVE.**

ACKNOWLEDGED

I write as somebody who has served on the working parties that have produced volumes I, II and IV of the Barbican Listed Building Management Guidelines.

The applicants make no reference to the volumes of the Barbican Listed Building Management Guidelines in their application. In particular, as far as this external staircase option is concerned, the proposed staircase and proposed street-level entrance lobby are within the curtilage of the Listed estate. Vol IV, the Landscape vol of the Guide lines, tells us at paragraph 1.1.1 that:

***"The Estate was listed Grade II in September 2001 for its special architectural and historic interest. It ... was entered at Grade II\* in the Register of Historic Parks and Gardens by English Heritage for the special interest of its landscape in February 2003."***

**This turret, with its spiral staircase fitted with loopholes for internal illumination and its stark four-storey engineered brick eastern wall (facing the tennis courts) should be considered as part of the current Grade II\* hard landscaping (Post application discussions reveal that the architect was not aware of this.)**

#### INTERNAL REFURBISHMENT OPTION

Although at p. 6 the applicant illustrates a west-east slice across the estate, what would have been much more appropriate in this context would have been to show the north-south western façade of the estate where we have the YMCA/Blake Tower, then lower terrace blocks, a covered walkway (over Beech Street), then Lauderdale Tower then the Seddon House up to the junction with Thomas More House, then another covered walkway to the Aldersgate Turret. There is a deliberate rhythm to this western frontage to the estate.

See the Barbican Listed Building Management Guidelines, vol IV:

***"1.5.67 The architectural rhythm of the western edge of the estate can be clearly seen in the 'up and down' nature of the buildings themselves, beginning with the tall former YMCA [Blake Tower / 2 Fann Street] building, the lower John Trundle House, the tall Lauderdale Tower, the lower Seddon House and the corner to the lower Thomas More House, then finishing with the Aldersgate Turret."***

(It is totally unclear to me where the applicant's usage of the name "John Wesley Turret" has come from as my understanding is this has always been known as the Aldersgate Street Turret.)

I do not feel that "the constraints" section on p.6 which refer to "criminal activity" can be justified. This is irrelevant.

On p.7 the "MOL New Stair" is indeed a new staircase, but it is part of the unlisted Museum of London, not part of the Barbican Residential Estate. Indeed, the architecture of this new museum staircase would have been most alien to the museum's original architects.

**I believe that with very significant modifications this proposal has more potential than the other external staircase proposal.**

#### **Vol. IV of the Guidelines – section 2 – Good Practice –**

***2.1.4 The adoption of good practice applies equally to major works and to minor or routine repairs, whether or not these might be subject to Listed Building Consent. It is vital that future works conform to the original design intent or an agreed and approved alternative and take into consideration characteristic details and finishes across the estate, allowing for reintroduction of the original design wherever practicable and appropriate. Proposals must be developed in sufficient detail before implementation to be assessed for potential impact on the architectural character of the estate and the need for Listed Building Consent and/ or consideration within the Planning process. Registration of the Estate in the Register of Historic Parks and Gardens is a material consideration in the planning process (see in particular paragraph 132 of the NPPF).***

**The large protruding east facing windows and Juliet balconies illustrated on pp 38 and 44 are alien to Chamberlin, Powell and Bon's design concepts and vocabulary. They give the impression of protruding for two storeys. I also find the alternative triangular type and flush type windows, as illustrated on p. 45, unacceptable. Again, they fail to draw on Chamberlin, Powell and Bon's carefully detailed fenestration.**

**The flush type illustrated on both pp. 46 and 47 in two pairs on two floors are acceptable, but to the northern end (the Thomas More House end) of this eastern façade overlooking the tennis courts) the applicant proposes a multi-floor glazed window unit, the height of which, make a total nonsense of any Roman or medieval design root for apertures in a defensive turret (please see also the arrow slits in the section of Seddon High Walk that wraps around the street side of Lauderdale Tower). As far as concerns the fenestration only the smaller windows, but not the large vertical slot(s), illustrated on p. 47 are more acceptable.**

Careful consideration should be given to setting back any new windows and their frames from the line of the external brickwork.

**Any new fenestration (including on the eastern façade) must be in hardwood frames in keeping with the rest of the Barbican Residential Estate. The glazing should be clear – not tinted.**

Further careful reconsideration should be given to the walling and roof of the staircase that leads to the rooftop terrace. What appears to be an illuminated glass box, covering the new stairs to the roof-top terrace, above the current roofline is unacceptable and thought should be given to using materials and textures in line with those chosen by CP&B for the Barbican Residential Estate.

**The rooftop terrace – fourth floor – this is best seen on pp. 35 and 36: What appears to be proposed would be the largest terrace of any single dwelling within the Barbican Residential Estate. There is significant potential for inconsiderate users of such a terrace to cause a nuisance to residents of Thomas More House, Mountjoy House, Seddon House, Lauderdale Tower, and possibly London House on the west side of Aldersgate Street. As proposed, it is just too large.**

**The plans on pp. 33 and 34 show that the shaft for the PUBLIC LIFT between the street level and the upper level walkway continues past the levels occupied by the proposed “Second Floor”, “Second Floor Mezz” and “Third Floor”. Conditions should be applied to ensure that any residents are protected from noise and vibrations from this important public facility (the lift) so that in future complaints from residents of this tower do not result in the diminution of lift availability.**

**I OBJECT to both Planning Permission and Listed Building Consent being granted for this application. This should be REFERED BACK TO THE APPLICANT FOR DETAILED REVISIONS, particularly to the fenestration on the eastern façade and the layout of the roof-top terrace,.**

Yours sincerely,

*Robert B. Barker*

**Adjei, William**

---

**From:** COL - Contact Centre  
**Sent:** 30 August 2016 13:21  
**To:** Pln - CC - Development Dc  
**Subject:** FW: PLN: Objection to applications 16/00768/FULL and 16/00770/LBC  
COL:04358370

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

**From:** Jim Davies [[mailto:](#)]  
**Sent:** 29 August 2016 00:56  
**To:** PlanningQueue; Cornwell, Clive  
**Subject:** Objection to applications 16/00768/FULL and 16/00770/LBC

Dear Sirs,

I object to application 16/00768/FULL with 16/00770/LBC. I object to the change of use as no attempt being made to return it to its use as a folly. I object to the green roof, as this needs to be looked after, and watered, but nothing on the plans suggests that this would even be possible. I object to a roof terrace as this would introduce a lot of noise to the area. I object to adding an extra floor as this would look really awful against the line of the arch. I object to damaging the brutalist feel of the east wall by cutting holes in it and adding windows.

I additionally object to the City not consulting the residents before the planning applications were submit. It is a terrible precedent for the City to set.

Many Thanks

Jim Davies

101 Mounjoy House

ACKNOWLEDGED



**Adjei, William**

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**From:** Brian Parkes [REDACTED]  
**Sent:** 01 September 2016 08:12  
**To:** PLN - Comments  
**Subject:** Re: 16/00768/FULL, 16/00770/LBC, 16/00773/FULL, 16/00774/LBC

**From:** Brian Parkes [REDACTED]  
**Sent:** 28 August 2016 16:55  
**To:** PLN - Comments  
**Subject:** 16/00768/FULL, 16/00770/LBC, 16/00773/FULL, 16/00774/LBC

**OBJECTION to the above:**

I refer to the following applications:

16/00768/FULL, 16/00770/LBC, 16/00773/FULL, 16/00774/LBC

I write to OBJECT to the above four planning and listed building applications, on the grounds of the building's listed status and position as an integral part of the original Barbican Estate.

**1: The rationale is inaccurate:**

Being a resident of the Barbican, the architects' characterisation of the current space viz: *"The existing Highwalk level has been troubled by criminal activity and used as a repository for urban waste, including beer cans & cigarette butts. Late night drinkers use the space as a 'pissoir'."* I do not recognise this in relation to our existing Highwalks, which have low levels of crime and this well-used staircase is generally clean and well maintained by the City.

**2: The Barbican Estate Listed Building Management Guidelines:**

These emphasise (para. 5.60) the value of 'the smaller building set around landscaped courts'. The Turret is a prime example of one of these buildings and its listed status should be respected.

**3: Alterations to a listed building:**

Section 10 of the application says there will not be any works to the exterior of the building. This can only be incorrect given the insertion of windows/glazing and the addition of glazed walls around a roof terrace? It is not acceptable to punch holes in walls to create windows, nor is it acceptable to gaze over "arrow slits". The Turret is an element of the architectural language of the Estate'

**4: Windows:**

As designed, these are not consistent with windows elsewhere in the Estate, and as such should be rejected. The City's PPO has already stated *"These windows are excessive in size ... the need for east facing windows at second floor level is questioned due to the size of the windows fronting Aldersgate Street."*

**5: Creation of a roof terrace is likely to lead to noise and light pollution to which will affect neighbouring buildings.**

**6: Addition of an external staircase (16/00773/FULL and 16/00774/LBC)**

I OBJECT strongly to this proposal, and fully agree with the pre application advice from the City's Principal Planning Officer [section 5 of the application] regarding the effect of the external stair tower leading to a dilution of the character of the existing building.

**7: Public Access:**

The existing and well used public staircase and its adjacent public lift should continue to provide 24 hour access to the high walk from the street.

**8: Lack of consultation:**

One meeting with residents was latterly established for 4pm when most are at work. Further, there is no sign of the statutory notice at the site of the works - I am given to understand it is behind Lauderdale Tower where it is invisible to most residents. This is unacceptable for such an important alteration to the existing structure.

**9: I note that a similar application was rejected by the committee in 2008 and trust that this application will also be rejected.**

Brian Parkes  
Chair, Speed House Group



**Adjei, William**

---

**From:** [REDACTED]  
**Sent:** 29 August 2016 16:07  
**To:** PLN - Comments  
**Subject:** OBJECTION-16/00768/FULL+16/00770/LBC

FAO Catherine Linford, Development Division

Dear Ms Linford,

**APPLICATION 16/00768/FULL AND 16/00770/LBC – OPTION A** - to convert the podium level and upper floors of the turret to form a two bedroom dwelling, including the insertion of windows.

