



## Planning and Transportation Committee

**Date:** TUESDAY, 17 NOVEMBER 2020  
**Time:** 10.30 am  
**Venue:** VIRTUAL PUBLIC MEETING – ACCESSIBLE REMOTELY

5. **150 ALDERSGATE STREET**  
Report of the Interim Chief Planning Officer and Development Director

**For Decision**  
(Pages 1 - 6)

Items received too late for circulation in conjunction with the Agenda.

**John Barradell**  
**Town Clerk and Chief Executive**

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## Planning and Transportation Committee 17 November 2020

### ADDENDUM ITEM 5

#### PLANNING APPLICATION for 150 Aldersgate Street and 3-4 Bartholomew Place London EC1A

#### Application Reference 20/00371/FULMAJ

### **1. Additional representations**

The following representations of support have been received following the publication of the Committee Report for this item: These are appended to this addendum.

- Letter 11 November 2020 Oliver Lazarus Urban Mesh

The massing and the impact on the daylight and sunlight available to 9 Newberry Street is acceptable and the previous objection is withdrawn. Support the application which would be an exemplary addition to the city.

- Email 16 November 2020 Gerald Kaye Helical Bar

Well-designed proposals and appropriate for the area including connectivity. The vertical greening merits should be appropriately assessed as there are significant design and maintenance costs which need to be offset.

### **2. Conditions**

- The following is proposed to be added to the schedule of conditions:

Prior to the occupation of the development, a plan setting out the areas of roof terrace that will not be accessible to occupants of the building shall be submitted to and approved by the local planning authority. All such areas of roof terraces shall only be accessible for maintenance purposes or in the case of an emergency.

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

- It is proposed to amend condition 20 as follows:

A post construction BREEAM (2018) assessment demonstrating that a target rating of 'Excellent' has been achieved for the development

shall be submitted as soon as practicable after practical completion. The post construction assessment should include the credits achieved to demonstrate sustainability across the range of categories.

### **3. Committee Report**

- It is proposed to insert the following two paragraphs below after paragraph 38 in the Considerations section:

In considering whether to grant planning permission for development which affects a listed building or its setting, to apply considerable weight and importance to the need to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

In considering whether to grant planning permission for a building in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area S72 Planning (Listed Building and Conservation Areas) Act 1990

- Its is proposed to amend paragraph 81 as follows:

The proposals would not harm the setting of nearby heritage assets. The development would deliver improved frontages in all cases. The development would provide economic, environmental and social benefits and comply with NPPF paragraphs 193 and 200 and City Plan Policies CS10, CS12 and DM10.1 – 10.3 and relevant design policies DM10.1, DM10.2, DM10.3 and DM10.4 and DM10.8

- It is proposed to amend paragraph 184 as follows:

The proposals have been considered in accordance with the requirements of S66 and S72 Planning (Listed Buildings and Conservation Areas Act). No harm is considered to be caused to any nearby heritage assets including to the setting of listed buildings and the character or appearance of conservation areas. The proposals also accord with the principles of the NPPF; the London Plan and Local Plan policies and the emerging City Plan.

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urban mesh *design ltd*

9 NEWBURY STREET  
LONDON EC1A 7HU



Rob Chipperfield  
*By email*  
*and also by post to*  
Department of the Built Environment  
City of London Corporation  
PO Box 270  
Guildhall  
LONDON EC2P 2EJ

11<sup>th</sup> November 2020

Dear Mr Chipperfield

20/00371/FULMAJ - 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Whilst new we were excited to see plans for the renovation and extension of the rather heavy and dated offices fronting 150 Aldersgate Street, we had significant concerns about the effect of the part of the development at 3/4 Bartholomew Place and we sent a letter of objection to the proposals to yourselves dated 12<sup>th</sup> June 2020.

We were due to be converting the upper floors of our office building to residential use in line with our consent 19/00489/FULL and the proposed development above had significant implication for daylighting to habitable rooms to the rear of the our consented scheme.

Since then we have had discussions with the developer at 150 Aldersgate/3-4 Bartholomew Place and we have considered how best the two sites can be redeveloped together. Having reviewed this context we are content that the proposed massing at 150 Aldersgate/3-4 Bartholomew Place is acceptable, in particular when considering the impact on the daylight and sunlight available to our site at 9 Newbury Street.

Massing aside, other aspects of the development seem a welcome addition to the city. The attitude to the street, the reuse of existing structure, the extensive landscaping and accommodation of natural ventilation are all great improvements and hopefully set a precedent for other developments to measure up to.

We now wish to withdraw our objection to the submitted proposal and we would like to support the above application which we believe embodies a welcome addition to the city and is also an exemplar for others to follow.

Yours sincerely

Oliver Lazarus  
for and on behalf of urban mesh design ltd



From: [REDACTED]  
Sent: 16 November 2020 12:19  
To: [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)  
Subject: [20/00371/FULMA1 - 150 Aldersgate Street 3 – 4 Bartholomew Place](#)

FAO: The Chief Planning Officer

Dear Sirs,

**[20/00371/FULMA1 - 150 Aldersgate Street 3 – 4 Bartholomew Place](#)**

We refer to the above planning application.

As you are perhaps aware we have been responsible for investing c.£500m in the [Barts Square](#) development to the west of the subject site where we have completely re-developed dilapidated hospital buildings covering 3.2 acres into a mixed-use scheme comprising 236 residential units, three office buildings of 214,000, 40,000 and 12,000 sq ft NIA of offices with c.20,000 sq ft of ground floor food and beverage and retail. The scheme has included extensive public realm works. Bearing this in mind we hope you attribute our support for the planning application with suitable weight.

We believe the building is well designed and is appropriate for the area. We are pleased to see the connectivity from Aldersgate through to Bartholomew Close and welcome the occupiers of the building being able to share the amenities and public realm that comprise [Barts Square](#).

We note in the application the proposal regarding vertical greening. This is becoming an increasing feature of many of the latest planning applications and approvals in the City. We would request, in general, that the relative merits of these features are appropriately assessed. From our experience, whilst the greenery gives the appearance of enhancing sustainability, there are significant cost and design implications that need to be offset. Apart from the potential fire hazard, the ongoing maintenance of the greenery will be very time consuming, expensive and, ultimately if the greenery does not take hold, will result in a detrimental visual feature providing little or no environmental benefit. Resources would be better allocated, in our view, to enhancing true green initiatives within developments to reduce embodied and operational carbon.

Yours faithfully

**Gerald Kaye**  
Chief Executive

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[London W1S 1HQ](#)

