

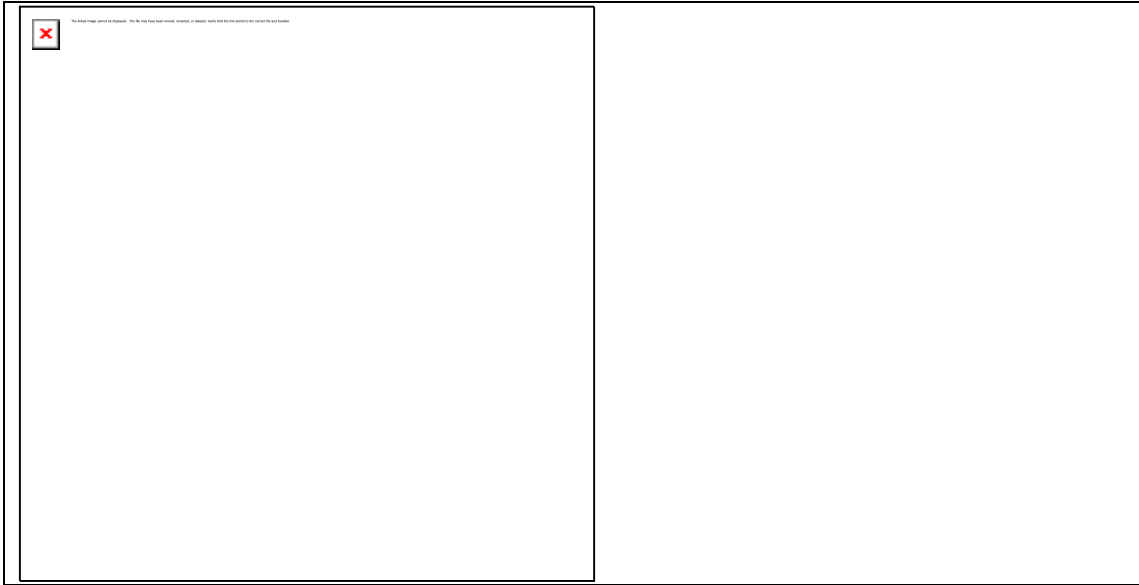
Committee:	Date:	Item no.
Planning and Transportation	6 September 2011	
<p>Subject:</p> <p>Centurion House 24 Monument Street London EC3R 8AJ</p> <p>Substantial demolition of existing building and erection of a new office (Class B1) building at lower ground floor, ground floor and nine upper storeys plus plant [9,971sq.m GEA]. New retail (Class A1, A2, A3 or A4) or non-residential institution (Class D1) uses in the north facade at ground floor level and in the south west corner at ground and lower ground levels [636sq.m GEA]. Realignment of the City Walkway from Lower Thames Street to Pudding Lane.</p>		
Ward: Bridge And Bridge Without	Public	For Decision
Registered No: 11/00294/FULMAJ	Registered on: 26 April 2011	
Conservation Area: No	Listed Building: No	
<p>UDP Policies: CS1 CS2 CS3 CS4 CS10 CS12 CS15 CS16 CS20 SHOP2 SHOP3 SHOP4 UTIL6 TRAN7 TRAN22 ENV2 ENV6 ENV28 ENV35 ARC1 ARC2 IMP3 IMP6</p>		
<p><u>Summary</u></p> <p>It is proposed to demolish the existing building down to the ground floor slab and construct a new office (Class B1) building at lower ground floor, ground floor and nine upper storeys plus plant. New retail (Class A1, A2, A3 or A4) or non-residential institution (Class D1) uses would be located at part ground and lower ground levels. The City Walkway, currently part of the south frontage along Lower Thames Street, to Pudding Lane with access via the Monument square would be realigned. As a consequence of the development, the City Walkway Bridge over Pudding Lane would need to be demolished and re-instated.</p> <p>The proposed floorspace of the building is 10,607sq.m. (GEA) of which 9,971sqm would be office and 636sqm would be retail. The highest point of the building would be approximately 48m AOD.</p> <p>The setting of the Monument and other heritage assets is safeguarded by the proposals.</p>		

Recommendation

I recommend that:

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- b) That your officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 of the Town and Country Planning Act 1990 and any necessary agreements under Section 278 of the Highway Act 1980.
- c) It is agreed in principle that the areas of public highway shown on plan 1070-DW-SK-0186 may be stopped-up pursuant to section 247(2A) of the Town and Country Planning Act 1990 to enable the development to be carried out and that other land be dedicated as public highway and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and making of a stopping-up Order and dedication of land as public highway under the delegation arrangements approved by the Court of Common Council.
- d) Members resolve to rescind the resolution of the Common Council dated 3 April 1986 which declared as City Walkway the areas shown coloured pink on the declaration plan numbered A1. P3-84-067 Rev. A pursuant to section 6(5)(a) of the City of London (Various Powers) Act 1967 to enable the deconstruction of the existing building to be carried out in accordance with the resolution set out in the Appendix .
- e) To authorise the Town Clerk to insert an appropriate date for the coming into force of the resolution to rescind the resolution of the Common Council dated 3 April 1986;
- f) Members resolve that once the new public way through the development required by condition 24 of the planning permission and section 106 planning obligation is constructed to the City Corporation's satisfaction it be declared as a city walkway pursuant to section 6(1) of the City of London (Various Powers) Act 1967 in accordance with the resolution set out in the Appendix.
- g) To authorise the Town Clerk to insert an appropriate date for the coming into force of the resolution to declare the new public way as city walkway.

SITE LOCATION APPLICATION PLAN



Site

1. The proposal site occupies approximately three quarters (north east, south east and south west sectors) of the street block to the south of the Monument (1671-77 by Wren and Hooke) between Fish Street Hill, Pudding Lane, Lower Thames Street and Monument Street.
2. The area immediately surrounding The Monument was once known as Monument Yard. However, the Ordnance Survey Map of 1894-6 indicates the area was known as Monument Square. During the early part of the 20th century the "Square" was subsumed into Monument Street. For the purposes of this report the area around The Monument shall be referred to as Monument Square.

The existing building

3. Centurion House, 24 Monument Street, has a basement, lower ground and 8 upper floors in office use (Class B1) building with a retail unit in the south east corner (never occupied as a retail unit). It was completed in 1985 and forms the southern edge of Monument Square. It sets back on its western side to Fish Street Hill in response to the setting of The Monument. It is not listed and is not in a conservation area.
4. The existing building on the site provides a total floorspace of 9367 sq.m (GEA) of which 9200 sq.m relates to office (Class B1) use and 167 sq.m to retail (Class A1/A3).
5. Sited within a small square on the edge of Fish Street Hill, The Monument was erected as a reminder of the Great Fire of London in 1666. The 61.57m (202ft) high Monument is listed (grade I) and is a Scheduled Ancient Monument.
6. Originally, buildings on the north, east and south sides enclosed the square with Fish Street Hill forming the western edge of the space. The creation in the 19th century of King William Street (to the west) and Monument Street (to the east) changed the character of the space from a small, enclosed square to a street.
7. At the beginning of 2007 street scene enhancements for the square were completed. This included the landscaping of the Canoe House site (north east of the Square) and the erection of a small pavilion containing facilities for The Monument staff and an accessible public convenience. The pavilion now provides some degree of closure to the eastern side of the square.

Proposal

8. It is proposed to demolish the existing building down to the ground floor slab and construct a new office (Class B1) building at lower ground floor, ground

floor and nine upper storeys plus plant. New retail (Class A1, A2, A3 or A4) or non-residential institution (Class D1) uses would be located at part ground and lower ground levels.

9. It is further proposed to realign part of the City Walkway, currently part of the south elevation along Lower Thames Street, to Pudding Lane with access via the Monument square.
10. As a consequence of the development, the City Walkway Bridge over Pudding Lane would need to be demolished and re-instated.
11. The proposed floorspace of the building is 10,598sq.m of which 9,900sq.m would be in B1 office use. The retail would be provided in 2 units, the smaller one (219 sq.m) would be in Class A1 use and the larger unit (479 sq.m) would be for Class A1, A2, A3, A4 or D1 use. The highest point of the building would be approximately 48m AOD.

Consultations

12. The views of other City of London departments have been taken into account in considering the redevelopment scheme. Some detailed matters remain to be dealt with through conditions and the provision of a Unilateral Undertaking by the applicants under Section 106 of the Town and Country Planning Act 1990 in relation to the demolition and re-construction of the City Walkway Bridge as well as other related legal procedures.
13. The residents of 31 Monument Street were consulted on an individual basis. No responses were received.
14. The Retail Traders' Association had no objection to the scheme.
15. English Heritage made no comment.

Policies

16. The development plan consists of the London Plan (adopted July 2011), the City of London Unitary Development Plan and the endorsed City of London Core Strategy. The relevant London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in the appendix to this report.
17. At your Committee's meeting on 21st July, Members agreed to recommend the adoption of the Core Strategy to Common Council at its meeting on 8th September. On the adoption of the Core Strategy, over two-thirds of the Unitary Development Plan's policies will lapse.
18. At the date of your Committee's meeting on 6th September 2011 the Core Strategy will not yet be adopted and the UDP policies will still be in force. However, the Inspector's recommendations, which endorse changes to the Core Strategy, are binding, so there is effectively no discretion about accepting them. Consequently, very considerable weight should be given to the policies

of the Core Strategy. Conversely, the UDP policies that are due to lapse now carry minimal weight.

19. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations, Sustainable Design and Construction, London Views Management Framework, St Paul's Heights and Monument Views and Funding of Crossrail.
20. The most relevant Government Guidance includes:
 - PPS 1: Delivering Sustainable Development
 - PPS 4: Planning for Sustainable Economic Growth
 - PPS 5: Planning for the Historic Environment
 - PPG 13: Transport
 - PPS 22: Renewable Energy
 - PPS 25: Development and Flood Risk

Considerations

Introduction

21. The City, in determining the planning application has the following main statutory duties to perform:-
 1. 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)
 2. 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).
 3. To have special regard to the setting or any features of special architectural or historic interest of any listed building or the setting of any conservation area affected by the development (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
 4. To pay special attention to the desirability of preserving or enhancing the character of nearby conservation areas (S 72(1) Planning Listed Buildings and Conservation Areas Act 1990).
22. The principal issues in considering this application are:
 1. The extent to which the proposals comply with Government policy advice on the need for good design and sustainable development.
 2. The impact of the proposal on the setting of the adjacent listed buildings, the Tower of London World Heritage Site and nearby conservation areas.

The Existing Building

23. The existing office building dates from 1985 and is characterized by granite clad elevations with deeply recessed windows stepping down from east to west to preserve views of the Monument as well as views from the Monument's Viewing Gallery to the Thames and St. Magnus the Martyr Church. Whilst the building's modest height at the western end is responsive to the

Monument's setting, the design is now dated with unrefined modelling and detailing.

Proposed Building

Economic Development Issues

24. London's status as a world city is founded to a substantial degree on its concentration of international service activities and, most noticeably, by the clustering of financial and business services in the City of London.
25. The importance that is attached to the maintenance and enhancement of the City's role as one of the world's leading financial and business centres is reflected in the policies of the Core Strategy and the London Plan, particularly policies CS1 and 2.10.
26. The building would provide high quality office accommodation to meet the demands of the City's major commercial occupiers. Using the London Plan's assumed density of 1 person per 16sq.m (NIA) the number of office workers in the new building could be 414 compared with 331 in the existing building.

Retail Use

27. Saved policies SHOP2 and SHOP3 of the UDP seek the retention of existing retail provision and new or increased retail facilities in new developments. The proposed development would include two retail units.
28. The units would be located on the north (Monument square) elevation and on the south east corner at the junction of Fish Street Hill and Lower Thames Street. Even if the larger unit were used for Class D1 use the existing retail space on this site would still be increased and therefore is in compliance with policy.

Non-Residential Institution/Medical Use

29. Policy CS22 of the Core Strategy seeks to maximize opportunities for the City's residential and working communities to access suitable health, social and educational facilities and D1 uses would be appropriate for this location.

Bulk and Massing

30. The height of the building is informed by a number of considerations. The proposal was designed to ensure that it did not breach the threshold heights of the Viewing Corridor and the Background Assessment Area of two Protected Vistas focussing on St Paul's Cathedral from Primrose Hill and Greenwich Park. This ensured that the highest point of the building is 48m AOD high. In addition, the bulk and height of the scheme was designed to protect views to and from the Monument. In particular the south western corner is significantly lower than the remainder of the scheme to protect views of the river and St Magnus the Martyr from the Monument's Viewing Gallery. Finally, the scheme's height and bulk is informed by the other buildings in the immediate

setting of the Monument and the character of surrounding buildings as well as the setting of nearby listed buildings.

31. The height of the building is considered appropriate to its townscape setting. The parapet height is generally aligned to the parapet heights of Bank House (30-36 Monument Street) to the east and 43-46 King William Street to the west as well as the buildings on the north side of the Monument. The general consistency of height ensures an appropriate scale of building frontages framing the open space around the Monument and ensures the Monument gallery retains its elevated position relative to adjoining buildings.

Design

32. The overall design of the scheme comprises the main ten storey element fronting the eastern end of the site on both Monument Street and Lower Thames Street and the entire Pudding Lane elevation. Complementing this element on the western end of the Monument Street elevation is a six storey facade which provides an appropriate transition between the scale of the principal building and the existing building to the west. The south west corner has a significantly different facade of six storeys with a recessed upper storey which addresses the height constraints and the corner location of this part of the site.
33. The principal ten storey element is of a convincing design with a strong colonnaded base supporting the Portland stone framed main element of the facade with generously scaled windows and recessed upper storeys. It provides an appropriate sense of vertical hierarchy, proportion and balance to the elevations and integrity to the composition. The result is a robust, solid masonry elevation which is considered appropriately restrained and respectful as a backdrop to the Monument. There is an appropriate degree of modelling and detailing. The splayed angled corners provide a convincing corner treatment and the projecting framing of the windows provides visual interest and depth. The design of the upper storeys with double height windows and projecting fins will terminate the building satisfactorily. The colonnade is of a generous width at 2.6m and its double storey height (6.2m high) will result in an appropriate sense of openness contributing positively to the public realm.
34. The new walkway provides a more direct route to the footbridge over Lower Thames Street than the existing convoluted and under utilized route and the entrance will be readily appreciable from the area around the Monument. The walkway will be a 2.6m wide and 3.2m high and enclosed within the colonnade of the eastern elevation will be readily appreciable from surrounding vantage points.
35. The materials, comprising of a combination of fine grained Base Bed Portland stone and the coarser texture of Roach Bed Portland stone and satin stainless steel window frames, are appropriate to the setting of the Monument and the wider townscape.
36. The plant is located in a roof level enclosure which is significantly set back by between 2 and 6 metres from the building frontages to minimize its impact

from street level views. The enclosure is made up of glazed side panels and louvred roof. The cleaning cradle when parked will be recessed within the plant screen and will be concealed from street level views and generally from upper level views. The roof is appropriate in views from the Monument's Viewing Gallery.

37. The six storey facade on to Monument Street creates a transition with the adjoining six storey building. It lines up with the parapet height of the neighbouring building and is slightly recessed from the principal part of the scheme and its neighbour. The design approach is subtly different from the remainder of the scheme with double width windows rising sheer from ground floor level and is considered appropriate.
38. The third element of the scheme comprises the south west corner of the site (on the junction of Fish Street Hill and Lower Thames Street). Its more modest scale is informed by the height constraints required to protect the view of St Magnus the Martyr and the river from the Monument Viewing Gallery. The stepping down in height reflects the steepness of Fish Street Hill and is a distinctive element of the townscape. The design approach creates a facade which is significantly different from the rest of the scheme with a strong horizontal emphasis of repeating bands of glazing and Portland stone with a recessed glazed roof storey. The design of the curved corner appropriately addresses the junction between Lower Thames Street and Fish Street Hill.
39. The colonnaded base to the south western corner will continue the existing colonnade of Monument House improving the quality of the historically important pedestrian route southwards along Fish Street Hill.
40. The office reception and retail uses on Monument Street will assist in enlivening and activating the area around the Monument. The large retail unit on the south western corner will assist in introducing vibrancy and activity to an area of Lower Thames Street which currently makes a poor contribution to the public realm.

London Views Management Framework

41. The Mayor of London's London Views Management Framework (LVMF) provides a London wide policy framework to protect and manage strategically important views of London and its major landmarks. The most relevant views in this case are the two Protected Vistas from Greenwich Park and Primrose Hill focussing on St Paul's Cathedral.
42. The site lies within the Viewing Corridor of Protected Vista 5A.2: St Paul's Cathedral from Greenwich Park. At this point the height threshold of the Viewing corridor is some 51 m and the proposed development at 48m will be below this threshold. As such, the proposal will not impact upon this Protected Vista and will not harm the setting of St Paul's Cathedral.
43. The site lies within the Background Assessment Area of Protected Vista 4A.1: St Paul's Cathedral from Primrose Hill. At this point the height threshold of the Background Assessment Area is 52.1 m and the development is lower by

some 4 metres. The proposal will be concealed from view from this viewpoint and will not harm the setting of St Paul's Cathedral.

44. In addition the proposal needs to be assessed in terms of its impact on the appreciation of the view in particular of the Tower of London World Heritage Site in the LVMF's River Prospect from London Bridge looking downstream (View 11B) which is a designated kinetic view with two fixed Viewing Points. From both viewpoints the proposal will be viewed between Adelaide House and St Magnus House to the extreme left of the view, some distance from the Tower of London. The scheme will not harm the setting of the World Heritage site or the appreciation of other landmarks in this view.

Impact on the setting of the Tower of London World Heritage Site

45. Policy CS12 of the Core Strategy seeks to ensure the preservation of the Outstanding Universal Value, architectural and historic significance of the Tower of London. The Tower of London is a scheduled monument and a Grade 1 listed building. It is of outstanding architectural and historic interest in the nation's development and is of international importance. This is reflected in its status as a World Heritage Site, making it of universal value.
46. The scheme is some distance away from the World Heritage Site and will have a negligible impact on views in to and out of the Tower of London and the Outstanding Universal Value of the site will not be harmed.

Impact on the setting of the Monument

47. The Monument, built to commemorate the Great Fire, is both a listed building and a scheduled ancient monument. It is an important vantage point with extensive views over London from its gallery. Policy ENV 25 seeks to ensure that development affecting the Monument's setting respects its prominence in the street scene and does not adversely affect views seen from the gallery. In addition policy ENV 26 seeks to resist development which interferes with specific views seen from the gallery of the Monument. These views encompass particular landmarks, the river Thames and the surrounding townscape.
48. The development site lies within the four street blocks defining the immediate setting of the Monument. Policy ENV26 states that development of these blocks should not impinge on the general open character of the space around the Monument's viewing gallery or detract from the elevation of the Monument in relation to its surroundings.
49. A number of verified montages have been submitted in support of the application. In all of these views, the proposal is considered to be of an appropriate height and scale with a restrained masonry facade which represents a respectful neighbour to the Monument.

50. The site is within two protected views from the Monument viewing gallery as set out in the St Paul's and Monument Views Supplementary Planning Guidance. The first View is looking south east to the Tower of London, Tower Bridge, the River Thames and HMS Belfast (View 1). The proposal is not considered to have a harmful impact on this view. The development will appear in the immediate foreground in front of the unexceptional office block of 30-36 Monument Street and no important landmarks or views of the Thames will be obscured or adversely affected.
51. The second view affected is the one looking south to the River Thames (View 2). The two principal features in this view is St Magnus the Martyr Church and the river. The scheme has been designed so as not to adversely affect this view with the west elevation of the highest building lining up with St Magnus House development so as not to obscure the view to the river whilst the south west corner of the scheme is of a lower height so as not too conceal, obscure or harm the appreciation of St Magnus the Martyr Church or the adjoining listed Adelaide House.
52. Visual studies have been submitted of the impact of the proposal on wider views of the Monument. In particular an important view of the Monument is afforded between Adelaide House and St Magnus House from St Martin's Walk on the southern riverbank. The proposal will involve a very slight extension westward of the 10 storey element of the scheme which will have a limited impact on this view. However, the view of the Monument will remain generally unobstructed from St Martin's Walk and will remain a recognizable and dynamic element in the view.

Setting of Listed Buildings

53. Policy CS12 of the Core Strategy seeks to safeguard the City's listed buildings and their settings. In addition policy ENV18 of the Unitary Development Plan seeks to resist development which would adversely affect the setting of a listed building.
54. The scheme lies immediately to the north of the Grade 1 listed St Magnus the Martyr church and will impact on the setting of the Church. The church is visible between Adelaide House and St Magnus House from St Martin's Walk on the southern riverbank. The proposed scheme will be visible in the in this view, however the restrained design approach will result in a respectful and subdued backdrop. The lower building on the south west corner of the scheme will also ensure that the distinctive relationship between the tower of the church and the Monument will be preserved. The scheme is on the opposite side of Lower Thames Street and will be an appropriately scaled and designed building which will not harm the setting of the Church.
55. The scheme will be seen in the backdrop of the Grade II listed Adelaide House from views along London Bridge and the south side of the river. From these vantage points the proposal will be a restrained, appropriately scaled neighbour which will not harm the setting of Adelaide House.

56. In longer views, the proposal will have an impact on the setting of the Grade 1 listed Custom House and the Grade II listed Billingsgate Market in views along Lower Thames Street. In these views the proposal will be viewed as an appropriately scaled and restrained building a considerable distance away and the setting of both listed buildings will not be harmed.

Setting of Conservation Areas

57. Policy CS12 of the Core Strategy seeks to preserve and enhance the City's Conservation Areas. Although the scheme will be visible in limited views from the extreme south side of the Bank Conservation Area from Gracechurch Street, the views are distant and restricted and the impact on the Conservation would be insignificant. Although the scheme will be visible in views in to and out of the Eastcheap Conservation Area, the appropriate height and restrained design of the scheme and its distance from the Conservation Area means that it will not harm its setting.
58. As such the proposal would not harm the character and appearance of surrounding Conservation Areas.

City Walkway and Bridge Link over Pudding Lane

59. The development requires the rescission, and consequent discontinuance, of the existing City Walkway in the Site to enable demolition to take place.
60. Policy TRANS 7 seeks to retain and improve the City Walkway network. The existing site contains City Walkway that extends across the Lower Thames Street facade at the first floor level and is accessed from stairs on Fish Street Hill. This links to City Walkway in Peninsular House and a bridge over Lower Thames Street via the City Walkway Bridge over Pudding Lane.
61. The Developer will provide replacement City Walkway on a new alignment within the development. The City Walkway would be repositioned to the Pudding Lane facade within a new arcade which extends from Monument Square to Pudding Lane and will connect to the existing City Walkway at Peninsular House via a bridge over Pudding Lane
62. The demolition of the existing building would result in the removal of support to the City Walkway Bridge linking Centurion House to Peninsular House across Pudding Lane. As such, the temporary discontinuance and removal of the City Walkway Bridge would be required. The developer would be required to provide a replacement City Walkway Bridge through obligations secured under the section 106 agreement.
63. Details regarding the demolition, design and construction of the City Walkway would be reserved by condition (or secured through section 106 obligations) to ensure the detailed design and related matters are to an acceptable and appropriate standard.
64. The existing City Walkway within the site and the City Walkway Bridge were declared under the same resolution. Given the Developer's indicated timetable

for progression of this development, your officers have put the resolutions for rescission of the existing City Walkway declaration and declaration of new City Walkway to your Committee for consideration alongside the application for planning permission.

65. The resolutions are attached. If the resolutions were approved, notice thereof describing the discontinuance or declaration of the City Walkway must be published in one or more newspapers circulating within the City and displayed for a period of not less than 28 days in a prominent position on the City Walkway. The resolutions would take effect from such date as may be specified in the resolutions, not being earlier than the date of first publication of the resolution.
66. However, the date on which the declaration for rescission and discontinuance of the City Walkway takes effect should not be confirmed until such time as the developer has confirmed that the development is to proceed, and acceptable details have been submitted (and any approvals the City considers necessary have been obtained) by the developer concerning the proposals and programme (and related matters) for the demolition of the building and existing bridge. Your Committee is therefore asked to give the Town Clerk the authority to enter the date the resolution for rescission will take effect to enable these matters to be dealt with.
67. Similarly, the new realigned City Walkway to be constructed as part of the development will not be declared until it has been provided to a standard acceptable to the City and as such authority is requested to enable the Town Clerk to insert the appropriate date into the resolution for declaration.

Sustainability and Energy

68. The London Plan (2011) climate change policies require developments to make the fullest contribution to mitigating climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures, prioritizing decentralised energy supply, and incorporating low and zero carbon energy technologies. All developments are required to make the fullest contribution to London's adaption to climate change by managing flood risk and by reducing the urban heat island effect through sustainable design and urban greening. Corresponding policies are set out in Chapter 5 of the London Plan.
69. The applicants have submitted Sustainability and Energy Statement and the BREEAM (Building Research Establishment Environmental Assessment Method) Offices 2008 pre- assessment which indicates an overall score of 71.24% achieving an "excellent" rating. The submission of a post-construction BREEAM assessment, demonstrating that at least an "excellent" rating has been achieved, within 6 months of completion of the development has been requested by condition.
70. The Sustainability Statement outlines the incorporation of a wide range of sustainable design and construction measures such as solar shading and low solar transmitting glass, energy efficient light installations, enhanced thermal

envelope performance, water saving devices and the use of sustainable and recycled materials. The proposals include an intention to incorporate rainwater harvesting systems and a green roof to reduce water run-off and to improve biodiversity and the outlook from neighbouring residential buildings. A condition has been attached requiring a detailed assessment of potential measures at detailed design stage that would contribute to the energy efficiency and climate change adaptation of the development.

71. The energy strategy is based on measures to reduce the overall energy demand and the use of low and zero carbon technologies to generate energy. The connection of the development into a district heating network and the installation of a site wide combined heat and power (CHP) system have been discounted due to the location and nature of the development, but a condition has been attached to provide the opportunity for the connection into a future district heating network should this become available.
72. The assessment of renewable and low carbon energy technologies concludes that the installation of 52sq.m of photovoltaic panels on the flat roof and the installation of air source heat pumps for space/water heating and cooling are feasible sources of renewable energy.
73. The proposed energy strategy would result in overall carbon emission savings of 9.14% compared to a Part L 2010 (building regulations) compliant building. This figure includes 8% improvement on carbon emissions savings through energy demand reduction and a further 1.24% improvement on the energy efficient scheme through the installation of air source heat pumps and photovoltaic panels. The London Plan target for minimum improvements to the CO2 emissions reductions on the Part L 2010 compliant non-domestic building approved between 2010 and 2013 is 25% which would not be achieved by the proposed development. A detailed assessment of sustainable design and construction measures required by condition should demonstrate whether the anticipated carbon emission savings of the development would move closer towards the London Plan target.

