

Committee:	Date:
Planning and Transportation	9 January 2018
Subject: 54 - 58 Bartholomew Close London EC1A 7HP Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).	Public
Ward: Farringdon Within	For Decision
Registered No: 16/01017/FULL	Registered on: 7 October 2016
Conservation Area: Smithfield	Listed Building: NO

Summary

Planning permission is sought for the refurbishment and extension of the existing office building, including the erection of an additional floor of office accommodation and the creation of an amenity terrace at fifth floor level, the refurbishment and replacement of existing glazing and ground floor entrances and other associated external alterations (total increase in floorspace 171sq.m GIA).

51 objections have been received from 37 residents and / or their representatives regarding the proposed development. The objections relate to the design of the proposed extension and alterations, the impact on the Smithfield Conservation Area, increased traffic and congestion, the provision for people with disabilities and the potential impact of the development on residential amenity including loss of daylight and sunlight, loss of privacy from increased overlooking and increased noise from the proposed terrace and construction works.

The proposed alterations and extension are considered acceptable in terms of their bulk, height, massing and design and would enable the building to continue to make a positive contribution to the character and appearance of the Conservation Area.

The proposed disabled access arrangements are considered acceptable within the context of the existing building constraints and represent an improvement to the existing access arrangements.

The moderate increase in office floor area (171sq.m GIA) would not have a

material impact on traffic flows with the majority of trips undertaken by foot and bicycle.

The daylight and sunlight assessment demonstrates that the majority of windows and rooms in neighbouring properties would not experience noticeable reductions in daylight and sunlight. Whilst there would be a small number of impacts on daylight and sunlight as a result of the development the majority would be minor in nature and are considered to be acceptable given the densely developed urban nature of the site.

An existing roof terrace at fifth floor level would be removed and replaced by the proposed office accommodation and a smaller roof terrace. The proposed works at fifth floor level would not adversely impact on privacy or increase the level of overlooking over and above the existing situation.

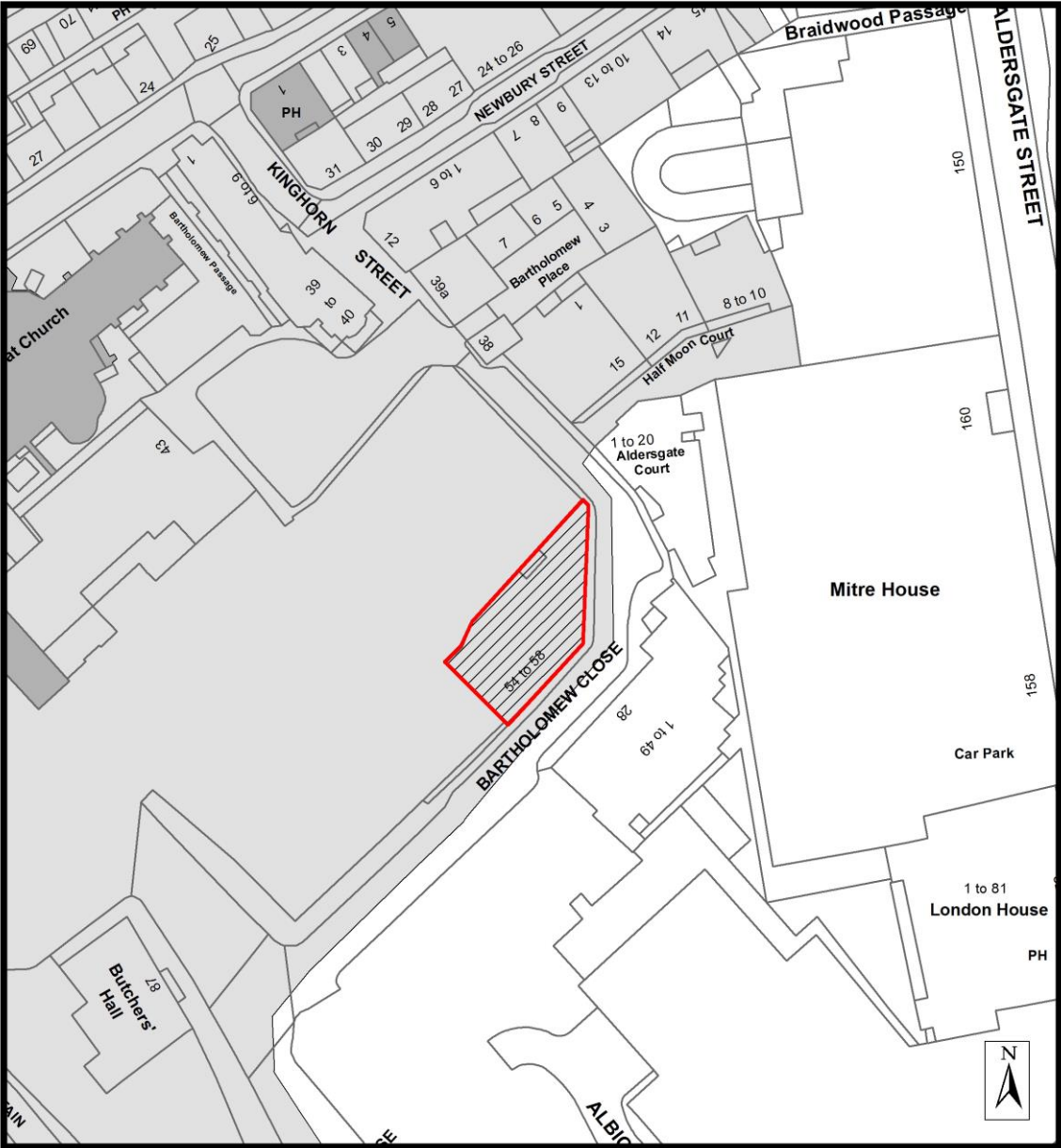
The proposed roof terrace at would be controlled by hours of use and music restrictions that do not currently apply to the existing terrace.

The proposed development would provide additional and upgraded office accommodation. It is considered to comply with the Development Plan as a whole and to be appropriate subject to conditions and Community Infrastructure Levy payments.

Recommendation

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

Site Location Plan



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ADDRESS:

54 - 58 Bartholomew Close

CASE No.

16/01017/FULL



SITE LOCATION



LISTED BUILDINGS



CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View of south-east elevation

Main Report

Application Site

1. The site is a five-storey brick building located on the north-west side of Bartholomew Close. It occupies a corner plot on the street as it arcs towards the junction with Cloth Fair to the north. The established use of the building is office (Class B1). The building is currently vacant.
2. The building dates from the late 18th / early 19th century. It lies within the Smithfield Conservation Area, adjacent to its eastern boundary. The building has been altered and extended over time and displays a variety of fenestration patterns dating from the 19th and 20th centuries. The existing 4th floor and part of the 3rd floor are later additions.
3. To the north east of the site is Aldersgate Court, 30 Bartholomew Close, a part four-storey, part five-storey, purpose built residential block. To the east, is 160 Aldersgate Street, a nine-storey modern office building and car park, which has recently been refurbished and extended. To the south east, on the opposite side of Bartholomew Close, is Spencer Heights, 30 Bartholomew Close, a seven storey purpose built residential block.
4. Immediately to the south west of the site, is Dominion House, a five-storey residential conversion. Immediately to the north west is The Askew Building, a six-storey residential development including a penthouse floor. Both buildings form part of Phase 1 of the Barts Square development.

Proposal

5. The proposal is for the refurbishment and extension of the existing office building, including:
 - Removal of the existing fifth floor lift motor room, rooftop access and roof terrace and the erection of a single floor of office accommodation at fifth floor level (160sq.m);
 - An addition at fourth floor level to provide a revised fourth floor layout and a new lobby around the existing stair core (10sq.m);
 - Alterations to the ground floor facade including the enlargement of the existing window openings, the addition of zinc reveals to the openings, new entrance doors and external light fittings;
 - Replacement of the existing glazing and glass roof at ground level with double glazing, at the rear of the building;
 - Replacement of the existing metal balustrading at roof levels with painted mild steel balustrading; and
 - Refurbishment of the existing fourth floor roof terrace and creation of a new terrace at fifth floor level.

Consultations

6. The application has been advertised on site and in the local press. The residential premises of Spencer Heights, 28 Bartholomew Close and Aldersgate Court, 30 Bartholomew Close have been individually consulted.
7. There have been two separate consultations in respect of the scheme. It was first consulted on in October 2016. A second consultation was undertaken in November 2017 following revisions to the design of the proposed development.
8. A total number of 51 objections have been received across the two consultations periods (27 in 2016; 24 in 2017) from 37 residents and / or their representatives. The objections and responses are summarised in the table below:

Representation	No. of comments on this point		Response
	2016	2017	
Loss of daylight and sunlight as result of the proposed roof extension.	25	24	The impact on daylight and sunlight to surrounding residential properties is considered acceptable and in accordance with Local Plan policy. This is covered in more detail in this report.
Overlooking and loss of privacy as result of the roof extension and roof terrace.	20	19	The existing fifth floor roof terrace would be removed and replaced by a single floor of office accommodation and a smaller roof terrace. The proposed works at fifth floor level would not adversely impact on privacy or increase the level of overlooking over and above the existing situation.
More external noise as result of the proposed roof terrace.	18	20	The current building has existing roof terraces. The proposed new roof terrace at fifth floor would have a smaller area than the existing and would be controlled by hours of use and music restrictions that do not currently apply to the existing terrace.
The developer previously stated that the building would not be extended.	15	5	This is not a material consideration. Each development proposal should be assessed on its own merits.
The development would lead to an increase in traffic.	7	-	The moderate increase in office floor area (171sq.m GIA) would not have a material impact on traffic flows with the majority of trips undertaken by foot and

			bicycle.
The roof extension is out of character and disproportionately large.	4	1	<p>The proposed mansard roof parapet has been reduced in height. The proposed dormers have been reduced in number and in height.</p> <p>The roof design is a combination of a traditional form and modern detailing which complements the historic character of the domestic scaled early Victorian brick building and the neighbouring mansard roof extension to Dominion House.</p>
The lift overrun is unnecessary and objectionable.	2	-	The lift overrun has been significantly reduced in height and would have less of a visible impact than the existing full height lift motor room at fifth floor level.
The proposed roof terrace is unnecessary.	2	-	<p>Roof terraces are a common part of life in the City as they present an opportunity for amenity space.</p> <p>The current building has existing roof terraces. The proposed new roof terrace at fifth floor would have a smaller area than the existing and would be controlled by hours of use and music restrictions.</p>
The development would have a negative impact on the Conservation Area.	2	2	The proposed additions and alterations are considered acceptable in terms of bulk, height, massing and design. The historic fabric of the building would be retained and the building would continue to make a positive contribution to the character and appearance of the Smithfield Conservation Area.
Property values would be negatively affected.	2	1	This is not material planning consideration.
The proposed works at roof level would have a negative impact on outlook and views.	2	-	The proposed works at roof level are considered to be acceptable in terms of bulk, height, massing and design and would complement the historic character of the domestic scaled early Victorian brick building and the neighbouring mansard roof extension to Dominion House.
There would be further noise and disruption during	1	-	Conditions are included requiring a scheme of protective works from noise, dust, vibration and other environmental

development works.			effects and details of the facilities and methods to accommodate and manage all freight vehicle movements to and from the site throughout the development process.
The proposals for disabled access are not up to standard for a modern building.	-	5	The proposed disabled access arrangements are considered acceptable within the context of the existing building constraints and represent an improvement to the existing access arrangements.
The full height glazing at ground floor is out of character.	-	1	The alterations at ground floor include the removal of modern double-glazed windows and uPVC doors. The new full height glazing would be set within the existing and extended stone architraves. The alterations would enhance the appearance of the building.

Policy Context

9. The development plan consists of the London Plan 2016 and the City of London Local Plan 2015. The London Plan sets out the Mayor's vision for London up to 2036. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A of this report.
10. There is relevant City of London supplementary planning guidance in respect of: Planning Obligations and the City of London Community Infrastructure Levy Charging Schedule. There is relevant Mayoral supplementary planning guidance in respect of Sustainable Design and Construction, Control of Dust and Emissions during Construction and Demolition, and Use of Planning Obligations in the funding of Crossrail and the Mayoral CIL.
11. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the NPPF Practice Guide. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.

Considerations

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

- to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
- to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
- For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990);

Principal Issues to be considered

13. The principal issues to be considered in the determination of this planning application are:
 - The extent to which the proposals comply with Government policy advice (NPPF) and with the relevant policies of the Development Plan.
 - The appropriateness of the bulk, massing and design of the proposals in the context of the local area and local views;
 - The impact on the character and appearance of the Smithfield Conservation Area;
 - The provision of refurbished and additional office accommodation.
 - Servicing, transport and impact on public highways;
 - The impact on residential amenity and specifically:
 - a) The impact of the proposals on the daylight and sunlight enjoyed by neighbouring residential properties;
 - b) The impact of the proposals on privacy and overlooking;
 - c) The impact of the proposed roof terraces;
 - d) The potential impact of construction works.

Design and Heritage Considerations

14. The proposals include an extension at roof level to provide a fifth floor office space, new terrace and an addition at fourth floor to form a new lobby around the existing escape stair core. Alterations are proposed to the ground floor facade including enlargement of window openings, addition of zinc reveals to the openings, new entrance doors and external light fittings.
15. The proposals have been amended to address concerns regarding the design, bulk and form of the roof extension and the loss of stone architraves at ground level. The amendments comprise:

- Roof bulk and mass reduced by stepping back from the corner that abuts Dominion House;
 - The number of dormers reduced from 6 to 5 and their height reduced by 0.4m;
 - Reduced height of lift over run;
 - Omission of raised parapet wall to corner of building abutting Dominion House;
 - Reduced height of the roof line to front elevation; and
 - Retention of the existing stone architraves at the ground floor front facade.
16. The design considerations in this case are whether the height, bulk, form and detailed design of the proposed roof extension and alterations to the facades would detract from the appearance of the building or would be harmful to the character and appearance of this part of the Smithfield Conservation Area, a designated heritage asset. The site does not fall within the setting of any listed buildings. It is adjacent to Dominion House, 59 Bartholomew Close, a non-designated heritage asset that makes a positive contribution to the character and appearance of the Smithfield Conservation Area.
 17. The proposed roof extension at fifth floor level is limited to the southern half of the building. It incorporates dormer windows set within a mansard type form, clad in zinc, then sets back further to a brick element. The design is a combination of a traditional form and modern detailing which complements the historic character of the domestic scaled early Victorian brick building and the adjacent Dominion House. The roof additions would be sloped back at an angle and stepped back behind the brick parapet of the front facade so to not appear overly prominent in views from street level. Due to the narrowness of Bartholomew Close, views of the extension from street level would be limited.
 18. The proposed additions at 5th floor level are considered acceptable in design terms and would not detract from the appearance of the building or that of neighbouring developments.
 19. The 10sq.m addition at fourth floor level would be located towards the rear of the existing terrace and clad in stock brick to match the existing brickwork. The new windows to the splayed wall at 4th floor level would replace modern windows. The windows, whilst being of modern proportions, are considered appropriate in design terms as they would be set back from the front facade and would not appear conspicuous when viewed from street level. The existing windows at third and fourth floor level display a range of fenestration styles reflecting the evolution of the building over the centuries.
 20. The new and refurbished terrace would be enclosed by metal balustrades to match the existing.

21. The alterations to the front facade at ground level include the removal of modern double-glazed windows and uPVC doors and the lowering of window sills to ground level. New frameless glazing would be set within the enlarged openings, set within the existing and extended stone architraves. The reveals of the architraves would be clad in zinc to provide a contemporary definition to the openings. The existing brickwork to the upper facades would be cleaned and repaired. These alterations would enhance the appearance of the building.
22. At the rear, the proposed glazed and metal framed ground floor lean-to addition would replace an existing lean-to structure. This rear infill would abut a garden boundary wall. It's modest size and simple design would not detract from the appearance of the building.
23. The proposed additions and alterations are considered acceptable in terms of their bulk, height and massing subject to conditions reserving details and materials. The historic fabric would be retained and the building would continue to make a positive contribution to the character and appearance of the Smithfield Conservation Area. The proposals would preserve the significance of the heritage assets and respect the local context and character of this part of the Smithfield Conservation Area.

Provision of Additional and Refurbished Office Accommodation

24. Policy CS1 of the City of London Local Plan seeks to ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre and encourages the supply of a range of high quality office accommodation to meet the varied needs of City office occupiers.
25. The proposal would provide a modest addition of 171sq.m (GIA) to the City's office stock and would refurbish and upgrade the existing office accommodation within the building, in accordance with Local Plan Policy CS1. The juxtaposition of offices, other uses and residential is characteristic of the City and the Smithfield area in particular.

Access and Inclusive Design

26. Policy DM10.8 Access and Inclusive Design seeks to achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished).
27. Access to the building is via the main office entrance on Bartholomew Close. There is an existing 240mm level difference between the pavement immediately outside the main entrance door and the finish floor level within the existing building. Due to structural restrictions within the building, it is proposed to provide a portable threshold ramp that would be made available as required to enable wheelchair access into the building.

28. The existing door would be replaced with an automatic full height glass door with a clear opening of 1050mm. Clear signage would be provided to advise both users and visitors of the access arrangements.
29. Level access would be provided inside the building. The existing lifts would be refurbished and sufficient space would be provided for wheelchair movement and turning circles. New disabled toilets would be provided at basement and ground floor levels.

Transport and Servicing

30. The existing building has no dedicated / assigned parking bays or taxi drop off points. This would remain unchanged.
31. There is currently no cycle parking provision within the building. A separate cycle access entrance would be provided at ground floor level. 16 cycle stands would be provided at basement level with unisex showers and lockers. A cycle ramp would be added to the existing stairs between ground and first floor to provide easier access to the basement cycle store from ground level.
32. The moderate increase in office floor area (171sq.m GIA) would accommodate an additional 12 occupants. This would not lead to a material impact on traffic flows, with the majority of trips undertaken by public transport, foot and bicycle.
33. Deliveries would be provided through the main office entrance. Conditions have been included requesting the submission of details of servicing management plan and to ensure that the building is not serviced between 23:00 and 07:00 Monday to Saturday and not all on Sundays and Bank Holidays.
34. Waste would be stored within a dedicated bin store at ground floor level and placed outside the building for collection in accordance with the City of London's time banding scheme.

Sustainability and Energy

35. The sustainability statement submitted with the application confirms that the development would minimise carbon emissions through energy efficient design and connection to the Citigen CHP network. The reuse and refurbishment of the existing building would reduce embodied carbon emissions compared with demolition and redevelopment.
36. A condition is included requiring the submission of a post construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) as soon as practicable after practical completion.

Impact on Residential Amenity

37. The site is on the edge of the Smithfield Residential Area as identified within the City of London Local Plan. Local Plan Policy DM21.3 Residential Environment states that "the amenity of existing residents within identified residential areas will be protected by resisting other

uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance and requiring new development near existing dwellings to demonstrate adequate mitigation measures to address any potential detrimental impact.”

38. It requires development proposals to be designed to avoid overlooking and seek to protect the privacy, daylighting and sunlighting levels to adjacent residential accommodation.

Daylight and Sunlight

39. Local Plan Policy DM10.7 ‘Daylight and Sunlight’ resists development which would reduce noticeably the daylight and sunlight available to nearby dwellings to unacceptable levels, taking account of the Building Research Establishment’s (BRE) guidelines. Paragraph 3.10.41 of the Local Plan indicates that BRE guidelines will be applied consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations. The BRE guidelines consider a number of factors in measuring the impact of development on the daylight and sunlight of existing residential properties:
 - Daylight to windows: Vertical Sky Component (VSC): a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.
 - Daylight Distribution: No Sky Line (NSL): The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height (usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.
 - Sunlight: sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5%

APSH between 21 September and 21 March; and receives less than 0.8 times its former sunlight hours as result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours.

- Average Daylight Factor (ADF): can be used to calculate light levels within new residential developments. It is a measure of the daylight level in a room as percentage of the outdoor daylight level, taking account of: (i) the diffuse visible transmittance of the glazing to the room in question (i.e. how much light can pass through the glass); ii) the net glazed area of the window in question; (iii) the total area of the room surfaces (ceiling, walls, floor and windows) and their average reflectance; and (iv) the angle of visible sky reaching the window(s) in question. 5% ADF provides a well daylight space; 2-5% provides good daylighting though electric lighting may occasionally be needed. BS 8206 Part 2 gives minimum values for rooms of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

Daylight and Sunlight Assessment

40. The application is supported by a daylight and sunlight assessment, which has assessed the impact of the proposed development on the daylight and sunlight received by the neighbouring residential properties at Spencer Heights, 28 Bartholomew Close and Aldersgate Court, 30 Bartholomew Close. The assessment also looks at the daylight and sunlight impact on the adjacent residential accommodation that is being built as part of Phase 1 of the Barts Square development (planning reference: 16/00165/FULMAJ). The daylight and sunlight results of the assessment are set out below.

Spencer Heights, 28 Bartholomew Close

41. This property is located to the south east of the site. The daylight analysis indicates that two of the 190 windows assessed would experience minor reductions in VSC as a result of the proposed development. One window would experience a loss of 20.6%, which is just above the 20% BRE threshold considered to be noticeable. The other window, which is at ground floor level, experiences a very low existing VSC value of 1%, to which any change in mass on the development site would result in a reduction which, while minor in absolute terms would demonstrate a disproportionately high percentage change. This window would lose 0.3% absolute VSC, which would be imperceptible to the human eye; but given the existing value of 1%, would represent a 30% reduction. The other 188 windows in the property would experience either no or small reductions in VSC that would be within the 20% BRE threshold.
42. The daylight distribution analysis (NSL) indicates that six of the 135 rooms assessed would experience more than a 20% reduction in their No Sky Line as a result of the proposed development. Three of the six rooms are bedrooms, three are living / kitchen / dining rooms. The

three bedrooms would experience minor reductions in daylight distribution of 21.25%, 24.79% and 28.93%. All of the three bedrooms would retain over 60% of their floor area receiving direct sky visibility, which can be considered good for an urban location. Each of these three bedrooms would not experience a noticeable change in their VSC value as the reductions would be well below the 20% BRE threshold.

43. The three living / kitchen / dining rooms (LKDs) would experience reductions in daylight distribution of 28.00%, 21.07% and 48.77%. All of LKDs are deep rooms of over 7m. The BRE guide states, "If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable." If the rooms were no more than 5m deep then the impacts would be reduced, with reductions of daylight distribution of 28.00%, 4.53% and 36.11% respectively. In this scenario, the rooms would retain 65%, 95% and 64% of their floor areas receiving direct sky visibility, which can be considered good for an urban location. Each of these three rooms would not experience a noticeable change in their VSC value as the reductions would be well below the 20% BRE threshold.
44. The proposed development stands to the north west of the north west facing front elevation of this property and therefore a sunlight assessment is not required by reference to the BRE Guidelines.

Aldersgate Court, 30 Bartholomew Close

45. This property is located to the north east of the site. The daylight analysis indicates that there would be no noticeable loss of sky visibility (VSC) from the 38 windows to this property as a result of the proposed development. Where there would be reductions in sky visibility, they would be no greater than 11.5%, which is below the BRE 20% threshold.
46. The daylight distribution analysis (NSL) indicates that two of the 38 rooms assessed would experience minor losses in the area in which there would be a view of the sky, with reductions of 20.63% and 21.86% respectively. The retained total area of these rooms that would have a view of the sky would be 60.53% and 61.58% respectively, which indicates that there would still be good daylight penetration into these rooms following the implementation of the proposed development. The remainder of the rooms in the property would experience either no or small reductions in daylight distribution that would be within the 20% BRE threshold considered to be noticeable.
47. The sunlight analysis indicates that although there would be some small reductions in sunlight as a result of the proposed development, none would exceed the guidelines set by the BRE.

Barts Square Development

48. The residential accommodation in Phase 1 of the Barts Square development that has been assessed for daylight and sunlight is immediately to the west and north of the site.

49. The daylight levels of the rooms in the development with windows that face onto the lightwell that is shared with the site have been assessed using the Average Daylight Factor (ADF) methodology. The results of this assessment show that the majority of rooms within the Bart's Square courtyard will retain levels of ADF in excess of those recommended by the BRE. Where impacts can be seen in rooms with lower levels of ADF, the absolute losses are considered to be minimal and generally imperceptible. Overall, it is considered that the proposed development would not represent any material harm or threat to the quality of daylight within the permitted Bart's Square scheme.
50. The sunlight assessment of the windows to the living rooms within the Barts Square development that face onto the lightwell indicates that 14 of the 15 windows assessed would comply with BRE guidelines for sunlight (APSH). One window would experience a 5% reduction in winter probable sunlight hours from 8% to 3% (a reduction of 63%). It is noted that the window would still receive 29% of annual probable sunlight hours, which is greater than the 25% set by the BRE, and that the room that the window serves is served by two other windows that would be within BRE guidelines for sunlight.

Daylight and Sunlight Conclusions

51. The daylight and sunlight assessment demonstrates that the majority of windows and rooms assessed would not experience noticeable reductions in daylight and sunlight with high compliance rates for VSC (99% overall), NSL (97%), APSH (98%) and ADF (79%).
52. Whilst there will be a small number of noticeable impacts on the daylight and sunlight received by neighbouring properties, the majority of these impacts would be minor in nature. Where there are incidences of moderate impacts on daylight these are partially attributable to single aspect deep rooms, which the BRE acknowledges are likely to experience disproportionately greater reductions in daylight distribution.
53. Overall, the daylight and sunlight impact for neighbouring properties are considered to be acceptable given the densely developed urban nature of the site and to be in accordance with the requirements of Local Plan Policy DM10.7 and DM21.3.

Roof Terraces

54. Policy DM10.3 Roof Gardens and Terraces seeks to encourage high quality roof gardens and terraces where they do not immediately overlook residential premises.
55. The current building has existing roof terraces at fourth and fifth floor levels. The existing fifth floor roof terrace would be replaced by the proposed fifth floor roof extension. The existing fourth floor roof terrace would be refurbished with a new timber deck, boxed planting and a new painted metal balustrade. A new smaller terrace is proposed at fifth floor roof level with access from the new office floor.
56. The proposed new and refurbished terraces are intended to be used as break out spaces during office hours. The applicant has confirmed that

they would accept restrictions on the hours of the use of the terraces. Conditions have been included to restrict the use of the terraces to 08:00 to 21:00 Monday to Saturday, with no use on Sundays or Bank Holidays and requiring no amplified or other music shall be played on the roof terraces. The existing terraces are not controlled by such conditions.

57. The size and location of the terraces and the planning conditions will help to ensure that the amenity of the surrounding residential properties is protected in accordance with Local Plan Policy DM10.3 and DM21.3.

Privacy and Overlooking

58. The proposal includes the replacement of the existing fifth floor roof terrace with a single floor of office accommodation and the creation of a smaller adjacent roof terrace.
59. The proposed additional floor of office accommodation would be set back behind the existing brick parapet with five dormer windows, which have been reduced in height by 0.4m to 2.2m. Access to the proposed roof terrace at fifth floor level and the refurbished terrace at fourth level would be restricted by condition.
60. The proposed works at fifth floor level are not considered to adversely impact on privacy or to increase the level of overlooking over and above the existing situation in accordance with Local Plan Policy DM21.3.

Mitigating the Impact of Construction Noise

61. A condition has been included requiring the submission of details of a scheme for the protection of nearby residents and commercial occupiers from noise, dust and other environmental effects during the different stages of the development process. The scheme would be required to adhere to the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites.
62. A further condition has been included requiring the submission of details of the facilities and methods to accommodate and manage all freight vehicle movements to and from the site during the different stages of the development process. The details will be required to include relevant measures from the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk.

Planning Obligations and Community Infrastructure Levy

63. Mayoral and City Community Infrastructure Levy (CIL) would apply to development over 100sq.m. In this case of Mayoral CIL a charge of £50 per sq.m would be applied. A City CIL a charge of £75 per sq.m would apply to an uplift in gross internal area (GIA) of 100sq.m.

64. The Mayoral CIL charge has been calculated to be £8,550. The City CIL charge has been calculated to be £12,825. The total CIL charge would be £21,375.
65. 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.
66. The proposed development would not attract a planning obligation as the uplift in floor space would be less than 500sq.m (GIA).

Conclusion

67. The proposed development would provide additional and upgraded office accommodation in accordance with Local Plan Policy.
68. The proposed fifth floor extension and associated alterations to the building are considered appropriate in terms of their bulk, height, massing and design and would enable the building to continue to make a positive contribution to the character and appearance of the Smithfield Conservation Area.
69. The proposed access arrangements are considered acceptable within the context of the existing building constraints and represent an improvement to the existing arrangements.
70. The moderate increase in office floor area (171sq.m GIA) would not have a material impact on traffic flows with the majority of trips undertaken by foot and bicycle.
71. The daylight and sunlight assessment demonstrates that the majority of windows and rooms in neighbouring properties would not experience noticeable reductions in daylight and sunlight. Whilst there would be a small number of impacts on daylight and sunlight as a result of the development the majority would be minor in nature and are considered to be acceptable given the densely developed urban nature of the site.
72. The existing roof terrace at fifth floor level would be removed and replaced by the proposed office accommodation and a smaller roof terrace. The proposed works at fifth floor level would not adversely impact on privacy or increase the level of overlooking over and above the existing situation.
73. The proposed development is considered to comply with the Development Plan as a whole and to be appropriate subject to conditions and Community Infrastructure Levy payments.

Background Papers

Internal

Memo 17 October 2016 Vimal Varma

Memo 20 October 2016 Department of Markets and Consumer Protection

External

Letter 02 November 2016 City of London Conservation Area Advisory Committee

Residents' Objections

October 2016 Consultation Responses (27 objectors)

Online 23 October 2016 Miss Varuni Dharma

Online 24 October 2016 Mr Stephen Newell

Online 24 October 2016 Mr David Woodley

Online 25 October 2016 Mr Danny Brower

Online 25 October 2016 Mr Jonathan Brower

Online 27 October 2016 Mr Edward Ng-Cordell

Online 27 October 2016 Mr Ralph Marshall

Online 28 October 2016 Mr John Weeks

Online 28 October 2016 Mrs Susan Weeks

E-mail 28 October 2016 Professor Raymond P. Clark, OBE

Online 29 October 2016 Mr Charles Colbourne

Online 29 October 2016 Dr Anita Menon

Online 30 October 2016 Ms Emily Evans

Online 30 October 2016 Ms Yit Ho Tang

Online 30 October 2016 Dr Ferdinand Chu

Online 30 October 2016 Dr Ferdinand Chu

Online 30 October 2016 Mr Patrick Gutmann

Online 30 October 2016 Mr Colman Treacy

Online 30 October 2016 Mr Kevin Swann

Online 30 October 2016 Mrs Diana Dickinson

Online 30 October 2016 Mrs Caroline Colbourne

Online 31 October 2016 Mr Nicholas Grosse

Online 31 October 2016 Mrs Judith Payne (x3)
Online 02 November 2016 Mr Rupom Pal
Online 02 November 2016 Mr Kurt Pollington
Online 06 November 2016 Dr Alistair Gordon-Brown
E-mail 07 November 2016 Anne Holmes
Online 17 November 2016 Mr Stephen Levy

November 2017 Consultation Responses (24 Objectors)

Online 03 November 2017 Mrs Helen Clifford (nee Hudson)
Online 03 November 2017 Mr Paul Clifford
E-mail 07 November 2017 Mr Colman Treacy
Online 07 November 2017 Mrs Diana Dickinson
Online 07 November 2017 Mr Tom Gardner
E-mail 08 November 2017 Paul Disley-Tindell
Online 08 November 2017 Mrs Lindsay Cullen
Online 09 November 2017 Mr Rod Gautrey
Online 09 November 2017 Dr Anita Menon
E-mail 11 November 2017 Professor Raymond P. Clark, OBE
E-mail 13 November 2017 Stephen Levy
E-mail 14 November 2017 Dr Alistair Gordon-Brown
Online 16 November 2017 Miss Varuni Dharma
Online 16 November 2017 Dr Ferdinand Chu
Online 17 November 2017 Mr Volf Frishling
Online 17 November 2017 Mr Ralph Marshall
Online 17 November 2017 Mr Muhammad Asim Shaikh
Online 18 November 2017 Mr Jonathan Brower
Online 18 November 2017 Mr Danny Brower
Online 19 November 2017 Mr Kevin Swann
E-mail 19 November 2017 Miss Varuni Dharma
Online 20 November 2017 Mr Kurt Pollington
Online 21 November 2017 Miss Varuni Dharma
Online 21 November 2017 Mrs Clare James
Online 25 November 2017 Mrs Helen Clifford
Online 30 November 2017 Mr Julian Payne
Online 02 December 2017 Mrs Judith Payne

Application Documents

Letter 29 September 2016 DP9

Existing Drawings

Heritage Statement September 2016 Heritage Collective

Daylight and Sunlight Report 20 October 2017 GIA

Design and Access Statement 12 December 2017 Morey Smith

Appendix A

London Plan Policies

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

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

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

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

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

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

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

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

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

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

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

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

Policy 7.6 Buildings and structures should:

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

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

Relevant Local Plan Policies

CS1 Provide additional offices

To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS15 Creation of sustainable development

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

CS16 Improving transport and travel

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

DM10.1 New development

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

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;

- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM10.3 Roof gardens and terraces

- 1) To encourage high quality roof gardens and terraces where they do not:
 - a) immediately overlook residential premises;
 - b) adversely affect rooflines or roof profiles;
 - c) result in the loss of historic or locally distinctive roof forms, features or coverings;
 - d) impact on identified views.
- 2) Public access will be sought where feasible in new development.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM10.8 Access and inclusive design

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

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

DM12.2 Development in conservation areas

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

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.

DM16.1 Transport impacts of development

1. Development proposals that are likely to have effects on transport must be accompanied by an assessment of the transport implications during both construction and operation, in particular addressing impacts on:
 - a) road dangers;
 - b) pedestrian environment and movement;
 - c) cycling infrastructure provision;
 - d) public transport;
 - e) the street network.

2. Transport Assessments and Travel Plans should be used to demonstrate adherence to the City Corporation's transportation standards.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.4 Encouraging active travel

1. Ancillary facilities must be provided within new and refurbished buildings to support active transport modes such as walking, cycling and running. All commercial development should make sufficient provision for showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.
2. Where facilities are to be shared with a number of activities they should be conveniently located to serve all proposed activities.

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

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: 16/01017/FULL

54 - 58 Bartholomew Close London EC1A 7HP

Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

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 amenities is minimised from the time that development starts.
- 3 Details of facilities and methods to accommodate and manage all freight vehicle movements to and from the site during the demolition and construction of the building(s) hereby approved shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of work. The details shall include relevant measures from Section 4 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. No

demolition or construction shall be carried out other than in accordance with the approved details and methods.

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

- 4 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

(a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;

(b) details of ground floor elevations;

(c) details of the ground floor office entrance(s);

(d) details of windows, external joinery and architraves;

(e) details of new dormer windows;

(f) details of soffits, hand rails and balustrades;

(g) details of all alterations to the existing facade;

(h) details of junctions with adjoining premises.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM10.5, DM12.2.

- 5 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.

- 6 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
- (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 7 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.
- 8 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 9 No doors, gates or windows at ground floor level shall open over the public highway.
REASON: In the interests of public safety
- 10 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 16 pedal cycles. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.
- 11 Changing facilities and showers shall be provided adjacent to the bicycle parking areas and maintained throughout the life of the building for the use of occupiers of the building in accordance with the approved plans.
REASON: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the following policy of the Local Plan: DM16.4.
- 12 No live or recorded music that can be heard outside the premises shall be played.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 13 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 23:00 and 07:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 14 The roof terraces on levels 4 and 5 hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 15 A post construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.

REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Local Plan: CS15, DM15.1, DM15.2.

- 16 Details of a Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The building facilities shall thereafter be operated in accordance with the approved Servicing Management Plan (or any amended Servicing Management Plan that may be approved from time to time by the Local Planning Authority) for the life of the building.

REASON: To ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets in accordance with the following policy of the Local Plan: DM16.1.

- 17 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Site Plan, Drawing Nos. MS200.0B Rev.C, MS200.00 Rev.F, MS200.01 Rev.C, MS200.02 Rev.C, MS200.03 Rev.C, MS200.04 Rev.D, MS200.05 Rev.G,

MS200.06 Rev.D, MS300.01 Rev.F, MS300.02 Rev.E, MS300.03 Rev.E, MS.400.00 Rev.E, MS.400.01 Rev.F, MS.400.02 Rev.A, MS.400.03 Rev.E.

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

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

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

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

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

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

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

detailed advice in the form of statutory policies in the 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.

- 3 The location of outside space is an important consideration with regard to the exposure of air pollutants. The applicant is therefore minded to consider the location of existing and planned combustion plant termination points relative to any terrace, general access areas or openable windows etc. In addition to any building control or planning requirements, the third edition of the Chimney Height Memorandum (1981) requires that that certain types of combustion plant terminate at least 3m above any area to which there is general access.
- 4 The Department of the Built Environment (Transportation & Public Realm Division) must be consulted on the following matters which require specific approval:
 - (a) Hoardings, scaffolding and their respective licences, temporary road closures and any other activity on the public highway in connection with the proposed building works. In this regard the City of London Corporation operates the Considerate Contractors Scheme.
 - (b) The incorporation of street lighting and/or walkway lighting into the new development. Section 53 of the City of London (Various Powers) Act 1900 allows the City to affix to the exterior of any building fronting any street within the City brackets, wires, pipes and apparatus as may be necessary or convenient for the public lighting of streets within the City. Early discussion with the Department of the Built Environment Transportation and Public Realm Division is recommended to ensure the design of the building provides for the inclusion of street lighting.
 - (c) The need for a projection licence for works involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window sill, rainwater pipe, oil fuel inlet pipe or box, carriageway entrance, or any other projection beneath, over or into any public way (including any cleaning equipment overhanging any public footway or carriageway).

You are advised that highway projection licences do not authorise the licensee to trespass on someone else's land. In the case of projections extending above, into or below land not owned by the developer permission will also be required from the land owner. The City Surveyor must be consulted if the City of London Corporation is the land owner. Please contact the Corporate Property Officer, City Surveyor's Department.
 - (d) Servicing arrangements, which must be in accordance with the City of London Corporation's guide specifying "Standard Highway and Servicing Requirements for Development in the City of London".

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to the plans proposed for 54-58 Bartholomew Close.

I reside at 28 Bartholomew Close and live directly opposite 54-58 Bartholomew Close. The proposed addition of an extra floor plus a roof terrace will:

- a) limit the sunlight entering into my apartment. Sadly, the sunlight entering my apartment has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- b) cause my residence to be overlooked and invade my privacy, as I have three windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- c) create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood which will sadly affect the tranquillity of this historic close in the City of London.

I am very disheartened by this proposal and am afraid I may be forced out of my home due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application. I sincerely hope this application will not be approved.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Stephen Newell

Address: Flat 4, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I live on the ground floor of the building immediately opposite the proposed extension of 54-58 Bartholomew Close. There is very little natural light in the flat at the moment and the proposed height extension would reduce substantially the little light we have.

I also query why an office block would require a roof garden!

On a general note, very little has been done for the existing residents of Bartholomew Close with regard to the noise and general chaos that we have had to put up with for the past year or so. 54-58 is currently used as a site office, so not only do we have to put up with all the works and road closures, but also with the men/vehicles noisily meeting outside our flat way before and after the agreed working hours. Would anyone put up with that for years?

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr David Woodley

Address: Flat 27 28 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I live on the fourth floor opposite the proposed development.

I wish to object to the proposal on the following grounds:

1. I have read the daylight analysis undertaken by GIA and take issue with a number of its findings. I request the details of the results specifically for my flat (27). The so called "technical transgressions" nonetheless afflict 12 rooms which would see a >20% reduction in visible Skylight.

I request that the planning authorities base their decision on the facts rather than the opinion of GIA technicians who have no knowledge of my own flat. Standing in the middle of my living room I can assure you that I would lose visibility of the sky if the proposed development were approved.

I would be happy for the planning department to visit my flat if it aids the decision making process.

2. In addition to daylight analysis there are of course a number of other issues to address and which I object to below:

- Outlook: ruined from both my bedroom and living room windows which overlook 54 Bartholomew close.

- Sense of enclosure: The addition of another floor and the resulting impact to visible skyline and sunlight. I note that a sunlight assessment has not been undertaken but my balcony will lose the sunlight that it currently receives in the afternoon. I therefore therefore request that a full sunlight analysis is undertaken (as it has been for neighbouring properties)
- Privacy: A significant increase in the number of windows which will look down into my property.
- Access to outdoor space i.e. roof garden: leading to loss of privacy and an increase in noise in what hitherto was a quiet residential corner of Bartholomew close.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Danny Brower

Address: Flat 40 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: During the consultation process the builders said there would not be any further extension. Any further extension will block my right to light. It will also invade my privacy. It will create extra noise and cause an increase in traffic in a narrow road. The development is already overbuilt.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Jonathan Brower

Address: Flat 40 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: During the consultation process the builders said there would not be any further extension.

Any further extension will block my right to light. It will also invade my privacy.

It will create extra noise and cause an increase in traffic in a narrow road.

The development is already overbuilt.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Edward Ng-Cordell

Address: Flat 38 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I live on the 6th floor of Spencer Heights, 28 Bartholomew Close. I object to (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level for the following reasons:-

1. The proposed additional floors will reduce light to the apartments in Spencer Heights, reducing their amenity and value;
2. The proposed additional floors will reduce privacy to the apartments in Spencer Heights, in particular to the 4th - 7th floors that will be overlooked by the additional floor and roof terrace;
3. The proposed roof garden will generate additional noise, this is a particular concern given the increased number of flats and retail units that are part of the Barts Square development;
4. When Helical Bar originally proposed the Barts Square works, residents at Spencer Heights were given assurances that the height of 54-58 Bartholomew Close would not be increased; and
5. The increased numbers of office, retail and residential units that are part of the Barts Square development will have and have already had a significant impact on all of the above and the proposed extensions would further increase this, in particular as they are directly opposite Spencer Heights.

I hope my objection will be taken into account and planning permission for the proposed extension rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Ralph Marshall

Address: 22 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:1) This development will severely limit the sunlight that I will receive in my flat. The sunlight I receive has already been limited by other developments in this very small area.

2) I believe that this proposed new development will further restrict my privacy as the extension directly faces all the windows in my flat.

3) This development will severely impact on noise and the general welfare of the existing properties in this very restricted area.

4) I strongly oppose this proposal.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr John Weeks

Address: Flat 41 28 Spencer Heights London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Firstly, I recall that the owners of the Bartholomew Close residential scheme (the same owners of this building) declared that they would not seek to extend 54-58 . This commitment was made at a residents meeting whilst the developer was trying to get planning permission for the Bartholomew Close development. Gemma Delves of City of London planning will have notes.

2 The proposed additional floor is not materially set back from the street, has no architectural merit, and has higher ceilings than the rest of the building which looks disproportionate, and is invasive. Nor does it fit in architecturally with the building next door, where the windows are mansarded.

3 The proposed lift shaft that protrudes above the building is unnecessary, and objectionable for those looking onto the building. The lift should stop on the 4th floor, and then other means of disabled access should be investigated to allow access to the new 5th floor. Or else there should be no protuberance with a lift to the 5th.

4 The new proposed floor (and terraces) invade the privacy of those opposite.

5 There is no need for an additional roof terrace.

6 I read that other residents are questioning the lighting report that accompanied the development of the Barts residential project. Until the accuracy of the previous scheme lighting scheme report is

proven, I suggest that it would be unwise to accept this one.

7 Further noise and pollution is undesirable. The current site office is not being monitored by the City of London, where construction staff congregate noisily from 06.30 onwards, in flagrant breach of the permissions granted.

8 The developer applied for (and was granted) out of hours working recently, contrary to promises made to residents about working hours, and noise.

I would ask that if City Planning do permit any aspect of this extension, that they require, and then enforce, the restrictions so imposed, including no cranes/road restrictions, and no noisy period

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Susan Weeks

Address: 96 Harmer Green Lane Welwyn Herts

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an owner of Flat 32, Spencer Heights. This flat is opposite the proposed additional floor, on the 5th floor.

I have inspected the plans for 54-58, and this additional proposed floor appears to add unnecessary volume to an area where additional volume has already been permitted, contrary to neighbours' interest. The new floor seems to have an excessive floor to ceiling height.

The proposed lift shaft will simply be an eyesore.

Further, I object to having an additional roof terrace to encourage office workers from across the street to peer into my flat.

Bartholomew Close is a very narrow street, and any development opposite will inevitably decrease the light in my flat.

It is not possible to see clearly what is proposed, as the plans submitted appear inconsistent with one another at the top floor level when comparing elevations.

In my view, this developer, and their chosen building contractors, have a very poor track record in adhering to any planning conditions attached to an approval- their workers do not start making a

noise at 8.00am- they start well before. This area can do without further disruption.

I recommend if the developer has to be allowed another floor, it is told to go away and produce accurate and consistent plans, in keeping with the original building, maybe with frosted glass windows in any additional floor, with no lift shaft extension, with the floor set substantially back from the street, with much smaller windows.

And that new application be proposed for further public consultation.

Hassall, Pam

From: Raymond Clark, OBE [REDACTED]
Sent: 28 October 2016 13:57
To: PLN - Comments
Subject: 54-58 Bartholomew Close, EC1A 7HP

Dear Mr Hart,

We should like to object to the proposal Re: 54-58 Bartholomew Close, London EC1A 7HP (16/01017/FULL)

At the start of the Barts Close development Mr Gerald Kaye of Helical Bar gave an undertaking to the residents of Spencer Heights that 54-58 Bartholomew Close would remain unchanged. This planning application therefore comes as an unwelcome surprise and further undermines the genuineness of Helical Bar.

We object to the proposal on the following grounds:

1. The developments in the Close so far have not impacted directly on the main façade of Spencer Heights (our residence). However the current proposal does directly face this façade.
2. Raising the building by one storey and providing a roof terrace would directly affect the privacy of Spencer Heights residents particularly as the road narrows at this point. Increased noise from a roof terrace is likely to become a nuisance. New (and bigger) windows would further affect privacy.
3. The building is an asset as it is and is representative of the architectural features of recent times and the mix of roof lines adds to these features.
4. Daylight and sunlight would inevitably be restricted for Spencer Heights residents.
5. The development is likely to have an unfavourable impact on the conservation area and this is likely to have a negative effect on property prices in Spencer Heights.

Yours faithfully

Professor Raymond P. Clark, OBE, DSc, CEng, CEnv

Professor Mervyn L. de Calcina-Goff StJ, PPSEE, CEnv, FRSA

48 Spencer Heights, EC1A 7ES.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Charles Colbourne

Address: Flat 44 28 Batholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Dear Sirs

I would like to register my objection to the proposed development, in particular the additional height being added to the building. This addition will significantly reduce the light available to apartment owners in our building and hence amenity and general quality of life. Furthermore the additional floor will lead to loss of privacy given the proposed windows and terraces that will directly overlook our flats.

Regards

Charles Colbourne

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Dr Anita Menon

Address: 26 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The extension to 54 - 58 Bartholomew Close will significantly impact the views, privacy, light and sunlight hours of the Spencer Heights apartments facing Bartholomew Close.

In consequence, there may also be an impact on Spencer Heights property values.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Ms Emily Evans

Address: Flat 7, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am the owner of a flat in 28 Bartholomew Close which is directly opposite 54-58 Bartholomew Close. I have looked at the proposal for an additional floor and an additional roof terrace and strongly object on the following grounds.

a) The presence of roof terraces on the fourth and fifth floors will create more noise and spoil what was, before all the construction, a quiet and peaceful area. I notice that in the developers design and access statement that they say these terraces will only be used during office hours. "Office hours" could mean any time anyone is in the office i.e. 3 a.m! If this proposal does go ahead & for the avoidance of any doubt please can this be conditioned for use during "normal" office hours i.e. 9 a.m. to 5 p.m. Monday to Friday.

b) The additional floor will reduce the natural light coming into my flat and those of the other residents in 28 Bartholomew Close.

c) The additional floor will allow office workers to directly overlook and invade the privacy of the flats in 28 Bartholomew Close that face the proposed extension.

I hope that you will take on board my serious concerns and not approve this application.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Ms Yit Ho Tang

Address: Flat 18 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Barts square development is already fairly big and will have implications for the noise and traffic in Bartholomew close. The proposed addition will only exacerbate the issue.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: unit 38, 33, Bartholomew's Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Reduced privacy, reduced sunlight and reduced value

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: Flat 33, 28 Bartholomew Close, London EC1A 7ES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The Bart Square under construction has already overbuilt the area. The proposed extension is going to make the situation worse.

the sunlight that we will get is to be reduced, due to the proposed extension. Traffic is also going to be adversely affected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Patrick Gutmann

Address: 28 Bartholomew Close Apartment 26 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to the plans proposed for 54-58 Bartholomew Close.

I temporarily reside at 28 Bartholomew Close and live directly opposite 54-58 Bartholomew Close.

The proposed addition of an extra floor plus a roof terrace will impact the ambiance and negatively impact all residence in the 28 Bartholomew Close building, by:

- a) limiting the sunlight entering into the apartments;
- b) impacting privacy in the apartments; and
- b) creating more external noise (owing to the proposed roof terrace).

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Colman Treacy

Address: Flat 17 28 Bartholomew Close LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object. I live directly opposite the proposed development. The extra floors will significantly diminish my privacy. I have 3 windows facing No 54-58 and 2 more face it obliquely. In addition the extra height will block additional light and sun in an already narrow street whose light and sunlight are already reduced by the recent Helical Bar developments in the street. A roof terrace will create particular noise and intrusion on privacy. Surely there must be limits to Helical Bar's proposals. At the outset of their noisy, dirty, highly inconvenient building programme they gave assurances that they had no plan to alter this building. This proposal smacks of greed and profiteering without a thought for the amenity of residents who once enjoyed a quiet private street long before the property developers moved in.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Kevin Swann

Address: Flat 12 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to the plans proposed for 54-58 Bartholomew Close.

I live at 28 Bartholomew Close.

The proposed addition of an extra floor plus a roof terrace to 54-58 Bartholomew Close will:

- a) Diminish further the light available for 28 Bartholomew Close, which has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- b) Increase the noise in a previously quiet and tranquil neighbourhood due to the proposed roof terrace
- c) Be invasive to the privacy of residents occupying flats facing the proposed development.

When Helical Bar presented their Barts Square plans to us a number of years ago, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration regarding this application. I feel strongly that this application should not be approved.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Diana Dickinson

Address: 23 Spencer Heights Bartholomew .Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:1. Assurances were given by the developer that no increase in square footage of this building would be sought

2. The dirt, noise and inconvenience imposed upon residents by the developer have been intolerable

3. This application further seeks to impose -

Diminution of privacy

Diminution of access to light

Imposition of extra noise

Imposition of extra traffic -

thus denying residents the right to quiet enjoyment of their homes.

I most strongly object to this application.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Caroline Colbourne

Address: Flat 44 28 Bartholomew Close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am objecting to the proposed development for the following reasons;

-the addition of the extra floor and ancillary shafts etc will reduce sunlight to our block of flats generally and substantially in some places. Bartholomew Close is not a wide street, and ever higher building creates a dark "canyon" effect.

-the new floor and attached terrace reduces our privacy with extremely large overlooking windows and a balcony staring directly into our flats.

-there will be an increase in general noise levels, both from the roof terrace, and the incremental traffic/people generated by this additional piece of unnecessary development.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Nicholas Grosse

Address: Flat 11, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I would like it recorded and taken into account that I strongly object to the plans proposed for 54-58 Bartholomew Close.

I reside at 28 Bartholomew Close in Flat 11 which directly fronts 54-58 Bartholomew Close at 1st floor level. The proposed addition of an extra floor plus a roof terrace will:

- limit the sunlight entering my apartment. Sadly, the sunlight entering my apartment has already been diminished owing to the additional Helical Bar owned buildings which have recently been erected / are under construction in Bartholomew Close;
- cause my residence to be overlooked and invade my privacy, as I have five windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood which will sadly affect the tranquillity of this historic close in the City of London.

I am very disheartened by this proposal due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us,

they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application. I sincerely hope this application will not be approved.

Yours Sincerely,

Mr Nicholas H. Grosse and Mrs Katherine R. Taylor

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: flat 15 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to the proposals for 54-58 Bartholomew Close.

Firstly I should like to point out that at a meeting with the developers some time ago we, the residents of Spencer Heights, were given an absolute assurance by the developer that no alterations would be made to the building in question. Was this to try and pacify us because of the enormous disruption we were about to face?

Being on the second floor of Spencer Heights with the addition of a further floor on 54-58 it will reduce our light and sunshine considerably added to which we will be even more overlooked and privacy compromised.

The plans for the additional floor do not look at all in keeping with the adjacent buildings in this conservation area.

The road is rather narrow at this point and undoubted additional traffic will cause more congestion and pollution and I fear that the entrance to our car park could be used as a turning space which is unacceptable.

With the Doctors practice very near and many elderly patients using the road additional vehicular traffic could be a hazard to them.

This is a conservation area and the plans envisaged are just unacceptable.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I wish to object to the Application for 54-58 Bartholomew Close.

Some time ago we, the residents of 28 Bartholomew Close, were given an assurance by the developer that no changes would be made to the building in question. This seems to be not true.

An additional floor as shown on the plans is not in character with the rest of the building in this conservation area and will reduce light and privacy to flats opposite.

There are already two large roof spaces for staff on the top of 54-58. Any additional roof space with no specific time restrictions for use will pollute the environment with more noise in what has up to now been one of the City's oasis of tranquility. Undoubtedly vehicular traffic will increase in a street which was never intended for such and with a doctors practice near by could have serious consequences. I strongly object to the plans.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: Flat 45, 28 Bartholomew Close, London EC1A 7ES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the application for 54-58 Bartholomew Close.

At a meeting with the developers residents of Spencer Heights were assured that no alterations would be made to 54-58.

The plans submitted are not in any way complimentary to the existing building and not in keeping with a conservation area.

There are already two large roof terraces on the top of the building.

By adding another floor the noise from the new roof terraces will be unacceptable in this tranquil part of the city and cause a noise nuisance to residents opposite including me. Hours of use are not clear.

By increasing the size of the building traffic will increase in volume in this already small road and could present a hazard to elderly patients visiting the doctor's surgery.

I strongly hope this application will be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Rupom Pal

Address: Flat 10 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The revised plans for extensions to 54-58 Bartholomew Close would reduce privacy and natural light. I live on the first floor and natural light levels are already very low, especially given how narrow the road is. There are already extensive works being carried out on the road causing disruption and noise, and this proposition goes against the initial plans where we were given assurances that there would be no development on these buildings. This could also impact traffic adversely.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Kurt Pollington

Address: 3 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object most strongly to the proposed development. The Corporation of London should have sufficient knowledge that the developer gave categorical assurances that there would be no changes to the building in question. The developer's demands now to add an additional floor and roof terrace should be rejected outright as this will be in complete contradiction to their original assurances and, if approved, will reduce the light to Spencer Heights to all of those properties facing 54-58, including my own which has very little natural light as it is. My light has already been reduced by the existing development and the additional height to 54-58 will reduce this further. In addition even more disruption and noise would result. I sincerely hope that the Corporation will give due and proper consideration to the residents that have had to endure living in the middle of a building site due the Barts Square development and any increased or additional development is quite frankly not acceptable.

From PLN - Comments

Date 06 November 2016 18:32:37

To PLN - Comments

Cc

Subject Comments for Planning Application 16/01017/FULL

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

Comments were submitted at 6:32 PM on 06 Nov 2016 from Dr Alistair Gordon-Brown.

Application Summary

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including:
(i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Alistair Gordon-Brown

Email: [REDACTED]

Address: Flat 12 Aldersgate Court 30 Bartholomew Close London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have only received the notice of the above planning application today.
I would like to add my objections to those already lodged.
The refurbishment in principal is acceptable but the additional height proposed would reduce my ambient light by a further 20% over the loss already experienced by the current new buildin
In addition the retention of the existing facade with no change is a vital part of the aesthetic of the current development as originally planned and agreed by the developer.
The proposed extra height would present a solid and unattractive cliff face and pay no respect to the original building which was presumably the intention of keeping it in the first place.
Yours sincerely
Alistair Gordon-Brown

Adjei, William

From: Hart, Liam
Sent: 07 November 2016 15:07
To: DBE - PLN Support
Subject: FW: Planning Application 16/01017/FULL 54-58 Bartholomew Close

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

From: Ann Holmes [REDACTED]
Sent: 07 November 2016 13:16
To: Hart, Liam
Subject: Planning Application 16/01017/FULL 54-58 Bartholomew Close

Dear Liam

I am writing to object to this proposal, and am writing primarily as a ward member for Farrington Within.

I think the proposed additional height will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

It seems that the daylight and sunlight studies demonstrate that there will be some loss of light.

I am also concerned regarding the potential noise nuisance of the proposed roof terrace. In practice, this terrace is likely to be used by groups of smokers. In practice, groups of smokers tend to chat and create a noise nuisance to nearby neighbours. Although not directly affected by this terrace, as a resident of 43 Bartholomew Close, I am concerned such terraces do not become a feature in a predominantly residential neighbourhood.

Ann Holmes
Flat 1, 43 Bartholomew Close, EC1A 7HN
Sent from my iPad


ACKNOWLEDGED

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA).

Case Officer: Liam Hart

Customer Details

Name: Mr Stephen Levy

Address: Flat 35, Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object very strongly to the plans proposed for 54-58 Bartholomew Close.

I live opposite 28 Bartholomew Close

The proposed work at the top of the building will:

- limit the sunlight entering my apartment.;
- cause my flat to be overlooked and invade my privacy - I have three windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant and historic close in the City of London.

I am very disheartened by this proposal due to the concerns above.

I believe that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size/height. They should not be permitted to go back on that

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

I sincerely hope this application will be refused.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Helen Clifford (nee Hudson)

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lost a lot of light from the additional floors on Aldersgate, my kitchen is the only place I can see the sky or receive any direct light. If this development goes ahead then I will lose significant light (very significant). I very much object.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr paul Clifford

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object strongly to the plans proposed for the works at 54-58 Bartholomew Close.

I live opposite 54-58 in Aldersgate Court

The planned work in the building will:

Limit sunlight

Lead to a loss of privacy

Have the potential to increase noise.

I believe that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in size and or height. They should be held accountable to these assurances.

We have suffered enough with the Barts Square development and the refurbishment on Aldersgate Street. We now even have work being carried out on Sundays.

This application should be refused.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 54-58 BartholomewClose Your ref 16/01017/FULL

From:
Sent: 07 November 2017 09:14
To: PLN - Comments; Nick Grosse; Varuni Personal
Subject: 54-58 BartholomewClose Your ref 16/01017/FULL

Dear Mr Hart,

I refer to your letter of 31/10/17.

I wish to object to the proposed application. This proposal was made in slightly different form a year or so ago. I also objected then.

I object to (1) the erection of an additional floor and (2) the creation of a roof terrace at 5th floor level.

My flat at 28 Bartholomew Close is directly overlooked by the proposed extensions. There will be both loss of natural light and a serious invasion of privacy. The proposed roof terrace will create the likelihood of noise nuisance in addition. The wholesale developments which have taken place in the vicinity already represent considerable loss of amenity to occupants of 28 Bartholomew Close. There is no good reason for further incursions. This application represents typically opportunistic behaviour by developers who, having gained planning permission, derogate from beneficial aspects of their proposals and seek to squeeze yet further profits by apparently minor additional proposals. They ignore the incremental effects on others. I urge you to refuse this application.

Please acknowledge receipt and keep me informed.

Sincerely,

Colman Treacy

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Diana Dickinson

Address: Seaford Grange, Seaford Pershore

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I have only today (7.11.2017) been alerted to this application by another resident. I did not receive any written notification. My objections are:

- 1 The application is contrary to the assurances given to us by Helical Bar
- 2 This development would limit the light, and sunlight, reaching the flats in 28 Bartholomew Close
- 3 A roof terrace for recreational use would impact on the quality of life of residents and cause unacceptable noise
- 4 The development of this area has caused untold misery and inconvenience already to residents over several years, to the financial gain of others. Do not allow something which along with the above, will also impact on our property values.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Tom Gardner

Address: Flat 24 53 Britton Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We wish to object the current application to extend 54-58 Bartholomew Close on the following grounds

The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

The daylight and sunlight studies demonstrate that there will be some loss of light. This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater closeness.

There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers. The reality is that such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of a terrace during working hours when many residents will be in their flats, and would have to suffer the inevitable

noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones

The proposals for disabled access are not up to modern standards and should be re-visited.

Broughton, Helen

From: PLN - Comments
Subject: FW: 54-58 Bartholomew Close - Planning Application 16/01017/FULL - Objection
Attachments: View From 16 Aldersgate Court.jpg

From: Disley-Tindell, Paul [REDACTED]
Sent: 08 November 2017 17:17
To: PLN - Comments
Subject: 54-58 Bartholomew Close - Planning Application 16/01017/FULL - Objection

Dear Mr Hart,

I refer to your recent letter regarding the proposed refurbishment and extension of 54-58 Bartholomew Close, EC1A 7HP. I am writing to advise you of my OBJECTIONS to the proposals to add an additional floor and roof terrace to the existing period building and request that the application be refused.

I own and occupy a flat on the third floor of Aldersgate Court which is directly opposite the subject property. Like many of the flats in the **four** storey block, this is a small studio. The attached picture shows the view of 54-58 Bartholomew Close from the single window within my flat's main studio living area, from which it is clear that increasing the height of the building will have a significant impact on the quality of light within my home and the openness of the current views. The picture also shows how the additional floors on the previously consented development have already had a detrimental impact on the amount of sky visible from my flat, and the latest proposals would erode this yet further.

The daylight/sunlight report accompanying the application cannot be considered to be an objective assessment of the impact on my property and those of my neighbours. Instead, the report is blatantly pro-development, makes numerous convenient assumptions, and fails to consider the disproportionate impact that the loss of light would have on the occupants of small flats with only one or two windows.

In addition to the impact of the development on the quality of light within my home, I further object to the proposals for the following reasons:

- There is no reason to extend the existing attractive period building aside from adding capital value to the developer's asset. A high quality refurbishment of the existing structure will maintain the historic character of the building and enhance the streetscape of the conservation area, whereas the addition of a utilitarian extension and new roof terrace would diminish these benefits as well as being contrary to Local Plan Policies DM 10.1 New Development and DM 12.1 Managing Change affecting all heritage assets and spaces
- The overall design is not sympathetic to its context, adjacent buildings and the local environment as claimed in the Design & Access Statement, and is contrary to Policy DM 12.2 Development in conservation areas
- The creation and use of a new roof terrace will have a detrimental impact on my privacy and that of my neighbours, and is contrary to Local Plan Policy DM 10.3 Roof gardens and terraces
- The use of the roof terrace could potentially create noise and disturbance to local residents. Given the narrowness of the street at this point, any noise outside reverberates and can be clearly heard inside the flats
- The proposed full height glazed windows on the ground floor are not in keeping with the character of the building and other ground floor windows in the street. The existing windows should be replaced in a style appropriate for the period of the building, those probably being sash windows from the original town houses.

I trust that my comments will be noted in your consideration of this application and look forward to receiving confirmation that it has been refused.

Should you wish to visit my flat to see the subject property from my viewpoint then please do let me know.

Your sincerely,

Paul Disley-Tindell MRICS

Flat 16 Aldersgate Court, 30 Bartholomew Close, EC1A 7ES
[REDACTED]

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Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Lindsay Cullen

Address: Flat 16 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Please accept this note as my objection to the proposed plans for 54-58 Bartholomew Close.

Our apartment is located opposite 54-58 Bartholomew Close and the proposed addition of an extra floor, plus a roof terrace will not only limit the sunlight entering into our apartment, but will also invade privacy as our apartment will be overlooked. The roof terrace in particular will create a lot of noise disruption in what is now a quiet and pleasant area.

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

Thank you,

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Rod Gautrey

Address: Flat 1, Spencer Heights 28, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the current application to extend 54-58 Bartholomew Close on the following grounds

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be some loss of light
- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater closeness.
- There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers. The reality is that such groups tend to chat and create a noise nuisance to nearby neighbours .

In summary, the additional floor will create problems of overlooking and loss of light for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme.

Many of these will have been bought off plan where an increase in height will not have been envisaged.

I consider that the application for extending is a "greedy" application and that it is rejected and that the building be left as it is with the 5th floor and roof terrace abandoned and that it undergoes a sensitive refurbishment. Residents are suffering disruption from the current redevelopment and should be spared yet more interference.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Dr Anita Menon

Address: 26 Spencer Heights Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to the plans proposed for 54-58 Bartholomew Close.

I own a flat at 28 Bartholomew Close. The proposed addition of an extra floor plus a roof terrace at 54-58 Bartholomew Close will:

- limit the sunlight entering my apartment. As it is, the sunlight entering my apartment has already been diminished due to the additional Helical Bar buildings which have recently been erected in Bartholomew Close;
- cause my residence to be overlooked and invade my privacy, as I have windows which will directly face the proposed extension to 54-58 Bartholomew Close; and
- create more external noise (owing to the proposed roof terrace) in a previously quiet and pleasant neighbourhood.

I am very disheartened by this proposal due to the concerns above.

I also note that a number of years ago when Helical Bar presented their Barts Square plans to us, they gave us many assurances that 54-58 Bartholomew Close would not be increased in

size/height.

I hope these comments are taken into serious consideration in evaluating whether to approve this application.

I sincerely hope this application will not be approved.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 54-58 Bartholomew Close, EC1A 7HP

From: Raymond Clark, OBE [
Sent: 11 November 2017 10:42
To: PLN - Comments
Subject: 54-58 Bartholomew Close, EC1A 7HP

Dear Mr Hart

We wish to object to the current application to extend 54-58 Bartholomew Close, EC1A 7HP ((16/01017/FULL) on the following grounds.

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be some loss of light. This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and Nos 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of overlooking and loss of light which will clearly be made significantly worse by this greater closeness.
- There is the potential noise nuisance of the proposed roof terrace (again enhanced by the closeness of the buildings as described above). In practice, this terrace is likely to be used by groups of smokers and the reality is that such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of the terrace during working hours when many residents will be in their flats, and would have to suffer the inevitable noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones
- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of overlooking and loss of light for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme. The closeness of the roof terrace will create additional overlooking and noise and further degrade the neighbourhood.

We consider that this application for extending is a "greedy" application and that it is rejected and that the building be left as it is with the 5th floor and roof terrace plans abandoned and that the building undergoes

a sensitive refurbishment. In addition residents are suffering considerable disruption from the current redevelopment and this will continue for several more years. In this constricted conservation area enough is enough.

We are happy to attend a meeting to speak but will not be available on 12th December.

Yours sincerely

Professor Raymond P. Clark, O.B.E, PhD, DSc, CEng, CEnv, Hon.FSEE, Hon.FRPS, Hon.FSE

Professor Mervyn L. de Calcina-Goff, StJ, PPSEE, ASIS, CEnv, FBPA, FSEE, Hon. FSEE, FRPS, FRSA

Wells, Janet (Built Environment)

From: Levy, Stephen. (UK) [REDACTED]
Sent: 13 November 2017 21:19
To: PLN - Comments
Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development, significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- The daylight and sunlight studies demonstrate that there will be loss of light.
- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the determination of loss of light which will clearly be made significantly worse by this greater proximity.
- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers. Such groups tend to chat and create a noise nuisance to nearby neighbours. There is a general concern that such terraces do not become a feature in a predominantly residential neighbourhood. There will be no restriction on use of the terrace during the day and evening, and possibly night, when many residents will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people gathering to chat, smoke and talk on their mobile phones.
- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking
- loss of light; and
- Noise nuisance;

for residents of Spencer Heights and Aldersgate Court, as well as residents of apartments in the new scheme.

I also understand that a commitment was given by Helical Bar previously that it would not seek to increase the height of this building and that residents nearby may have failed to object to other development on the basis of that assurance.

Yours faithfully,

Stephen Levy

Flat 35
Spencer Heights
28 Bartholomew Close
London EC1A 7ES

 **DENTONS**

Stephen Levy
Partner

[REDACTED]

[Website](#)

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2010-EX#R

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 16/01017/FULL 54-58 Bartholomew Close EC1A 7 HP

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

From: David Gordon-Brown
Sent: 14 November 2017 16:55
To: PLN - Comments
Subject: 16/01017/FULL 54-58 Bartholomew Close EC1A 7 HP

Dear Liam Hart,

I have had an opportunity to look at the revised plans for the above proposed development and would like to make the following comments.

Firstly, on grounds of heritage, it seems a retrograde step to change the only historical building left on Bartholomew Close. The height and facade represents a clear picture of the nature of the space before the new development started.

The skyline needs a discontinuity to prevent what otherwise appears to be a cliff face of buildings which is out of context with the surrounding streets in this historical medieval grid.

Secondly with regard to the daylight/sunlight studies undertaken by GIA.

I live in Aldersgate Court, directly opposite the proposed development denoted by R7 112 in their study.

In 2012 before any development started I had a clear view of skyline over the street approach, numbers 54-58 and 50-52 Bartholomew Court.

Phase 1 of the development raised the height of 50-52 to 37.675m and 34.750m in a stepped fashion, which effectively took 25% of my VSC. (my estimation viewed from my window facing the development).

The GIA study took not the 2012 position but the current position in 2017 to delineate its calculations. In R7 112 I have apparently lost 17.98 sq ft which equates to a further 16.6% in addition to the aforementioned 25% from phase 1.

My point is that since I started living here there has been a cumulative and now very significant loss in light, with developments in Aldersgate behind my flat, Phase 1 Bartholomew Close and now this next proposal.

Each development on its own appears insignificant but when added together then have made a very serious impact on my quality of living.

The calculations suggest that there has been no significant loss of amenity but this is not my experience.

Dr Alistair Gordon-Brown

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I

would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Dr Ferdinand Chu

Address: Unit 33, 28 Bartholomew CI London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I strongly object to item (i) and (ii) of the above proposed extension. my building spencer heights is at the almost narrowest part of the street. An extension of one extra floor and roof terrace is going to decrease significantly to the natural light of my living room and my bedroom. The additional floor can overlook into my apartment and I am going to lose privacy. I also consider this extension greedy and should not be approved.

Ferdinand Chu

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr volf frishling

Address: Flat 29, 28 Bartholomew close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I wish to object the latest application to build an extra floor at 54-58 Bartholomew Close:

I am a resident of an apartment in 28 Bartholomew close. My bedrooms and living room all directly face 54-58 BC. As is, the new development behind 54-58 Bartholomew close has already reduced the amount of light entering the apartment. We are forced to keep the light on most of the day. The proposed development will surely exacerbate the problem even further.

The terrace in the extension will most likely create a noise problem. The terrace will be directly opposite the apartment and will create privacy issues. We'll be forced to keep curtains down, further reducing the amount of light.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Ralph marshall

Address: 93 bath hill court bath road bournemouth

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I object to the latest application to extend 54-58 Bartholomew Close (BC) on the following grounds.

As an owner of an apartment in Spencer Heights my flat immediately faces the proposed extension. As a result I will lose light, making my flat lose important amounts of light.

The extension will create additional noise because of the closeness of the building to Spencer Heights.

The proposed extension will not only cause problems of noise, loss of light to me but also to the owners of the new development , Barts Square, who will have bought their properties off plan and not be aware of the consequences that the extension will have on their properties.

I believe that the buyers of The Askew Building , which I believe will be affected by this plan should be advised by the City Of London/developer advising about this new proposal.

We consider that the application to extend 54-58 BC one that should be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Muhammad Asim Shaikh

Address: Flat 25 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.

Furthermore, SH will become significantly overlooked owing to the additional floor.

Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).

The proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of SH, Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.

In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected.

The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Jonathan Brower

Address: Flat 40 Spencer Heights 28 Bartholomew Close

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an owner occupier in Spencer Heights (SH) and I wish to object to the latest application to develop 54-58 Bartholomew Close (BC), which would be directly facing SH.

During the consultation period for the main development, the developers assured the neighbours that they would not be extending 54-58 BC upwards. They have clearly gone back on those assurances with this application. They left this development out of the original plans as they knew they would have a severe impact on neighbours and the environment in this conservation area.

My bedrooms and living room directly face 54-58 BC. I will definitely lose light with the proposed extension upwards. The distance between SH and 54-58 BC is 3.5m less than the buildings to the west, and this will exacerbate the loss of light to my apartment.

My apartment will be overlooked by the additional floor and terrace, reducing my privacy.

The proposed roof terrace will create more noise and nuisance just a few metres away from my windows. There will be people chatting with each other and on mobile phones as well as groups of smokers. The smoke will be able to enter my apartment windows when they are open.

The residents have been suffering disruption for years from this development and this application

will extend this disruption even further. In this conservation area, the 5th floor and roof terrace plans should be abandoned.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Danny Brower

Address: Flat 40 Spencer Heights London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am an occupier in Spencer Heights (SH) and I wish to object to the latest application to develop 54-58 Bartholomew Close (BC), which would be directly facing SH.

During the consultation period for the main development, the developers assured the neighbours that they would not be extending 54-58 BC upwards. They have clearly gone back on those assurances with this application. They left this development out of the original plans as they knew they would have a severe impact on neighbours and the environment in this conservation area.

My bedrooms and living room directly face 54-58 BC. I will definitely lose light with the proposed extension upwards. The distance between SH and 54-58 BC is 3.5m less than the buildings to the west, and this will exacerbate the loss of light to my apartment.

My apartment will be overlooked by the additional floor and terrace, reducing my privacy.

The proposed roof terrace will create more noise and nuisance just a few metres away from my windows. There will be people chatting with each other and on mobile phones as well as groups of smokers. The smoke will be able to enter my apartment windows when they are open.

The residents have been suffering disruption for years from this development and this application

will extend this disruption even further. In this conservation area, the 5th floor and roof terrace plans should be abandoned.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Kevin Swann

Address: 12 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- Spencer Heights will become significantly overlooked owing to the additional floor.
 - In addition, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to apartments at Spencer Heights
 - The proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
 - In particular The Askew Building of Barts Square will certainly be affected. It is possible that they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.
- I consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Planning application 01017/Full - statement of objection

From: Varuni Personal
Sent: 19 November 2017 21:28
To: PLN - Comments
Cc: Dharma Varuni
Subject: Planning application 01017/Full - statement of objection

FAO: Liam Hart

Dear Liam

Further to the planning application 01017/Full, I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH – this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Please acknowledge receipt of this.

Best

Varuni

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr KURT POLLINGTON

Address: 3 SPENCER HEIGHTS 28 BARTHOLOMEW CLOSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I live at 28 Bartholomew Close directly opposite the building in question. I have endured the construction of Barts Square development for the last 3/4 years (with its disruption, noise and great inconvenience living in the middle of a building site) and I object most strongly to yet another application by these developers for a change/addition to their original planning request. The addition of another floor will cause less light available to me and all the front facing flats in our block, and the roof terrace will create unwanted noise and pollution to the area. We live in a very small and quiet close and to have this application approved will be cause an intrusion into our homes in addition to the extra noise and pollution. Please consider for once the existing residents of this area and not the greed of the developers whose development in St Barts Close looks absolutely hideous and a great disappointment to our great City. I hope whoever makes the decision will visit Bart Close to view what the new development looks like and I am sure you will consider this new application most carefully and hopefully for our sakes it will be rejected.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Miss Varuni Dharma

Address: Flat 28 Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I wish to object the latest application to extend 54-58 Bartholomew Close ("BC") on the following grounds:

- As an owner / resident of an apartment in Spencer Heights ("SH"), my bedrooms and living room all directly face 54-58 BC. I will definitely lose light and all these rooms will become darker as a result of the proposed extension to 54-58 BC. SH is at the narrowest part of the road and therefore the distance between SH and 54-58 Bartholomew Close is some 3.5m less than the separation of the new buildings to the west of SH - this closeness will exacerbate the loss of light.
- Furthermore, SH will become significantly overlooked owing to the additional floor.
- Also, a more formal roof terrace (to the one currently in existence) will most definitely create noise nuisance so close to my apartment and many other apartments at SH (again enhanced by the closeness of the buildings as described above).
- Notwithstanding the direct impact on my apartment and SH, the proposed additional floor will also cause problems of overlooking, loss of light and noise nuisance to residents of Aldersgate Court, as well as to residents of the new development (Barts Square), significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew Close were to have remained at their original height.
- In particular The Askew Building of Barts Square will certainly be affected. I suspect they will be completely unaware of the proposal for 54-58 BC as they will not have received news of this

proposal from City of London / the developer as they are not yet residing in the new buildings. I would urge the City of London to contact all buyers of The Askew Building (as a minimum) to seek their views on this proposal.

We consider that the application for extending 54-58 BC is a "greedy" one that should be rejected. The building should be left as it is with the fifth floor and roof terrace abandoned and that it undergoes a sensitive refurbishment.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Clare James

Address: Members Room, PO Box 270 Guildhall London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to this planning application on the grounds it will cause loss of light and overlooking to neighbouring properties.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Helen Clifford

Address: 15 Aldersgate Court 30 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I have already objected, but could someone from the City please come and investigate immediately because it looks to me as if they have already started the 6th floor. I am also concerned that the building work is continuing over the weekends.

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:To: PLN - Comments

Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to

residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development,

significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew

Close were to have remained at their original height.

- The daylight and sunlight studies demonstrate that there will be loss of light.

- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the

new buildings to the west of Spencer Heights. We do not believe this has been taken into account in the

determination of loss of light which will clearly be made significantly worse by this greater proximity.

- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers.

Such groups tend to chat and create a noise nuisance to nearby neighbours . There is a general concern

that such terraces do not become a feature in a predominantly residential neighbourhood. There will be

no restriction on use of the terrace during the day and evening, and possibly night, when many residents

will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people

gathering to chat, smoke and talk on their mobile phones.

- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking

- loss of light; and

- Noise nuisance;

for residents of Spencer

Comments for Planning Application 16/01017/FULL

Application Summary

Application Number: 16/01017/FULL

Address: 54 - 58 Bartholomew Close London EC1A 7HP

Proposal: Refurbishment and extension of the building including: (i) erection of an additional floor of office accommodation (Class B1) at 5th floor level; (ii) creation of a roof terrace at 5th floor level; (iii) refurbishment and replacement of existing glazing and ground floor entrances; and (iv) other associated external alterations. (Total increase in floorspace 171sq.m GIA) (RE-CONSULTATION: REVISED DESIGN).

Case Officer: Liam Hart

Customer Details

Name: Mrs Judith Payne

Address: Flat 15 28 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:To: PLN - Comments

Subject: Town & Country Planning Act 1990 - 54-58 Bartholomew Close, London EC1A 7HP - Objection

Dear Sir/Madam

I wish to object to the current application to extend 54-58 Bartholomew Close on the following grounds:

- The proposed additional floor will cause problems of overlooking, loss of light and noise nuisance to

residents of Spencer Heights and Aldersgate Court, as well as to residents of the new development,

significant numbers of whom will have purchased units off plan, when properties at 54-58 Bartholomew

Close were to have remained at their original height.

- The daylight and sunlight studies demonstrate that there will be loss of light.

- This will be compounded by the fact that Spencer Heights is at the narrowest part of the road and therefore the distance between Spencer Heights and 54-58 is some 3.5m less than the separation of the

new buildings to the west of Spencer Heights. We do not believe this has been taken into account

in the

determination of loss of light which will clearly be made significantly worse by this greater proximity.

- There is a likelihood of noise nuisance from the proposed roof terrace, again enhanced by the closeness

of the buildings as described above. In practice, this terrace is likely to be used by groups of smokers.

Such groups tend to chat and create a noise nuisance to nearby neighbours . There is a general concern

that such terraces do not become a feature in a predominantly residential neighbourhood. There will be

no restriction on use of the terrace during the day and evening, and possibly night, when many residents

will be in their flats and would have to suffer the inevitable noise nuisance caused by groups of people

gathering to chat, smoke and talk on their mobile phones.

- The proposals for disabled access are not up to modern standards and should be re-visited.

In summary, the additional floor will create problems of:

- Overlooking

- loss of light; and

- Noise nuisance;

for residents of Spencer