### **OBJECTION**

I wish to register my objection to this application.

I think that the proposed alterations are both unnecessary and undesirable.

Unnecessary because, for anyone who wants to live in the City there is already plenty of accommodation available – both on the Barbican Estate and around. There is no need to cram more into every available space.

It's undesirable because, apart from the noise and disruption caused by unnecessary building works and the additional light pollution from the proposed windows, one must consider the inappropriateness of this proposal in the context of the whole estate.

The Corporation and Mr Mackay speak about anti -social behavior in the region of the turret. I often come home that way, late at night, and I've never seen any. In fact from that point of view – amongst others – the Barbican Estate must be one of the most successful estates in the country. One reason being, I think, the excellence of its rather austere design.

The Corporation may want to realise some of its assets but I think it should consider retaining the most valuable. The Barbican Estate is a huge asset for the City of London and the country and I think it would be very unwise to compromise it for the sake of short term profit.

Larry Marden

108 Thomas More House

ACKNOWLEDGED

**Hassall, Pam**

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**From:** larrymarden@  
**Sent:** 19 December 2016 23:17  
**To:** PLN - Comments  
**Subject:** OBJECTION-16/00768/FULL+16/00770/LBC

**To:** [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)

**Title:** OBJECTION-16/00768/FULL+16/00770/LBC

**FAO Catherine Linford, Development Division**

**Dear Ms Linford,**

**APPLICATION 16/00768/FULL + 16/00770/LBC - change of use of podium level and upper floors Turret to form one two bedroom dwelling (Use Class C3), including the insertion of windows (REVISED DRAWINGS)**

## **OBJECTION**

**I wish to register my objection to this application.**

**I think that the proposed alterations are still both unnecessary and undesirable.**

**Unnecessary because, for anyone who wants to live in the City there is already plenty of accommodation available – both on the Barbican Estate and around. There is no need to cram more into every available space.**

**It's undesirable because, apart from the noise and disruption caused by unnecessary building works and the additional light pollution from the proposed windows, one must consider the inappropriateness of this proposal in the context of the whole estate.**

**The Corporation and Mr Mackay speak about anti -social behavior in the region of the turret. I often come home that way, late at night, and I've never seen any. In fact from that point of view – amongst others – the Barbican Estate must be one of the most successful estates in the country. One reason being, I think, the excellence of its rather austere design.**

**The Corporation may want to realise some of its assets but I think it should consider retaining the most valuable. The Barbican Estate is a huge asset for the City of London and the country and I think it would be very unwise to compromise it for the sake of short term profit.**

**Larry Marden**

**108 Thomas More House**

## Adjei, William

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**From:** COL - Contact Centre  
**Sent:** 30 August 2016 13:11  
**To:** Pln - CC - Development Dc  
**Subject:** FW: PLN: 16/00768/FULL and 16/00770/LBC Barbican Turret, John Wesley High Walk COL:04358366

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**From:** Peter Inskip [REDACTED]  
**Sent:** 29 August 2016 22:32  
**To:** PlanningQueue  
**Cc:** Cornwell, Clive; Peter Inskip  
**Subject:** FW: 16/00768/FULL and 16/00770/LBC Barbican Turret, John Wesley High Walk

Dear Sirs,

16/00768/FULL and 16/00770/LBC  
Barbican Turret, John Wesley High Walk

I am an architect concerned with the historic built environment and am also a resident within the Barbican Estate.

I wish to object to the above applications for the conversion of the upper floors of the Barbican Turret into a residential dwelling.

The applications show that the podium at the Barbican has five entrances and that the Barbican Turret is one of them. However, they fail to recognise that it is the only entrance that is not just an accommodation stair, but the only one that is celebrated as a city gateway and relates the estate to a major frontage on a public highway. In every other case, the entrances are from side roads or hidden behind commercial developments. It should, therefore, be respected as a public monument that is of considerable significance to the City; it is a 20C parallel to Wren's Temple Bar. Its design is clearly influenced by the work of Le Corbusier and Louis Kahn, but its composition and scale are those of a Roman triumphal arch. Its cultural significance is reinforced by the presence of the remains of the Roman city wall that lies beyond to the east.

The Turret is a Grade II listed building that makes an important contribution to both Aldergate Street, where it stands proud as a freestanding monument that announces the Barbican Estate, and to John Wesley High Walk where the space is enriched by expanding into the Turret, forming an acknowledgement of the connection to the street.

It survives remarkably intact. The colonisation of the ground floor by a restaurant is unfortunate as it has reduced the street level portico, but those alterations, which occurred before listing, are reversible and the space could be reclaimed one day. The security fencing introduced to deny vagrants access to the upper floor can also be considered temporary.

Introducing a dwelling into the upper observation gallery should not be permitted as it changes the very nature of the public monument. It truncates the staircase and removes the glazed lantern from the public realm. Introducing glazing into the blank windows onto Aldersgate Street alters the elevation considerably, and piercing the east wall with new openings not only disrupts the blind elevation to the east, but also denies the play between the west elevation, with its large scale Diocletian openings, and the plain brick wall set diagonally behind it which would be harmed by the views of windows beyond. Dividing the principal window with a new floor will destroy the generosity of space that is present in views from the street. If an additional stair is constructed, it will impact severely on John Wesley High Walk and interfere with the architectural reading of the Turret being a composition of primary forms.

I object to the applications and urge members to refuse permission.

Yours faithfully,

Peter Inskip

Peter Inskip MBE, FSA, RIBA  
263 Shakespeare Tower  
London EC2Y 8DR

Peter Inskip + Peter Jenkins Architects  
19 - 23 White Lion Street, London, N1 9PD  
Tel: 020 7833 4002; Fax: 020 7278 5343  
E-mail: [REDACTED] Web : <http://www.inskip-jenkins.co.uk/>

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Hassall, Pam

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**From:** Peter Inskip [REDACTED]  
**Sent:** 13 December 2016 08:41  
**To:** PLN - Comments  
**Subject:** re: 16/00768/FULL and 16/00770/LBC, 16/00773/FULL and 16/00774/LBC Barbican Turret, John Wesley High Walk

Dear Ms Linford

Barbican Turret, John Wesley Highwalk  
16/00768/FULL and 16/00770/LBC

Further to my email sent a moment ago, I note that the current planning references appear to have changed from those below ( 16/00773/FULL and 16/00774/LBC)  
Please note my objections against whichever scheme is currently being assessed and take them into consideration accordingly.

Yours faithfully

Peter Inskip MBE FSA RIBA

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**From:** Peter Inskip [REDACTED]  
**Sent:** 13 December 2016 08:29  
**To:** PLNComments@cityoflondon.gov.uk  
**Cc:** Peter Inskip  
**Subject:** FW: 16/00773/FULL and 16/00774/LBC Barbican Turret, John Wesley High Walk

Dear Ms Linford

16/00773/FULL and 16/00774/LBC  
Barbican Turret, John Wesley High Walk

Thank you for your letter regarding the Turret. I have studied the revised drawings and write to inform you that my **OBJECTIONS** to the conversion of the building and its change of use still stand.

The drawings make it even clearer that the introduction of domestic accommodation into the building would be a large mistake and I **OBJECT** to the Change of Use for the reasons stated in my email of 29 August. In addition, in terms of the listed building, the asymmetry of the glazing on the Aldersgate Street is unacceptable as it creates an inharmonious pattern of glazed apertures and voids; puncturing the east elevation with a pattern of slit windows is also unacceptable as it destroys the plain, uninterrupted mass of the brick elevation that is very handsome. The building should be seen as a series of voids that invite you in from the street while, in contrast, the east elevation should remain as a solid plane. Altering the elevations loses this an important aspect of the monument.

Please note that this reply and my previous email are objections to both the planning and listed building applications, 16/00773/FULL and 16/00774/LBC.

Looking at the web page, I see that my previous objection has only been recorded as a document in the planning application and it does not appear in the documents concerning the listed building application. My email was clear in its subject and heading that the **OBJECTION** related to **BOTH APPLICATIONS** and I would be grateful if you would correct this error and take the points into consideration on both.

Yours faithfully,

Peter Inskip MBE FSA RIBA

London EC2Y 8DR

Peter Inskip + Peter Jenkins Architects  
19 - 23 White Lion Street, London, N1 9PD  
Tel: 020 7833 4002; Fax: 020 7278 5343  
E-mail: [REDACTED] Web : <http://www.inskip-jenkins.co.uk/>

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**Adjei, William**

**From:**

PLN - Comments

**Subject:**

FW: OBJECTION-16/00768/FULL+16/00770/LBC

[

**Sent:** 29 August 2016 13:52

**To:** PLN - Comments

**Cc:**

**Subject:** OBJECTION-16/00768/FULL+16/00770/LBC

**FAO Catherine Linford, Development Division**

**ACKNOWLEDGED**

Dear Ms Linford,

**APPLICATION 16/00768/FULL AND 16/00770/LBC** – OPTION A - to convert the podium level and upper floors of the turret to form a two bedroom dwelling, including the insertion of windows.

### **OBJECTION**

I wish to register my objection to this application which will completely undermine the integrity of one of the Barbican Estate's landmark buildings.

### **OBJECTION IN PRINCIPLE**

From information given at their meeting with residents on 17<sup>th</sup> August I understand that MacKay and Partners' proposal was directly commissioned by CoL officer Mike Kettle. Kettle noted that the primary justification for the commission was to deliver against CoL's policy of 'asset realisation' by achieving a capital sum, with the secondary benefit to CoL of transferring the costs of managing and maintaining the building to private leaseholder.

At that meeting both Kettle and MacKay demonstrated a complete lack of understanding of the Turret's architectural merit and significance. Kettle described it as 'dull, dreary and not very nice'. MacKay was scathing about what he called the Turret's 'castellation' and made much of the fact that its ground and basement level floors (not part of this application) were originally intended as a public lavatory and that at highwalk level it was built with the capacity to accommodate a notional bridge extension across Aldersgate Street.

To focus on these unrealised aspects of the Turret's original purpose is deliberately to ignore the building's prime function – demonstrated by the dramatically Palladian dark voids of its upper storey – as a powerful statement at the south west corner of the Barbican Estate, a folly eye-catcher doubling, as follies often do, as a vantage point. M+P say 'its function is almost secondary to its form' – yes, absolutely – that's the point!

