



Planning and Transportation Committee

Date: TUESDAY, 21 SEPTEMBER 2021

Time: 10.30 am

Venue: INFORMAL VIRTUAL PUBLIC MEETING – ACCESSIBLE REMOTELY

4. **SNOW HILL POLICE STATION, 5 SNOW HILL LONDON EC1A 2DP**
Report of the Chief Planning Officer and Development Director.

- 4a. **SNOW HILL POLICE STATION, 5 SNOW HILL LONDON EC1A 2DP -
LISTED BUILDING CONSENT**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 6)

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 – 21 September 2021

Addendum for Agenda item 4

Planning applications 20/00932/FULMAJ and 20/00933/LBC: 5 Snow Hill, London, EC1A 2DP

1. Letter of representation

A subsequent representation has been received from Beaumont Business Centres Limited, in response to an email from the planning agent received on 01/09/2021 which responds to concerns raised by Beaumont Business Centres Limited (both responses attached). The letter does not raise any new substantive planning issues and reiterates previous concerns:

- States that they question the accuracy of the response from the planning agent regarding the Construction Environmental Management Plan (CEMP) and that the 'Proposed Route and Logistics' diagram on page 12 shows a substantial 'site compound' on the highway extending across the front of 6 Snow Hill. Further states that this will block the sight of the main entrance to 6 Snow Hill for pedestrians approaching the building from High Holborn. In addition, the response states that this will prevent their clients from safely crossing the road when exiting 6 Snow Hill.
- States that their professional advisers have confirmed that should the Applicant not reach an agreement with Beaumont, the proposed alternative methods of dismantling the wall on the boundary line (proposed in CEMP) is not feasible and would result in trespass.
- States that the response from the planning agent does not address issues in the letter from Beaumont Business Centres Limited sent on 31 August 2021.

The Officers have reviewed the representation which has reiterated issues with the CEMP and we have brought these issues to the attention of the applicant. Conditions have been recommended to mitigate construction impact including: a deconstruction logistics plan (condition 16), a construction logistics plan (condition 17), and a scheme of protective works prior to demolition and prior to construction (conditions 18 and 19). Environmental Health have reviewed the CEMP and are satisfied. In any event, the CEMP would not be an approved document, if consent was granted, and the recommended conditions require updated details to be submitted.

2. Planning Policies

The following policies should be added to the list of relevant policies included in Appendix B:

- Local Plan Policy DM16.2 ('Pedestrian Movement')
- Local Plan Policy CS22 ('Social Infrastructure and Opportunities')
- Local Plan Policy DM22.1 ('Location and protection of social and community facilities')
- Draft City Plan Policy CE2 ('Sustainable Waste Transport')
- