



## Planning and Transportation Committee

**Date:** TUESDAY, 5 JANUARY 2021  
**Time:** 10.30 am  
**Venue:** VIRTUAL PUBLIC MEETING, ACCESSIBLE REMOTELY

4. **186 - 190 BISHOPSGATE LONDON EC2M 4NR**  
Report of the Interim Chief Planning Officer and Development Director.

**For Decision**  
(Pages 1 - 4)

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

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

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## Planning & Transportation Committee – 5 January 2021

### **Addendum for Agenda item 4.**

### **Planning application 19/01359/FULL 186-190 Bishopsgate London EC2M 4NR**

#### Additional condition

An additional planning condition has been attached to the schedule of recommended conditions in order to ensure that the Class A3 use, once implemented, can only be changed to other retail uses within Class E, and not to use for any other purpose. This is to ensure that the unit continues to contribute to the active retail frontage and floorspace in the Liverpool Street Principal Shopping Centre.

#### Proposed condition:

Following the implementation of the Class A3 use as indicated on the drawings hereby approved, the unit shall be used solely for shop, financial and professional services or café/restaurant purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON: To ensure the retention of active retail frontage and floorspace and the protection of the retail environment in the Liverpool Street Principal Shopping Centre in accordance with the following policies of the Local Plan: CS20, DM20.1.

#### Further letter of representation

A further letter of representation has been received from a resident in the building. This is attached.

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**Subject:** FW: Planning application 19/01359/FULL 186-190 Bishopsgate - OBJECTION 2

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

From: Sally Brodie

Sent: 30 December 2020 11:37

To: Speaking At Committee

Cc: PLN - Comments Subject: Planning application 19/01359/FULL 186-190 Bishopsgate - OBJECTION 2

\*please see the addition to the original objection, below.

We refer to the above proposal that we wholeheartedly wish to object to.

We also fully support the objections that our neighbour and representative Lauren Martins outlines in her separate summary.

We have over the years had numerous problems caused by Wasabi Wasabi in the past.

The lack of ducting caused nauseating lingering odours throughout our building, with continual promises that something would be done, but has never been sorted to alleviate the problem.

Stepping out on to the street the odours continued, especially around the rear of the property, the smell of rotting and discarded food.

Also, the situation with the rear entrance where Wasabi use it for deliveries and bins, allowing vagrants and drug users to enter and inhabit the building, using the stair wells as a public lavatory. As a result our cleaning bill from the contractors tripled, as we all bore the cost of cleaning and refreshing the air circulating through the stairs and corridors. We also had a bill to clean the carpets. The mess in our main doorway with discarded food wrappers and cups is unbelievable, no one would put up with it in ordinary circumstances. The access to our bin room is blocked internally by Wasabi, so that we have to walk round the street to access by an external door. This is unfair, and need resolving.

The building was never built for food outlets, it was originally a jewellers, we feel the fast food industry is an unnecessary over development of our block. The station and surrounding area across the road is full of them!

\*To add to this, we feel Wasabi have been terrible tenants of the building, with total disregard to the people who live there, and any application to increase their operations should be banned, thus their tenancy should be ended. The unit needs renting to a concern that does not involve food preparation.

We have read Lauren's objection summary and are in full support of her very detailed and accurate objections that add to ours.

We urge you greatly to consider these objections and refuse Wasabis application.

Regards Sally Brodie and Phil Brodie, flat 16 Bishopsgate, London EC2 4NR Sent from my iPad

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