Instead, M+P feel that what they admit to be intended as a 'powerful gesture' by 'Chamberlain Powell & Bon now needs 'reinvigoration and re-animation' – to be delivered by conversion to a domestic use. Both that conceit and the invasive detail of M+P's proposed designs (both Options A + C) reflect MacKay's disdain for this Grade II listed building, which is a key element of the Grade II listed Barbican Estate.

Listing is intended to prevent precisely the sort of undermining of architectural integrity embodied in this proposal and it is disappointing to see CoL actively reneging on its own responsibilities to protect and conserve the City's listed built heritage.

If this proposal is approved it will set a dangerous precedent. If CoL is willing to compromise even such a landmark structure as the Turret in the name of 'asset realisation', what other spaces across the Estate might it not find to be in sudden, lucrative need of 'reinvigoration and re-animation' with shanty town infilling?

### **SPECIFIC OBJECTIONS TO THE PROPOSAL + COMMENTS**

## **Social justification**

- Kettle and M+P seek to justify the proposal for infilling the upper storeys of the Turret as making a contribution towards meeting problems of anti-social behaviour such as the dropping of cans and cigarette butts, rough sleeping and the use of the public stairway and highwalk as a urinal by late night drinkers. As a problem this is greatly overstated. In nearly 20 years of regularly using this entrance to the estate day and night my husband and I have never been troubled by anything more serious than the odd dropped crisp packet – and that very rarely.
- Kettle and M+P's argument is not valid. Even if it were the insertion of a private dwelling space into the upper storeys of the building is not a necessary or appropriate response. Alternatives should be sought that open up the viewing platform to public, or at least to residents', access and that retain the very fine view right up the staircase to the conical roof light – which is a fine example of one of the Barbican's many unexpected delights.

## **West elevation – facing Aldersgate St**

- As clearly illustrated on p43 of the proposal document, the replacement of a rather random looking three of the Turret's six dark voids with glazed windows - and bright lighting and the clutter of domestic trivia behind them - will completely compromise the building's architectural integrity. M+P's proud claim that they will be using Barbican style timber frames for these windows is no mitigation.
- It should be noted that the inclusion in the proposal drawings of what might be seen as Barbican friendly replacement glazing at ground floor level for what is currently the restaurant space is a red herring. Neither this nor the proposed improved lighting of the public stairwell forms part of this application.

## **East elevation – facing Thomas More House, Mountjoy House and the highwalk that serves these and Seddon House**

- Currently the Turret's east elevation has a monumental presence to be enjoyed by anyone walking west along the highwalk as well as all residents of Thomas More House and half of those in Mountjoy. The notion of cutting new windows into the seamless brick façade will be detrimental to that view and is a preposterously unsympathetic proposal from architects and a building owner supposedly respectful of the Barbican's architectural quality.
- All of proposed window patterns are unacceptable – with those that include any elements protruding from the façade (as illustrated on pp 44-45 of the proposal document) being obviously the worst.
- None of the designs proposed seek to reflect or respect the palette of materials applied by Chamberlain Powell & Bonn across the Estate. At the meeting with residents MacKay acknowledged that this is a deliberate attempt to 'modernise' – presumably rather in the way he added rusted steel etc to the entrance of his sub podium conversion of former Estate office space into a domestic space.
- The windows are large (according to MacKay when talking to residents, c.1m x 2.5m). They would allow residents of the Turret to overlook the living areas of most flats in Thomas More House and, by their proximity to TMH, will contribute very noticeably to light pollution.
- At the meeting with residents MacKay maintained that these east facing windows are essential for ventilation. If the proposal were to be approved and ventilation is what is required, vents of an identical design to those currently serving the lift shaft should be substituted for windows.

## **Roof terrace**

- The proposed roof terrace would be a further major violation of the integrity of this building.
- At the resident's meeting MacKay suggested that the roof is currently poorly maintained. This does not appear to be the case, but any ongoing work required must surely be well within the capabilities of the Estate's management team.
- MacKay suggested that, while calling the space a roof terrace, M+P's proposal is in fact for a 'green roof' or similar with the substantial glass balustrade (and glass box entrance from the staircase) being there merely for safety during maintenance. He says he would not expect the terrace to be much used by the Turret residents, but somewhat in contradiction maintains that, anyway, the amount of outside space it provides is



proportionate to that currently enjoyed by e.g. TMH flat dwellers. This is disingenuous stuff. As proposed, the terrace is fully accessible and, again, will overlook TMH living areas. There is also potential for noise nuisance.

#### **Long leaseholder responsibilities**

- If the proposal were to go ahead, incoming leaseholders should be obliged to abide by all the restrictions currently placed on Barbican residents (very much for our own good!). That needs to apply not just to e.g. restricted hours for building work, but also to barbecues, pets, noise nuisance from either inside the residence or on the terrace, etc. etc.

**Caroline Reed**

108 Thomas More House, Barbican, London EC2Y 8BU

[REDACTED]

**Caroline Reed**

108 Thomas More House, Barbican, London EC2Y 8BU

[REDACTED]

## **Wells, Janet (Built Environment)**

---

**From:** Caroline Reed [REDACTED]  
**Sent:** 16 December 2016 15:09  
**To:** PLN - Comments  
**Subject:** OBJECTION to 16/00768/FULL + 16/00770/LBC

To: PLNComments@cityoflondon.gov.uk  
Title: **OBJECTION to 16/00768/FULL + 16/00770/LBC**  
FAO Catherine Linford, Development Division

Dear Ms Linford,

**APPLICATION 16/00768/FULL + 16/00770/LBC - change of use of podium level and upper floors Turret to form one two bedroom dwelling (Use Class C3), including the insertion of windows (REVISED DRAWINGS)**

### **OBJECTION**

I wish to register my objection to this application which will completely undermine the integrity of one of the Barbican Estate's landmark buildings.

### **OBJECTION IN PRINCIPLE**

I understand from discussion of the earlier application under this reference number made in summer 2016 that MacKay and Partners' proposal was directly commissioned by CoL officer Mike Kettle. At a meeting with residents, Kettle noted that the primary justification for the commission was to deliver against CoL's policy of 'asset realisation' by achieving a capital sum, with the secondary benefit to CoL 'of transferring the costs of managing and maintaining the building to a private leaseholder'.

I object in principle to the infilling of what CoL might choose to consider as redundant spaces on the listed Barbican estate for the purposes of asset realisation. Part of the joy of the estate – and one of the reasons why it is constantly visited by students and admirers of Modernist architecture – lies in its careful contrasting of intensively used residential buildings with peacefully vacant public transition spaces – walkways, gardens and void structures like the Turret.

In discussing the earlier proposal with residents, both Kettle and MacKay demonstrated a woeful lack of understanding of the Turret's architectural merit and significance. Kettle described it as 'dull, dreary and not very nice'. MacKay was scathing about what he called the Turret's 'castellation' and made much of the fact that its ground and basement level floors (not part of the application) were originally intended as a public lavatory - and that at Highwalk level the Turret was built with the capacity to accommodate a notional bridge extension across Aldersgate Street.

To focus on these unrealised aspects of the Turret's original purpose is deliberately to ignore the building's prime function – demonstrated by the dramatically Palladian dark voids of its upper storey – as a powerful statement at the south west corner of the Barbican Estate, a folly doubling, as follies often do, as a vantage point. M+P say 'its function is almost secondary to its form' – yes, absolutely – that's the point!

It is interesting to note that the Turret was one of the first buildings to be completed when the site was being built – demonstrating its intention by the architects as an eye-catcher.

M+P feel that the Turret needs 'reinvigoration and re-animation' – to be delivered by conversion to a domestic use – i.e. replacing three of the six dark voids of the western façade with windows onto lit interiors spaces; blocking off and completely obscuring the wonderful three storey sweep of the staircase from public view; puncturing the dramatically austere eastern façade with more lit windows; and providing access to a roof terrace. The whole conceit reflects MacKay's disdain for this Grade II listed building, which by contrast I see as a key element of the Grade II listed Barbican Estate.

Listing is intended to prevent precisely the sort of undermining of architectural integrity embodied in this proposal and it is disappointing to see CoL actively reneging on its own responsibilities to protect and conserve the City's listed built heritage.

If this proposal is approved it will set a dangerous precedent. If CoL is willing to compromise even such a landmark structure as the Turret in the name of 'asset realisation', what other spaces across the Estate might it not find to be in sudden, lucrative, need of 'reinvigoration and re-animation' with similar shanty-town style infilling?

### **SPECIFIC OBJECTIONS TO THE PROPOSAL + COMMENTS**

#### **Social justification**

- Kettle and M+P claim that infilling the upper storeys of the Turret will make a contribution towards meeting problems of anti-social behaviour such as the dropping of cans and cigarette butts, rough sleeping and the use of the public stairway and Highwalk as a urinal by late night drinkers. As a problem this is greatly overstated. In nearly 20 years of regularly using this entrance to the estate day and night my husband and I have seldom been troubled by anything more serious than the odd dropped crisp packet – and that very rarely.
- Kettle and M+P's argument is not valid. Even if it were, the insertion of a private dwelling space into the upper storeys of the building is not a necessary or appropriate response. Alternatives should be sought that open up the viewing platform to public or at least to residents' access and that retain the very fine view right up the staircase to the conical roof light – which is an important example of one of the Barbican's many unexpected delights.

#### **West elevation – facing Aldersgate St**

- As is clearly illustrated on p38 of the proposal document, the replacement of a rather random looking three of the Turret's six dark voids with glazed windows - and bright lighting and the clutter of domestic trivia behind them - will completely compromise the building's architectural intent. M+P's proud claim that they will be using Barbican style timber frames for these windows is no mitigation.

#### **East elevation – facing Thomas More House, Mountjoy House and the highwalk that serves these and Seddon House**

- Currently the Turret's east elevation has a monumental presence to be enjoyed by anyone walking west along the Highwalk as well as all residents of Thomas More House and half of those in Mountjoy. The notion of cutting new windows into the seamless brick façade will be detrimental to that view and is a preposterously unsympathetic proposal from architects and a building owner supposedly respectful of the Barbican's architectural quality.
- Even the new style slit windows shown in the revised drawings are unacceptable.
- The windows will allow residents of the Turret to overlook the living areas of most flats in Thomas More House and, because of their very close proximity to TMH, will contribute to light pollution for existing residents.
- At the meeting with residents MacKay maintained that these east facing windows are essential for ventilation. If the proposal were to be approved and ventilation is what is required, vents of an identical design to those currently serving the lift shaft should be substituted for windows.

#### **Roof terrace**

- Even without the high glass balustrade of the original proposal, the roof terrace (clearly shown as such in the drawing on p37) would be a further violation of the integrity of this building as well as being detrimental to neighbours' enjoyment of their own properties.
- As proposed, the terrace is fully accessible via a staircase with glass balustrade and, like the windows, will overlook TMH living areas. There is also potential for noise nuisance.
- At the residents meeting MacKay suggested that one justification for the proposed green roof/roof terrace was that the roof is currently poorly maintained. Looking directly at it from my window, this does not appear to be the case, but, if it were, any ongoing work required must surely be well within the capabilities of the Estate's management team.

#### **Long leaseholder responsibilities**

- Finally, if the proposal were to go ahead, incoming leaseholders must be obliged to abide by all the restrictions currently placed on Barbican residents (very much for our own good!). That needs to apply not just to e.g. restricted hours for building work, but also to barbecues, pets, noise nuisance from either inside the residence or on the terrace, etc. etc.

Yours,

**Caroline Reed**

108 Thomas More House, Barbican, London EC2Y 8BU

Mr. Andrew Walker

831 factor

16/00773/fulk 16/00774/USC

Barbican

16/00768/fulk 16/770/USC

30.08.2016

Dear Sir

I register my objection  
to the change of use  
as PA, the attached  
minutes.

I want the Barbican  
to retain its multi  
purpose concept not  
become a dormitory  
for adjacent offices.

We need to retain the  
original concept and  
not be involved in  
planning creep.

We want more  
restaurants, but not less.  
There has already been  
a huge shift in the  
appearance of the Isle  
perhaps it's time for a  
change.  
Yours faithfully  
John Wache

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 16/00770/LBC

**From:** PLN - Comments  
**Sent:** 25 November 2016 08:49  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00770/LBC

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

Comments were submitted at 8:48 AM on 25 Nov 2016 from Mrs Helen Hudson.

### Application Summary

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London

**Proposal:** Conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Helen Hudson

**Email:**

**Address:** 15 Defoe House Barbican London

### Comments Details

**Commenter Type:** Neighbour

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

**Reasons for comment:**  
- Residential Amenity  
- Traffic or Highways

**Comments:** I strongly object.  
1. I use these stairs a lot  
2. It is a lie that this is a criminal area with urban waste  
3. The restructuring of the wall with the windows not acceptable under grade 2 listing  
4. Cultural Hub review not complete so no decisions should be made before that review and restructure happens... the entrance and walkways may be vital here  
5. You have locked it off for years to us residents... it should re-belong to us and the general public, as it was originally designed

**From:** PLN - Comments  
**Sent:** 28 November 2016 11:09  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

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

Comments were submitted at 11:08 AM on 28 Nov 2016 from Mr Lee Mallett.

### **Application Summary**

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

**Proposal:** Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Lee Mallett

**Email:**

**Address:** 317 Willoughby House Barbican London

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** It is a sensible use of what is currently unused and apparently unloved space, and appears to be well-designed, in a way that will not diminish the original form and design of the Turret. Unless there is an alternative public use proposed - which there could be if the local authority had wished it, but which seems unlikely to be forthcoming - I strongly support this proposal.

**Adjei, William**

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**From:** John McLean [REDACTED]  
**Sent:** 29 August 2016 14:27  
**To:** PLN - Comments  
**Subject:** OBJECTION-16/00768/FULL+16/00770/LBC

**Title: OBJECTION-16/00768/FULL+16/00770/LBC**

FAO Catherine Linford, Development Division

Dear Ms Linford,

**APPLICATION 16/00768/FULL AND 16/00770/LBC – OPTION A - to convert the podium level and upper floors of the turret to form a two bedroom dwelling, including the insertion of windows.**

I object to all the options proposed for the Turret. As it stands it is a strikingly good building. Its excellence depends on subtle proportions which get lost in the planned conversion. With buildings as good as this you cannot tinker with the fenestration without spoiling the whole edifice.

For example, take the elevation to Aldersgate Street. The three looming voids with arched tops have a dramatic impact that will be ruined by the insertion of windows. As it stands the building declares the scale of the whole Barbican scheme. It has a generosity that is echoed throughout the Estate. The planned new windows will trivialise the building making it look finicky.

One of the most thrilling views in the Barbican is looking up the tower from car-park level, right up the stairway uninterrupted to the faceted conical roofline. Spoiling this would be an unforgivable act of vandalism.

The Corporation needs to realise that proposals like this detract from the overall value of the built fabric of the Barbican. To optimise the value of the scheme there is a need above all for enlightened conservation.

PS As for the roof terrace – you must be joking.

John and Jan McLean

704 Mountjoy House, Barbican, London EC2Y 8BP

[REDACTED]

ACKNOWLEDGED



Hassall, Pam

---

**From:** John McLean [REDACTED]  
**Sent:** 19 December 2018 21:24  
**To:** PLN - Comments  
**Subject:** OBJECTION - 16/00768/FULL+16/00770/LBC

**OBJECTION - 16/00768/FULL+16/00770/LBC**

FAO Catherine Linford, Development Division

Dear Ms Linford,

**APPLICATION 16/00768/FULL + 16/00770/LBC - change of use of podium level and upper floors of the Turret to form one two bedroom dwelling (Use Class C3), including the insertion of windows (REVISED DRAWINGS)**

We object to this proposal for change of use of the Turret.

Excited by reading for the first time about the Barbican scheme in the press I visited the site in the early 1960s. There was nothing much to see, just a vast building site. As far as I could discern, the only finished work was the Turret with its obvious response to a historic barbican and also, as I learnt later, the work of Louis Kahn.

Its monumental simplicity gave it an unusual significance. It seemed to portend great things for the estate, a magnificent statement of intent.

The whole idea of re-developing the building is wrong. As it stands the Turret is a strikingly good building. Its excellence depends on subtle proportions which get lost in the planned conversion. With buildings as good as this you cannot tinker with the fenestration without spoiling the whole edifice.

For example, take the elevation to Aldersgate Street. The three looming voids with arched tops have a dramatic impact that will be ruined by the insertion of windows. As it stands the building declares the scale of the whole Barbican scheme. It has a generosity that is echoed throughout the Estate. The planned new windows will trivialise the building making it look finicky.

One of the most thrilling views in the Barbican is looking up the tower from car-park level, right up the stairway uninterruptedly to the faceted conical roofline. Spoiling this would be an unforgivable act of vandalism.

The Corporation needs to realise that proposals like this detract from the overall value of the built fabric of the Barbican. To optimise the value of the scheme there is a need above all for enlightened conservation.

John and Jan McLean

704 Mountjoy House, Barbican, London EC2Y 8BP

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

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	21 DEC 2016	LTP
OM		SSE
No	128002	PP
FILE		DD

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

For the attention of Catherine Linford.

19th December 2016

Dear Sir / Madam,

From John Wesley Highwalk to Seddon Highwalk Thomas More Highwalk Barbican London  
Your refs 16/00768/FULL and 16/00770/LBC

I OBJECT to the application to convert the Turret into a residential unit and to the application for a change in Listed Building Consent.

My objections are :

- it would materially conflict with the original design concept and listed buildings status and it would be incongruous with the architecture of the Barbican Estate.
- encroachment on to the Podium and the in filling of windows and the upper floors would result in significant loss of natural light for the public and residents using the Turret as a main entrance to the west side of the Estate. This could constitute a security risk.
- conversion of the roof space to a terrace would result in a potential noise nuisance and the use of such terrace could not ( by their own admission ) be controlled by the Planning Authority. Any furniture retained on the roof would be an eyesore to residents overlooking the Turret.
- the plans submitted show no provision for a fire escape to the proposed residence. When designed, this would either have to involve some external addition to the structure or to the internal configuration of the Turret.
- it is noted ( Design OBS- CC 28/11/2016 ) that. " Matters which were of concern to the Planning Authority regarding windows on both elevations, front door, roof terrace and vent have been satisfactorily addressed and revised proposals submitted." However, no additional documents appear to have been added online to support this statement and it has to be queried whether full information has been supplied on these Applications.

In the circumstances, it is recommended that these Applications are refused.

Yours faithfully,

  
D.A. Rogers

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 16/00768/FULL

**From:** PLN - Comments  
**Sent:** 15 January 2017 19:06  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 16/00768/FULL

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

Comments were submitted at 7:06 PM on 15 Jan 2017 from Mr PJ Jansen van Vuuren.

### Application Summary

**Address:** From John Wesley Highwalk To Seddon Highwalk Thomas More Highwalk Barbican London EC2

**Proposal:** Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows. (REVISED DRAWINGS). The proposals include the rescission of part of the City Walkway.

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr PJ Jansen van Vuuren

**Email:**

**Address:** 212 Seddon House Barbican London

### Comments Details

**Commenter Type:** Neighbour

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

**Reasons for comment:**

**Comments:** It will result in the space losing its natural light

More Houses and vice versa. The image on page 43 of the 'Internal Refurbishment document' shows just how drab, sad and uninteresting the building will look once the upper windows have been glazed in and domesticated with curtains etc, their proposal at street level is just as bad. The building will be bereft of the interest, character and dignity it once had. It's not clear to me from their application, whether or not the restaurant will be part of the redevelopment, but I believe it would be a real loss to the community to deny them the restaurant facility that currently occupies the ground and lower floors, and a loss of business to the restaurant operator.

My objections in a nutshell, are to the glazing of any the presently open aperture 'windows', the addition of any new windows and roof terrace and loss of an amenity (albeit presently closed to the public), all of which would severely ruin the aesthetic and integrity of the original building.