

Background Papers

External

Letter 20 November 2017 London Borough of Islington

E-mail 18 February 2018 Jane Smith, Chair, Barbican Association

Representations

E-mail 26 September 2017 Michael S. Irwig and Karen D. Irwig

Online 29 September 2017 Mr Roy Sully (support)

Letter 29 September 2017 Fred Rogers and Joanna Rodgers (neutral)

Online 01 October 2017 Mr Lionel Green

Online 03 October 2017 Mr A Garciga

Online 04 October 2017 Mr John Whitehead

Letter 04 October 2017 Howard Morris

Online 05 October 2017 Mr Peter Smart (neutral)

Online 06 October 2017 Mr John Whitehead

Letter 08 October 2017 Richard Tomkins

Online 11 October 2017 Ms Candace Gillies-Wright

Online 14 October 2017 Mrs Judith Brown

Online 15 October 2017 Mr John Taysum

Online 15 October 2017 Dr Sean Healy

Online 16 October Ms Patrica Crossley

Letter 17 October 2017 Keith Clarke

E-mail 18 October 2017 Robert Hillhouse

Online 09 November 2017 Mr Richard Collins

Letter 09 November 2017 Heather Thomas

PLANNING DECISION NOTICE

City of London
PO Box 270
Guildhall
London
EC2P 2EJ



ISLINGTON

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333

222 Upper Street
LONDON N1 1YA

Case Officer: Amanda Peck

T: 0207 527 3876

E: planning@islington.gov.uk

Issue Date: 20 November 2017

Application No: P2017/3815/OBS

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - no comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, , Residential Car Park , London , EC2		
Application Type:	Observations to Adjoining Borough		
Date of Application:	25 September 2017	Application Received:	25 September 2017
Application Valid:	25 September 2017	Application Target:	16 October 2017

DEVELOPMENT:

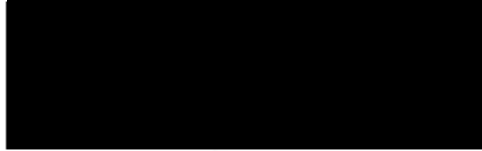
Observation to City of London council for 'Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House'.

OBSERVATIONS:

No comments

Certified that this document contains a true record of a decision of the Council

Yours faithfully



**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**

From: Jane Smith
To: [REDACTED]
Cc: [REDACTED]
Subject: Re Application 17/00909/Full
Date: 18 February 2018 17:25:24

Dear Sir

17/00909/FULL

"Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the Installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House. | Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2"

I apologise for the lateness of this comment, but the application has not yet been determined so I hope that it can be taken into consideration.

In the earlier application, 17/00022/Full, now withdrawn, it was proposed to include storage units in Thomas More car park. These no longer appear in the current application, though there is a waiting list of the residents in the blocks surrounding Thomas More car park who have requested storage units close to their flats. Some have been waiting for years.

We would request that the application is amended to include storage units in Thomas More car park. We understand that a concern about the original proposal was that the 57 units proposed for that car park would leave virtually no space for additional cars should they need to be parked there. A reduced number – say around half – would suffice to meet the demand and not dangerously diminish spare capacity. We suggest they could be sited in the middle of the car park towards the Aldergate Street ramp side; that way they would leave the most convenient car parking spaces next to the blocks that use them.

I am copying this comment to the applicant.

Yours faithfully

Jane Smith
Chair, Barbican Association
[REDACTED]

From: PLN - Comments
Subject: FW: Comment on PLANNING APPLICATION 17/00909/FULL

From: Henry Irwig []
Sent: 26 September 2017 13:09
To: PLN - Comments
Subject: Comment on PLANNING APPLICATION 17/00909/FULL

Comments on:
PLANNING APPLICATION 17/00909/FULL
PLACEMENT OF STORAGE UNITS in various BARBICAN RESIDENTIAL CAR PARKS
Regarding:
RESIDENTIAL AMENITY and TRAFFIC - OBJECTING

Comments by:
MICHAEL S. IRWIG and KAREN D. IRWIG
302 Bryer Court, Barbican, London EC2Y 8DE
email

While endorsing the basic concept of using some areas of the car parks for storage units, we wish to raise a number of issues for consideration by the Planning and Transportation Committee. These comments focus on the Bunyan Car Park, where we are long-term licence-holders.

1. **INCORRECT PLANS – LEVEL 03 SITE PLAN:** This plan does not properly show Bunyan Car Park in that its orientation is rotated 90° from its actual position. Furthermore, there is no indication of how the car park connects to the surface road system or to the traffic flow in the car park.
2. **INCOMPLETE PLANS – INTERNAL TRAFFIC FLOW:** The plans do not indicate the direction of traffic flow in the car parks and, therefore, probably do not allow for accurate evaluation of pinch points and/or blind spots.
3. **INCOMPLETE PLANS - ENTRANCES TO FLAT BLOCKS:** Both the Bunyan House Car Park Existing Plan and the Bunyan House Car Park Proposed Plan fail to show the entrances to the Bunyan Court and the Bryer Court flat blocks. In addition, the driveway that feeds the row of spaces numbered 1897 to 1915 is only partially shown. Both the entrance and accurate driveway details are required to properly evaluate the acceptability of the overall proposal.
4. **INCOMPLETE PLANS – STORAGE & OFFICES AREA:** Insufficient detail is provided for a large (approximately 1,000sq.m) section of Bunyan Car Park designated as 'Storage and Offices'. This area, which prior to the conversion of the YMCA to Blake Tower provided spaces for the parking of cars, should not be neglected in the proposal, especially as it seems it might well provide a very good consolidated area for storage units that can be easily secured.
5. **COMPROMISED INTEGRITY OF REMAINING CAR PARKING:** The intrusion of storage units (both existing and new) into rows of car parking bays compromises the quality and clarity of the original parking arrangement, both from a visual and a security perspective. For instance, in the Bunyan Car Park, consideration should be given to removing existing storage units from spaces 1778 and 1779 and not adding new storage units in spaces 1888 and 1889.
6. **DANGEROUS BLIND SPOTS IN DRIVEWAYS:** In the case of at least one situation, the location of new storage units will severely compromise the visibility of vehicles using the driveways (e.g. spaces 1888, 1889 mentioned above). It seems judicious to advocate that storage units should simply not be placed in locations that are situated at the end of rows of car parking spaces where they abut driveways.
7. **UNSAFE CONDITIONS IN STORAGE AREAS:** A large number of narrow alleyways and oddly shaped open areas between stores will tend to make access for users of the stores tortuous and potentially dangerous. While the Car Park Attendants generally do a good job in providing oversight, they cannot be expected to provide the level



of security necessary. In addition to any enhancements of the lighting and/or the CCTV systems, the areas in which the storage units are located should be enclosed by walls or sturdy fencing with keyed locked doors or gates, as is typically provided in traditional Barbican stores.

8. **INSUFFICIENT COMMITMENT TO REALLOCATION OF CAR PARK USERS:** While fully understanding that the City has the authority to reallocate existing parkers to other spaces and appreciating their commitment to find spaces in parkers' existing car parks, it seems equitable that the proposals should include a further undertaking. This undertaking should provide all 52 parkers affected with an assurance that they will be relocated to spaces at least of equal quality to their existing spaces with respect to size, lighting, absence of leaks, clear and direct access to entrances of blocks of flats, etc.

We appreciate the Committee's consideration of the abovementioned matters and look forward to learning that they will be fully addressed by the Applicant.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 29 September 2017 09:18
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 9:17 AM on 29 Sep 2017 from Mr Roy Sully.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Roy Sully
Email:
Address: 253 Shakespeare Tower London

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Residential Amenity

Comments: I fully support this application. It provides much-needed additional facilities for residents and at the same time utilises redundant car parking space on what must be some of the most expensive land in the world. Rent on the stores will also provide useful additional revenue for the Estate.

100 Breton House – Barbican – London - EC2Y 8PQ

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

29 September 2017

Dear Mr Hart,

Re: Town and Country Planning Act 1990

Location: Ben Jonson House, Breton House, Thomas More House, Bunyan House and Willoughby House, Barbican, Residential Car Park London EC2

Application ref: 17/00909/FULL

Although we have no objection to the proposed use of unoccupied parking spaces for storage units - already renting one of the existing units in the Breton/Ben Jonson Car Park, it would be unreasonable to object anyway. However, we have some observations:

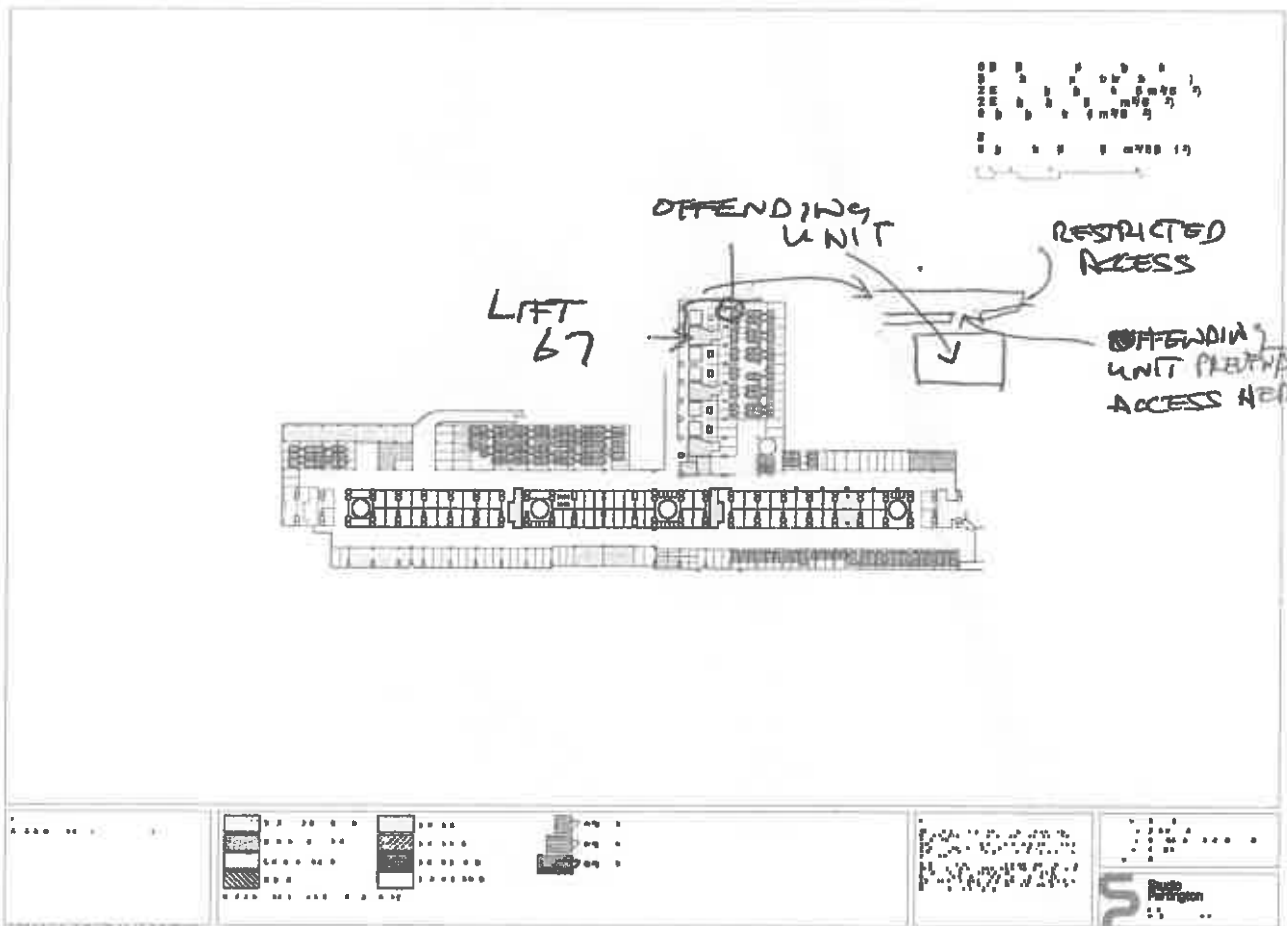
1. Would it not be more sensible to seek permission to place units in any vacant car park space throughout the Estate's car parks, rather than needing to apply for permission each time more units are needed?
2. From experience of the existing units, a light is necessary but this should not be mains powered for safety reasons. Also some form of ventilation should be incorporated into the units.
3. As far as Breton/Ben Jonson Car Park is concerned, the Transport Report is incorrect to state "access is controlled by a barrier". There is no barrier.
4. Whilst there is obviously a concern about flammable substances being stored in the units, as regards Breton/Ben Jonson car park, the fire officer should be concerned that it is proposed to site the units on the route to the block's fire escape. Were the units to be only in the actual designated car park spaces that would not be a fire escape issue, except that the unit edged red on the attached plan would still block access. Also, placing units in the vehicular access will restrict access to the fire escape, as well as, with the indicated unit, blocking wheel chair access to lift 67.
5. There is an elderly resident of Breton whose car park space will be removed to some way away from where it is now. To access the new space from lift 67 will now involve negotiating around the numerous units.
6. It seems that our own access to our unit will be restricted from lift 67 if units are placed in the vehicular access. Also it seems that our "short cut" route from lift 67 to the concierge will be blocked, making moving delivered items to our flat more difficult. We will have to push such items - on a trolley - up the car park access ramp, not only being dangerous but also more physically demanding.



7. We should also be assured that the concierge and other Estate staff should not have their jobs made more demanding by the proposals without both consultation and adequate compensation.

Yours faithfully,

Fred Rodgers and Joanna Rodgers



From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 01 October 2017 14:29
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 2:28 PM on 01 Oct 2017 from Mr Lionel Green.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Lionel Green
Email:
Address: 162 Lauderdale Tower Barbican London

Comments Details

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

Comments : I object to the potential use of these Barbican car parks and adjacent vehicular routes for storage perhaps with the deliberate intent to cause harm.
I also object for the following reasons:

COMPROMISED INTEGRITY OF REMAINING CAR PARKING: intrusion of storage units (both exist , consideration should be given to removing existing storage units from spaces 1778 and 1779 a the visibility of vehicles using the driveways (e.g. spaces 1888, 1889 mentioned above). It see
UNSAFE CONDITIONS IN STORAGE AREAS: A large number of narrow alleyways and oddly shape nnot be expected to provide the level

2

of security necessary. In addition to any enhancements of the lighting and/or the CCTV systems,

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 03 October 2017 21:32
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 9:30 PM on 03 Oct 2017 from Mr A Garciga.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr A Garciga

Email:

Address: Flat 151 Lauderdale Tower Barbican London

Comments Details

Commenter Member of the Public



Type:

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I object to the latest proposal 17/00909/FULL on the basis of security concerns in allowing non residents to hire the baggage stores. The Corporation has not considered that once non residents enter the estate they then have access to our properties such as cars, motorbikes, homes. An example is that once a person enters Lauderdale car park they can simply drive any vehicle out without a problem. An easy theft such as the theft of one motorbike at Lauderdale car park. This proposal could increase the risk of theft which may have an impact on the insurance policies of residents by increasing risk. Also at a time when the country is under high security risk no thought is being given to the potential for terrorism and the storage of potentially dangerous chemicals in these baggage stores. Thank you.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 04 October 2017 15:13
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 3:11 PM on 04 Oct 2017 from Mr John Whitehead.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr John Whitehead

Email:

Address: 111 Breton House Barbican LONDON



Comments Details

Commenter Neighbour

Type:

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object to the planned installation of storage units in the Breton House car park. This is for three reasons - the structural integrity of Breton House, fire risk, and the proposed location of storage units.

The application states that " ... the block (Breton House) is supported on paired columns which support the cross walls, with cross beams expressed externally ... " (para 3.2 Planning Statement) This may be true of Ben Jonson House but I believe that this is not the case with Breton House. This is a serious error.

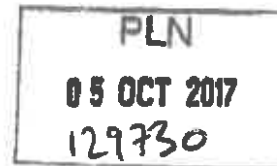
In the car park directly beneath Breton House there is a row of five metre wide double parking bays where it is proposed to place storage units. Each five metre bay is separated from the next by floor to ceiling concrete walls. This mirrors the layout of the five metre wide flats on the east side of Breton House of which there are nine on each floor above. The car park walls indeed form stanchions that rise up through and support the residential block above. These also form the party walls between the flats. If any fire in the car park space affected the integrity of these support walls in the car park the impact could be disastrous.

There appears to be a fire sprinkler system in the car park, but in over thirty years I am not aware it has ever been tested or used. The sprinkler system should be reinstated before any storage units are installed. As an example of the contemporary risks, modern lithium batteries, as used for instance in e-cigarettes, are especially prone to instantaneous combustion, as I have witnessed personally.

Also, the overall location of the proposed stores seems oddly random and illogical. I do not have a car at present, but when I have had one it has been conveniently parked beneath my flat.

The simple solution to all this would seem to be to leave the car parking spaces clear directly beneath Breton House (and probably Ben Jonson House also) and place

**7 Lambert Jones Mews
Barbican
London EC2Y 8DP**



Your ref: 17/00909/FULL

4 October 2017

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

Dear Mr Hart

**Town and Country Planning Act 1990
Ben Jonson House, Breton House, Thomas More House, Bunyan House and Willoughby
House Barican, Residential Car Park London EC2**

With reference to your letter of 25 September 2017 I wish to make the following objections to and observations about, the application. My comments are confined to the proposal that storage space be rented to non-residents of the Barbican.

Access to the residential areas of the Barbican is principally by key and the issue of keys to non-residents compromises the security of the Barbican. The Barbican's car parks not only provide simple access to the residential spaces but were not designed with the security of residents in mind. With storage lockers the car parks will become even more warren-like. The application, if successful, would also mean that the amenities of the estate, the gardens and the playground for example, will be accessible to people who do not contribute to the upkeep of the amenities.

The estate was designed to provide a residential complex, and has succeeded beyond the ambitions of its designers and the Corporation. The Barbican stands out internationally. However tempting might be the appeal of turning it to wider commercial revenue production, this proposal fundamentally threatens the unique character of the Barbican. The fact that a money-making use can be devised for car park spaces does not make it right to chip away at the safe space the estate provides. The quality of the Barbican in both its residential and public areas depends on each detail of its design and use. We must be very sure before making changes.

Yours sincerely



In-291578

HOWARD MORRIS



[REDACTED]

From: PLN - Comments
Sent: 05 October 2017 16:08
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 4:06 PM on 05 Oct 2017 from Mr Peter Smart.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (I) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (II) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Peter Smart
Email: [REDACTED]
Address: 715 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment: - Residential Amenity

Comments: I am happy with productive use of redundant bays as long as the ability of residents to park conveniently for their flat, now and in the future, is not compromised and they are solely for the use of bona fide residents of the



respective blocks. There should be no repeat of actions such as the transfer of bays to The Heron with no consultation and creation of significant inconvenience to residents.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 06 October 2017 14:22
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 2:20 PM on 06 Oct 2017 from Mr John Whitehead.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Whitehead
Email:
Address: 111 Breton House Barbican LONDON

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Following my objection of 4th October, I now frealise



that the problems with the proposals are even more serious than I had realised. Specifically, they ignore the issue of fire exits.

Be aware that the wing of the car park beneath Breton House is an underground cul de sac, a dead end. Apart from the entry portal at the south end there is just one signed fire exit, via parking bay 1947 to SC67. With storage units this will be restricted to a narrow 24 inch wide passage - not enough for a wheelchair.

There is a second exit which is not signed and that is the accessible ramp to SC66 at the back of bay 1940 (beyond which there is fire fighting equipment!). This will also be effectively blocked by storage units.

Not only is it unsafe to limit fire exits in this way, is it even legal? Who has not done any homework or visited the site? Had there been consultation about the detail of these plans with residents, who know the area best, this could all have been avoided.

[REDACTED] Lauderdale Tower
Barbican
London
EC2Y 8NA

[REDACTED]

[REDACTED]

Liam Hart, Case Officer
Department of the Built Environment
City of London
PO Box 270
Gulldhall
London EC2P 2EJ

8 October 2017

Dear Mr Hart

PLANNING APPLICATION 17/00909/FULL -- BARBICAN CAR PARKS

This objection is made on behalf of the Lauderdale Tower House Group Committee.

We have no objection in principle to this planning application but we strongly object to the provision that the storage units should be made available to non-residents living within walking distance.

We consider this would introduce a substantial and unacceptable security risk, for the following reasons.

First, it would give non-residents access to secure areas of the Barbican Estate. They would have easy access to all areas of the car parks and it would increase the risk of theft, not only of vehicle contents but also of vehicles themselves, which could be driven out of the car park without hindrance. Even if non-residents did not have keys to the residential areas, they would be one step closer to gaining access and could easily go the rest of the way by waiting for someone else to open a secure door and passing through it before it closed. With more non-residents entering the secure car parks at will, it would become harder for the car park attendants to keep track of who was coming and going and would therefore weaken overall security.

Second, the storage containers would provide non-residents with a possible place of concealment for illegal materials such as drugs or weapons. Terrorists or other extremists might find the storage

containers attractive as a place of concealment for weapons, chemicals, biological agents or explosives and could potentially use the larger, walk-in containers as a workshop for manufacturing explosive devices. Alternatively, a container could be used as place to plant a live bomb, with the intention of causing destruction and loss of life within the estate.

While these fears might once have seemed exaggerated, we note that the current UK Terror Threat Level is "severe", meaning an attack is highly likely. The threat level has been "severe" or "critical" for most of the past 10 years and there is no likelihood that it will be reduced in the foreseeable future.

The City is a prime target for terrorism and a high-profile residential estate in the heart of the City should be considered to be at high risk. The City of London should therefore be exercising extreme vigilance and taking every possible step to minimise the risk to which Barbican residents are exposed.

This proposal would have the opposite effect. By giving non-residents access to secure areas of the Barbican Estate and offering them a place of concealment within these secure areas, it would increase the risk to residents and make them more vulnerable to attack.

We reject the applicant's assertion that a precedent was set by the decision to permit the commercial letting of car park spaces within the estate. These spaces, charged at a rate of £5,378 a year, are used only by senior employees of large, long-established companies in the immediate vicinity and the use of the spaces is strictly limited to car parking. In contrast, the background of non-residents renting storage containers would be unknown and they could use the containers for any purpose, legal or otherwise, without anyone's knowledge.

While Lauderdale Tower is not immediately affected by these plans, we are very concerned about the level of security on the estate and the precedent that would be set if this proposal were to go ahead in its present form. We request that the use of the storage units should be restricted to Barbican Estate residents only.

RICHARD TOMKINS

Chair, Lauderdale Tower House Group Committee

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 11 October 2017 15:27
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 3:26 PM on 11 Oct 2017 from Ms Candace Gillies-Wright.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); Involving the
Installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Ms Candace Gillies-Wright
Email:
Address: 342 Lauderdale Tower Barbican London

Comments Details

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

Comments: As a Barbican resident I value highly the current good levels of security around the estate. This proposal will significantly increase the number of non-residents who have access to what are currently private areas. It will make maintaining safety of residents and security of property much more difficult. It is also the thin end of what could become a very substantial wedge driven into the rights and amenities of estate residents.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 14 October 2017 17:27
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 5:27 PM on 14 Oct 2017 from Mrs Judith Brown.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Judith Brown
Email:
Address: 243 Lauderdale Tower Barbican London

Comments Details

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

Comments: I object to this proposal giving non-residents access to currently secure areas of the estate and offering a potential place of concealment within these secure areas.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 15 October 2017 22:00
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 9:59 PM on 15 Oct 2017 from Mr John Taysum.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Taysum
Email:
Address: Flat 701 Bryer Court Barbican London

Comments Details

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

Comments: Addressing Bunyan Car Park In particular: (a) The Level 03 Site Plan and Location Plan are incorrect. The Bunyan Car Park Insert/outline should be rotated approx 90 degrees anti clockwise for it to be correctly located in relation to the Barbican site plan. This mistake is disconcerting and fails to inspire confidence in the application. It suggests that the car park's orientation, connections to the street plan, circulation and relation to the residential blocks served are poorly understood. (b) Bunyan Car Park directly serves Bryer Court, so the access way and adjoining 03 level structures, which include a ramp and gate obstruction (near Bay 1915) leading to Bridgewater Sqr should be shown on all detail plans. They have been cropped off Existing and Proposed Plans, which means the vehicle restriction along this far rank is not being taken into account. North indicators would have made orientation clear. (c) By cropping off the car park details beyond Bays 1897 to 1915 the applicant is ignoring the fact that there is no vehicle access at the 1915 end due to the obstruction of a ramp/gate to Bridgewater Sqr. Therefore all vehicle movements along this rank come and go around the corner made by Bays 1897 and 1889. It is proposed that 2 XXL storage units occupy Bays 1888 and 1889, which creates a blind corner for vehicle movements to/from this far rank. The storage units' doors are proposed to open out into the roadway at this blind corner, which creates a hazard. These 2 XXL storage units are out of place in this sector of car park bays. It would be safer to locate them within the storage core area, e.g. in Bays 1841 and 1840.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 15 October 2017 20:30
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 8:29 PM on 15 Oct 2017 from Dr Sean Healy.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Sean Healy
Email:
Address: 53 Breton House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
- Traffic or Highways

Comments: We object to the application on the following 4 grounds:

[1] Object on the grounds that the proposals would not provide sufficient car parking at Breton house to allow for maintenance and servicing of the flats or for visitors to the Breton house residents. There is no forecast of the amount of traffic generated within the car park for access to the storage boxes combined with current levels of 'short stay' visitors.

[2] Object on the grounds of increased risks to the security of residents because of the design of the storage boxes and the proposed use of the storage boxes by non-residents.

The storage boxes are tall and this could increase potential for people to hide and follow residents up to their flats. The assessment of the security risks in para 5.18 is based on current usage of the car parks not the proposed change of use of car parks.

[3] Object on the grounds that there is insufficient information on how it will be ensured that units are used for domestic purposes only (para 5.11) and that the contents are safe and are not likely to cause harm to residents. How will this be policed?

[4] Object on the grounds of congestion caused by non residents accessing their storage. The proposal does not include any evidence to substantiate that usage would be primarily on foot paragraph 5.13. What are the contingencies in place for residents if there is congestion because people are accessing storage by car.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 16 October 2017 11:58
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

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

Comments were submitted at 11:57 AM on 16 Oct 2017 from Ms Patricia Crossley.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); Involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Patricia Crossley
Email:
Address: 25 Sotheby Road London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Residential Amenity
- Traffic or Highways

Comments:**Residential Amenity**

1.Objection to reduction of parking spaces for visitors to residents.

Reason:Any loss of easily accessible temporary parking will reduce the support and family cohesion this provides.

2. Objection to non monitored storage under residential dwellings.

Reason: Potential use for storage of hazardous materials, such as corrosives, paints and solvents.

3. Size of proposed storage units.

Reason: The height and massing of the storage units potentially compromise the sight lines of security monitoring.

Traffic and Highways.

1.Objection to Increased use of the car park space by non residents without any proposal for traffic management update.

Reason: The car park space is tight particularly for access and egress .

At street level these points on Golden Lane present a visual hazard adjacent to a primary school.

Keith Clarke FREng.



E-mail [REDACTED]
Landline [REDACTED]
Mobile [REDACTED]

123 Andrewes House
Barbican
London
EC2Y 8AY

17/10/2017

Ref. 17/00909/Fuk

I am a Barbican resident, address as above, and the long leaseholder of 84 Breton House (BH). I object to this application.

The proposal contravenes the CoL policy of reducing vehicle movements. Disused parking spaces generate no movements but commercial furniture storage operations do. The low estimate of 20 vehicle movements a day is based on the absurd suggestion that non-residents will walk to the stores carrying furniture. This new traffic will occur at the exact location (Beech St. Tunnel/Golden Lane School) publicised by the CoL, LBI and TfL as one of the worsted polluted places in London.

Common sense indicates that a large number of non-residents in the car parks will increase the security risk. The selective quotations in the planning statement conceal the fact that although crime in the Barbican as a whole is low, it is concentrated on the North side and it is getting worse due to a reduced police presence. The security of residents on staircase 67 BH will certainly be compromised as the fire escape route allows unimpeded access to the lift and stairs.

The Barbican Estate Office is seeking, by the unusual and constructive use of class B 8 (Sui Generis), permission to change a large, but unspecified, area that is currently approved for residential use to commercial use. It also seeks the right to vary the amount used for commercial/residential purposes at its discretion, without further planning applications. No private developer would be given this flexibility, so neither should a CoL Department.

I have no objection to storage units for use by residents only.

The plan will result in a fire escape route from the BH car park that is just 0.61m wide. It has been signed off by the CoL Fire Officer, but written approval from the LFB should be sought.

The Planning Statement purports to give a background to the proposal, but it omits the main motivation, which is that the car park budget is in deficit. It mentions, selectively, several residents' consultations, but neither long leaseholders nor car park users have been asked directly for their proposed solution. I would pay more to preserve the security and air quality of my flat, and I suspect that others would too.

[REDACTED]
Keith Clarke

Subject:

FW: PLN FW: re-application 17/00909/FULL COL:05091252

From: robert hillhouse

Sent: 19 October 2017 19:14

To: Broughton, Helen

Subject: Re: PLN FW: re-application 17/00909/FULL COL:05091252

75 Breton House

Barbican EC2Y 8DQ

From: robert hillhouse

Sent: 18 October 2017 10:59

To: PlanningQueue

Subject: re-application 17/00909/FULL

for the attention of Liam Hart

OBJECTION to the present proposal 17/00909/FULL

On reviewing the present application, plans and details it is noted that it is very light on detail. The proposed storage is spread across 5 separate blocks and at split level, basement and first levels. There is no clear indication how CoL is to manage and co-ordinate the separate staffing and security of these separate "sites". Storage companies such as "Big Yellow Space Station" have a very high level of security and trained

dedicated staff, with high levels of staffing and a central office systems to control and manage the sales/rental of the storage units. There would need to be a high specification CCTV and secure access systems put in place monitoring all accesses both in and out and a general overview of all internal areas at all levels 24/7...365 days. The present security is totally inadequate for this proposal. At present the existing "parking" is open and relies on a solo "rota" of attendants who already have other shared duties, not least checking and delivering residents deliveries and generally assisting residents so at times will be off site. This is a commercial venture which will be open to both residents and public private individuals and companies and as such would need to be fully resourced with fully trained staff at all proposed locations and in a secured and designated area separated from the existing parking.

The storage areas will need to be "climatized" especially at sub terrain level. There will need to be new improved light provided as well as an extensive overall renewal of the existing sprinkler system and extensive fire precautions put in place and escape routes identified and improved. Other health and safety requirements put in place separate access for the "public/ pedestrians" accessing the storage unit.

How will the present "residents parking be secured?

What will be allocated as a delivery wait and drop off for goods to be brought into storage?

Is this "self storage"?

How will all these movements be recorded and managed?

There is restricted head height for vehicle access to both levels.

There is a high security risk in the increase of unsupervised additional storage with the present open parking access.

There would be unlimited traffic movement to the storage units.

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: <http://www.cityoflondon.gov.uk>

Comments for Planning Application 17/00909/FULL

Application Summary

Application Number: 17/00909/FULL

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

Customer Details

Name: Mr Richard Collins

Address: 4 Lambert Jones Mews London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am a Barbican resident and generally support the proposal since there is underprovision of storage facilities in relation to residents' demands. But I oppose the opening to non-Barbican residents of access to storage locations in the Barbican. To do so will compromise the security of homes and vehicles on the Estate and will enable non-residents easily to access the private gardens on the Estate which are largely maintained by residents' financial contributions and are designed for residents', and their guests, exclusive use.

PLN
13 NOV 2017
129905

5 Lambert Jones Mews,
Barbican,
London,
EC2Y 8DP




9 November 2017

Your ref: 17/00909/FULL

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

Dear Mr Hart

Barbican Residential Car Parking and Storage, London EC2

I refer to your letter of 25 September 2017. I would like to support the creation of further storage units in the underground parking areas. Fewer residents need parking. More residents need storage. There is, however, one aspect of the proposal to which I would like to object. I do not believe that it is appropriate to offer storage space to non-residents. In this respect I entirely agree with my neighbour,  of  Lambert Jones Mews, whose letter dated 4 October 2017 is on file and whose comments I will not repeat here.

Yours sincerely,


Heather Thomas.