Cleaning

74. External cleaning and maintenance of the facades would be carried out via a cleaning cradle that would be parked within an enclosure at roof level when not in use.

Servicing and Parking

75. The waste storage and collection facilities have been agreed with the Director of Cleansing Services.
76. An off-street service yard is provided from Pudding Lane to service the whole building. A refuse vehicle is the largest vehicle expected to service the site and this can be accommodated within the service yard. The majority of vehicles are expected to be light vans and cars with a total of approximately 25-30 vehicles/day. The service area should be able to accommodate all service vehicles visiting the development but a servicing management plan

will need to be approved to ensure that deliveries are spread throughout the day and avoid peaks when the service yard would otherwise become congested.

77. The development is to be “car free”. This is in accordance with UDP policy to discourage commuting by cars. Consequently, there is no requirement to provide a minimum number of motorcycle spaces in accordance with saved policy TRANS 18 of the UDP.
78. There is no on-site parking provision for disabled persons. Policy 6.13 of the London Plan states that developments must provide parking for disabled people in line with the standards set out in the table 6.2 of the Parking Addendum. Paragraph 6A.2 of the Parking Addendum states that developments should provide at least one on or off street parking bay even if no general parking is provided.
79. Although not provided by the development, there are currently three disabled parking bays on Monument Street, three on Eastcheap and two on St. Mary at Hill. In addition, there are drop off areas and existing parking bays immediately adjacent to the development on Fish Street Hill and 15 ‘Pay and Display’ parking bays on Eastcheap. On this basis it is considered that there is sufficient provision for disabled drivers in the immediate area and that it is not considered appropriate to require the development to provide additional bays.
80. The site is identified as being located in an area with a Public Transport Accessibility Level (PTAL) rating of 6b (excellent). There are 13 bus routes within 640m; Monument, Tower Hill and Fenchurch Street underground and over ground stations are all within walking distance.
81. Storage for no less than forty four bicycles would be provided within the lower ground area of the development.

Archaeology

82. The site is in an area of significant archaeological survival on the edge of the Roman waterfront and on the site of the Roman river crossing. Archaeological excavation on the site prior to construction of the existing buildings recorded a Roman timber landing stage and quay, associated warehouse buildings, a timber structure considered to be part of the 1st century timber bridge over the Thames and masonry buildings including an apsidal bath lined with tesserae, mosaic floor and hypocaust. The impact of the existing building was confined to limited areas of the site and in some areas archaeological remains were left undisturbed or reburied and protected below the basement floors. Surviving remains include the apsidal bath, timber and masonry structures, waterfront structures and buildings. An Historic Environment Assessment has been submitted with the application and this has been supplemented by archaeological evaluation to provide additional information on the character, quality and date of archaeology and to assess the impact of the proposals.
83. The archaeological evaluation has shown good survival of significant Roman timbers, possibly associated with the Roman timber warehouses, or revetting

and masonry foundations, in some areas. There are also areas of modern disturbance.

84. The proposed scheme has been designed to avoid disturbance to archaeological remains where possible. There are some additional piled foundations and ground reduction for two new pile caps, lift pit, ducts and drainage. It is intended to reuse existing piles where possible. The two new pile caps will have an impact on areas where Roman timber and masonry structures survive as well as areas of previous disturbance. The proposed piles are in the new pile cap areas as well as areas of previous disturbance and would not cause an additional impact. In the circumstances and the applicants' objective to minimize ground disturbance the proposals are considered acceptable. Archaeological recording of the areas of proposed impact would enhance existing knowledge and add new information to this significant area of the City.

Planning Obligations

85. Under Section 106 of the Town & Country Planning Act 1990 an agreement can be made between parties, usually the developer and the local authority, or a unilateral undertaking can be submitted by a prospective developer:
- restricting the development or use of land in any specified way;
 - requiring specified operations or activities to be carried out in, on or under or over the land;
 - requiring the land to be used in any specified way; or
 - requiring a sum or sums to be paid to the authority on a specified date or dates or periodically.
86. There have been recent modifications to planning obligation arrangements by virtue of the Community Infrastructure Levy Regulations 2010 ("the CIL Regulations"). The Regulations introduce statutory restrictions on the use of planning obligations to clarify their proper purpose, and make provision for planning obligations to work alongside any Community Infrastructure Levy ("CIL") arrangements which local planning authorities may elect to adopt.
87. The main modification currently in force is that the tests as to the lawfulness of planning obligations contained in Circular 5/05 have largely been placed into law. Regulation 122 states that it is unlawful for a planning obligation to constitute a reason to grant planning permission when determining a planning application if the obligation does not meet all the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
88. Government Guidance on the correct use of Section 106 is set out in Circular 5/05, which reinforces the premise that planning obligations are intended to make acceptable development that would otherwise be unacceptable in planning terms. The Circular states that, 'The use of planning obligations must be governed by the fundamental principle that planning permission may not be bought or sold. It is therefore not legitimate for unacceptable

development to be permitted because of benefits or inducements offered by a developer which are not necessary to make the development acceptable in planning terms'. In March 2010 the former government issued a consultation draft "New Policy Document for Planning Obligations". Although this remains in draft form at the time of writing it should be noted that the key premise in Circular 5/05 outlined above is reinforced.

89. On the 8th June 2004 the Supplementary Planning Guidance on Planning Obligations was adopted. This states that the indicative size threshold for seeking planning obligations is 10,000 sq.m gross total floor space provided that there is also a floorspace increase of 2,000 sq.m.
90. The proposed scheme provides a total floorspace of 10,598 sq.m which is an uplift of 1,231 sq.m which falls below the size thresholds that would trigger planning obligations as set out in the SPG for the City of London. However the following obligations are required:

Monument floodlight

91. Once the building has been completed it is proposed to re-instate an existing floodlight which provides lighting to the Monument. An obligation will be secured to make provision for its replacement along with the provision of an electricity supply. The City will be responsible for the on-going cost of the electricity used by the floodlight (as with the present arrangements).

City Walkway/bridge link

92. As set out in this report, the development will require the City to rescind (and thereby discontinue) areas presently declared as City Walkway and for the creation, provision, opening and declaration of new and replacement areas to be provided as City Walkway. The demolition of the existing building on the Site will remove support for the existing City Walkway Bridge over Pudding Lane and as a result its temporary discontinuance and removal will also be required.
93. Conditions will be attached to the planning permission concerning the provision of details of new City Walkway within the Site. Section 106 obligations will be secured regarding the demolition of the existing bridge and for the provision of a replacement City Walkway bridge by the developer at their cost (to a design, standard and finish first approved by the City) linking Centurion House to Peninsular House across Pudding Lane and associated matters and arrangements.

Highway Reparation and other Obligations

94. If required, prior to implementation and based on the City's standard draft, the developer will be obligated to enter into an agreement under Section 278 of the Highways Act 1980 to meet the cost of highway works that are necessary to meet the burden placed on the highway network by the development. The

cost of any reparation works required as a result of the development will be the responsibility of the Developer.

Employment Charter for Construction

95. The Developer has agreed to commit to the City Corporation's Employment Charter for Construction and submit a training and skills job brokerage strategy in relation to the construction process. This will maximize job opportunities in the City for residents of the City fringes and offer employment and training opportunities to local people wishing to begin a career in construction.
96. The Economic Development Office is able to introduce the Developer or its Contractor and Sub-Contractors to local training providers and brokerage agencies to discuss their site-specific skills needs and to identify suitable local people to fill opportunities on site. The Developer is encouraged to liaise with the Economic Development Office at the earliest stage in the development process in order that the strategy can be submitted prior to commencement.

Utilities Connections

97. The development will require connection to a range of utilities infrastructure. Early engagement by the applicant about utilities infrastructure provision will allow for proper co-ordination and planning of all works required to install the utilities infrastructure, particularly under the public highway, so as to minimize disruption to highway users. A S.106 covenant will therefore require the submission of draft and final programmes for ordering and completing service connections from utilities providers in order that the City's comments can be taken into account, and will require that all connections are carried out in accordance with the programme.

Crossrail

98. The proposals for Crossrail planning obligation developer contributions have been adopted as policy in the London Plan and the Supplementary Planning Guidance in relation to the use of Planning Obligations in the funding of Crossrail was published in July 2010. Therefore compliance with the requirement for a Crossrail contribution is now a material consideration. The SPG sets out that the contribution is due where there is an uplift of 500sq.m of floorspace or more. There are three different contribution charging areas and the City falls within the Central London Contribution Area. The contributions applicable in the City have been set at £137 per sq.m for office accommodation, £88 per sq.m for retail and £60 per sq.m for hotels. The contribution is calculated to take account of the uplift in floorspace and takes account of the fact that different uses contribute differently to crowding on public transport. It includes a discount where the proposed use (e.g. hotel) contributes less to crowding than the existing use (e.g. offices).
99. In this case a total contribution of £142,628 will be required to be made towards Crossrail. This is calculated on the office and retail floorspace and would be payable on commencement of the development, which is the normal date for payment of the Crossrail contribution. On receipt the contribution

will be paid to the Mayor. Should the payment be made by 31st March 2013 a reduction of 20% will be applied. Should the D1 use be implemented there would be a reduction as the Crossrail contribution does not apply to this use.

100. A separate additional administration and monitoring fee will be applied in relation to the Crossrail Contribution.
101. The applicant will pay the City of London's legal costs incurred in the negotiation and execution of the legal agreement and the City Planning Officer's administration costs in respect of the same.

Conclusion

102. The proposed scheme provides a new office with retail building with improved and enlarged floorspace which creates an appropriately scaled and detailed building that safeguards the setting of the Monument and other heritage assets. The scheme provides for the recreation of the pedestrian route and bridge over Upper Thames Street in an appropriate manner.
103. Subject to conditions and entering appropriate agreements and obligations it is recommended that the scheme be approved.

Background Papers

Application Documents: Historic Environment Assessment (April 2011), Planning Statement (April 2011), Transport Statement (April 2011), Environmental Noise Report (April 2011), Environmental Noise Report (April 2011), Sustainability Assessment and Energy Statement (April 2011), Design and Access Statement 2011, Museum of London Archaeological (April 2011), Method Statement or Written Scheme of Investigation for and Archaeological Evaluation (25 May 2011).

Internal:

Memo 09.05.11	Environmental Services
Memo 11.05.11	Cleansing
Memo 13.05.11	Environmental Health
Letter 24.05.11	Access Officer

External:

Letter 21.04.11	DP9
Letter 11.05.11	Retail Traders Association
Letter 25.05.11	English Heritage
Letter 18.07.11	Museum of London
Letter 19.07.11	DP9

Appendix A

London Plan Policies

1. The London Plan is part of the development plan for the City. As such the London Plan is a material consideration to which the City of London Corporation must have regard in exercising its development control powers.
2. 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 2.11 Ensure that developments proposals to increase office floorspace within CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the plan.
 - Policy 2.12 Identify, protect and enhance predominantly residential neighbourhoods within CAZ and develop sensitive mixed use policies to ensure that housing does not compromise CAZ strategic functions elsewhere in the zone.
 - Policy 4.1 Promote and enable the continued development of a strong, sustainable and increasingly diverse economy; Support the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity; Promote London as a suitable location for European and other international agencies and businesses.
 - Policy 4.2 Support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes.
 - Policy 4.3 Within the Central Activities Zone increases in office floorspace should provide for a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in this plan.
 - Policy 4.8 Support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need and the broader objectives of the spatial structure of this Plan, especially town centres.
 - 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 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.
- Policy 5.9 Reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.
- Policy 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.
- Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.
- Policy 5.13 Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.
- Policy 6.3 Development proposals should ensure that impacts on transport capacity and the transport network are fully assessed.
- 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 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.
- Policy 7.3 Creation of safe, secure and appropriately accessible environments.
- 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 7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

- 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.

- Policy 7.10 Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value.

- Policy 7.12 New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements identified in the London View Management Framework. It should also, where possible, preserve viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

- Policy 7.13 Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.

- Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimize public exposure to pollution.
- Policy 7.15 Minimize existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.
- Policy 7.18 Resist the loss of local protected open spaces unless equivalent or better quality provision is made within the local catchment area.
- Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- Policy 7.21 Trees should be protected, maintained, and enhanced. Existing trees of value should be retained and any loss as the result of development should be replaced.

SCHEDULE

APPLICATION: **11/00294/FULMAJ**

Centurion House 24 Monument Street London

**Substantial demolition of existing building and erection of a new office (Class B1) building at lower ground floor, ground floor and nine upper storeys plus plant [9,971sq.m GEA]. New retail (Class A1, A2, A3 or A4) or non-residential institution (Class D1) uses in the north facade at ground floor level and in the south west corner at ground and lower ground levels [636sq.m GEA].
Realignment of the City Walkway from Lower Thames Street to Pudding Lane.**

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 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) large scale (1:10) detailed elevations, cross sections and plans of all external doors and windows with cross-sections of all external frames and glazing at scale 1:1;
- (c) large scale (1:10) details of soffits, hand rails and balustrades;
- (d) large scale (1:10) details of the integration of cleaning equipment, cradles and the garaging thereof;
- (e) large scale (1:10) details of louvers and plant screens;
- (f) details of a landscaping scheme for the green roof to include all soft and hard landscaping, planting (including species) and details of all associated structures;
- (h) large scale (1:10) details of City Walkway surfaces including materials to be used;
- (i) details of any artwork/plaques to denote the architectural significance of the site and the City walkway.

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 Unitary Development Plan 2002 and the Core Strategy: ENV6, ENV8, ENV29, TRANS7, CS1, CS10, CS12, CS15, CS16.

- 3 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 policies of the Unitary Development Plan 2002: UTIL 6,
- 4 Prior to the occupation of any part of the building, the land between the existing building lines and the face of the proposed new building shall be brought up to street level, paved and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall not be fenced or otherwise enclosed or obstructed.
REASON: To ensure compliance with building lines and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Unitary Development Plan 2002 and Core Strategy: ENV 8, CS10
- 5 There must be no building, roof structures or plant above the top storey.
REASON: To ensure protection of the view of St Paul's Cathedral and views to and from the Monument and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan 2002: ENV23
- 6 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects, based on the Department of Environmental Services' Code of Deconstruction and Construction Practice, has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out 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 Unitary Development Plan 2002 and Core Strategy: CS21.

- 7 Details of facilities and methods to accommodate construction vehicles and deliveries during demolition and the construction of the building hereby approved are to be submitted to and approved by the Local Planning Authority in writing prior to the commencement of work and no demolition or construction shall be carried out other than in accordance with the approved details and methods. This shall include details of traffic movements within neighbouring boroughs which are related to this development.
REASON: To ensure that the obstruction of the local highway network by construction vehicles is minimised in accordance with the following policy of the Core Strategy: CS16
- 9 An Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building hereby permitted. Within 6 months of first occupation a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The offices in the building shall thereafter be operated in accordance with the approved Travel Plan (or any amended Travel Plan that may be approved from time to time by the Local Planning Authority) for a minimum period of 5 years from occupation of the premises. Annual monitoring reports shall be submitted to the Local Planning Authority during the same period.
REASON: To ensure that the Local Planning Authority may be satisfied that the scheme provides a sustainable transport strategy and does not have an adverse impact on the transport network in accordance with the following policy of the Core Strategy: CS16
- 10 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 commencement 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 Unitary Development Plan 2002 and the Core Strategy: TRANS 15, CS16.
- 11 Before any works hereby permitted are begun a detailed assessment of the potential for the use of renewable energy and low carbon technologies in this development shall be submitted to and approved in writing by the Local Planning Authority. The assessment must provide a full assessment of renewable energy technologies and identify any which will be incorporated into the development. The technologies identified as being incorporated into the development and approved under this condition shall be incorporated into

the development and maintained as approved for the life of the development.

REASON: To ensure compliance with the renewable energy requirements of London Plan policy 4A.7 (Energy efficiency and renewable energy and the Mayor of London's Energy Strategy for London in accordance with the following policy of the Core Strategy: CS15

- 12 The development shall incorporate such measures as are necessary within the site to resist structural damage arising from an attack with a road vehicle or road vehicle borne explosive device, details of which must be submitted to and approved in writing by the Local Planning Authority before any works hereby permitted are begun.

REASON: To ensure that the premises are protected from road vehicle borne damage within the site in accordance with the following policy of the Core Strategy: CS3.

- 13 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority.

Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.

REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Core Strategy: CS2.

- 14 Unless otherwise agreed in writing by the Director of Environmental Services the level of noise emitted from any new plant shall be lower than the existing background level by at least 10 LpA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. A report demonstrating compliance with this condition must be submitted to and approved in writing by the Local Planning Authority before the plant hereby approved comes into operation.

REASON: In order to protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 15 Before any new plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound, in accordance with a scheme to be agreed in writing with the Local Planning Authority.

REASON: In order to protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 16 Before any development thereby affected is begun, a scheme in the form of an acoustic report compiled by a qualified specialist shall be submitted to and approved in writing by the Local Planning Authority specifying the materials and constructional methods to be used demonstrating that there is adequate sound proofing to both airborne and structure borne noise transmission between the Class A uses and the surrounding offices in the building. The development pursuant to this permission shall be carried out in accordance with the approved scheme and so maintained thereafter.
REASON: To protect the amenities of commercial occupiers in the building in accordance with the following policy of the Core Strategy: CS15
- 17 Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority specifying the kitchen extract arrangements, materials and construction methods to be used to avoid noise penetration to the under floors from the Class A use. The details approved must be implemented before the Class A use commences and shall be so maintained thereafter for the life of the building.
REASON: To protect the amenities of commercial occupiers in the building in accordance with the following policy of the Core Strategy: CS15.
- 18 No live or recorded music shall be played so loud that it can be heard outside the premises or within any other premises in the building.
REASON: To safeguard the amenity of the adjoining premises and the area in general in accordance with the following policies of the Core Strategy: CS15, CS21.
- 19 No servicing of the premises shall be carried out between the hours of 11.00pm on one day and 7.00am on the following day from Monday to Saturday and between 11.00pm on Saturday and 7.00am 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 Unitary Development Plan 2002: Trans 15 and the following policy of the Core Strategy: CS21
- 20 Except as may be approved in writing by the Local Planning Authority the loading and unloading areas must remain ancillary to the use of the building and shall be available at all times for that purpose for the occupiers thereof and visitors thereto.
REASON: To ensure that satisfactory servicing is maintained in accordance with the following policy of the Unitary Development Plan 2002: TRANS 15.
- 21 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 one pedal cycle per 250 sq.m of floorspace (minimum 44 spaces). 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 Unitary Development Plan 2002: TRANS 22.

- 22 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 Unitary Development Plan 2002: TRANS 22.

- 23 The approved loading and unloading areas shall be available at all times for use throughout the life of the building for the occupiers thereof and visitors thereto.

REASON: To ensure that satisfactory servicing facilities are maintained in accordance with the following policy of the Unitary Development Plan 2002: TRANS 15.

- 24 Provision must be made within the development for City Walkways to be constructed in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, such specifications to include the positions, widths, levels and finishes of the City Walkway.

REASON: To ensure that facilities are provided for the City Walkway in accordance with the following policies of the Unitary Development Plan 2002: TRANS 7, ENV 8.

- 25 Provision must be made within the development for the lighting and drainage of City Walkways together with a lockable service cupboard and cleansing facilities in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority prior to any works thereby affected being begun.

REASON: To ensure that City Walkways may be used in safety at all times and in all weathers in accordance with the following policies of the Unitary Development Plan 2002: TRANS 7, ENV 8.

- 26 After the City Walkway incorporated in the planning permission has been constructed, certified and declared by the Corporation to be City Walkway in pursuance of Sections 5 and 6 of the City of London (Various Powers) Act 1967, any person may have access thereto on foot and may pass and re-pass thereon on foot as of right, but subject to any restrictions which may legitimately from time to time be imposed in relation thereto.

REASON: To ensure that the public has access over the City Walkway on this site in accordance with the following policies of the Unitary Development Plan 2002: TRANS 7, ENV 8.

- 27 The development shall not be occupied until the City Walkway has been constructed in accordance with specifications to be approved by the Local

Planning Authority, which shall include details of surface finishes, handrails, balustrades and parapets.

REASON: To ensure that City Walkways may be used in safety at all times and in all weathers in accordance with the following policies of the Unitary Development Plan 2002: TRANS 7, ENV 8.

- 28 Provision must be made within the development for continuing structural support for the City Walkway in pursuance of S.10 of the City of London (Various Powers) Act 1967
REASON: To ensure that City Walkways may be used in safety at all times and in all weathers in accordance with the following policies of the Unitary Development Plan 2002: TRANS 7, ENV 8.
- 29 All or part of the roof shall be laid out as a green roof (i.e. a roof garden which may be ornamental, landscaped or extensive), most of which shall be an extensive green roof (i.e. low maintenance naturalistic or self established vegetation), details of which shall be submitted to and approved in writing by the Local Planning Authority prior to any works thereby affected are begun and the areas shall be maintained as approved for the life of the building.
REASON: To provide a habitat that will encourage biodiversity and to assist the environmental sustainability of the development subject to it safeguarding the setting and views to and from affected heritage assets in accordance with the following policies of the Unitary Development Plan 2002: REC 3, UTIL 9 and the following policies of the Core Strategy: CS10, CS15.
- 30 No development shall take place within the site until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policies of the Unitary Development Plan 2002: ARC 2, ARC 3.
- 31 Before any works hereby permitted are begun, details of the foundations and piling configuration, to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policies of the Unitary Development Plan 2002: ARC 2, ARC 3.

- 32 Retail unit A shall not be used for any purposes other than Class A1 use and Unit B shall not be used for any purposes other than within Class A1. A2, A3, A4 or D1.
REASON: To ensure compliance with policies SHOP 2 and SHOP3 of the Unitary Development Plan 2002,
- 33 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: 70_DW_01_A0101 Rev A, 70_DW_01_A0102 Rev A, 70_DW_02_A0200 Rev A, 70_DW_02_A0201 Rev A, 70_DW_02_A0202 Rev A, 70_DW_02_A0203 Rev A, 70_DW_02_A0204 Rev A, 70_DW_02_A0205 Rev A, 70_DW_02_A0206 Rev A, 70_DW_02_A0207 Rev A, 70_DW_02_A0208 Rev A, 70_DW_02_A0209vRev A, 70_DW_02_A0210 Rev A, 70_DW_02_A0211 Rev A, 70_DW_02_A0212 Rev A, 70_DW_02_A0213 Rev A, 70_DW_02_A0250 Rev A.
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 This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.
- 2 The correct street number or number and name must be displayed prominently on the premises in accordance with regulations made under Section 12 of the London Building Acts (Amendment) Act 1939. Names and numbers must be agreed with the Department of Planning and Transportation prior to their use including use for marketing.
- 3 The Department of Environmental Services (Highways and Streetworks Team) 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.
 - (c) Connections to the local sewerage and surface water system.

(d) Carriageway crossovers.

(e) Means of escape and constructional details under the Building Regulations and London Building Acts (District Surveyor).

- 4 After the City Walkways mentioned in this planning permission have been constructed and declared by the Common Council to be City Walkways in pursuance of Section 6 of the City of London (Various Powers) Act 1967 as amended, any person may have access thereto on foot and may pass and re-pass thereon on foot as of right but subject nevertheless to any restrictions which may from time to time be imposed in relation thereto in accordance with the provisions of the City of London (Various Powers) Act 1969.
- 5 Reason for Grant of Planning Permission - The decision to grant this planning permission has been taken having regard to the policies in the City of London Unitary Development Plan 2002 and draft Core Strategies set out below, the London Plan, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. There were no objections raised by third parties to this application.

Unitary Development Plan 2002 Policies

CS1	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.
CS2	To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.
CS3	To ensure that the City is secure from crime, disorder and terrorism, has safety systems of transport and is designed and managed to satisfactorily accommodate large numbers of people, thereby increasing public and corporate confidence in the City's role as the world's leading international financial and business centre.
CS4	To manage the impact of development, seeking appropriate contributions

	having regard to the impact of the contributions on the viability of development.
CS10	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	To preserve and enhance those buildings and areas which make an important contribution to the City's historic and archaeological heritage and provide an attractive environment for the City's communities and visitors.
CS15	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	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.
CS20	To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.
SHOP2	To seek the replacement of retail uses in development schemes and to ensure that such replacements are primarily at the pedestrian level.
SHOP3	To seek, where appropriate, the provision of new or increased retail facilities, particularly where: <ul style="list-style-type: none"> i. existing retail shop facilities are being replaced on redevelopment in accordance with policy SHOP 2; ii. the site is in or close to a shopping centre; iii. the site is close to a public transport interchange;

	iv. there is a riverside frontage.
SHOP4	To encourage retail uses in any new development scheme to provide a variety of unit sizes compatible with the character of the area in which they are situated and to encourage large retail units in suitable areas.
UTIL6	To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.
TRAN7	To support the retention and improvement of pedestrian routes and crossings, public rights of way and the City Walkway network.
TRAN22	To provide cycle parking facilities by: <ul style="list-style-type: none"> i. requiring the provision of private parking space for cycles in development schemes; ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and iii. providing an adequate supply of cycle parking facilities on-street.
ENV2	To protect or enhance significant views of buildings, townscape and skylines.
ENV6	To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.
ENV28	To ensure that building services are satisfactorily integrated into the architectural design of the building (with particular reference to its roof

	profile) and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.
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ENV35	To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to levels which would be contrary to the Building Research Establishment's guidelines.
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ARC1	To require planning applications which involve excavation or groundworks on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site including the impact of the proposed development.
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ARC2	To require development proposals to preserve in situ, protect and safeguard important ancient monuments and important archaeological remains and their settings, and where appropriate, to require the permanent public display and/or interpretation of the monument or remains.
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IMP3	To apply conditions and seek planning obligations where they are necessary and relevant to securing the best use of land and a properly planned environment.
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IMP6	To have regard to safety and security in the design and use of infrastructure, buildings, streets and spaces.
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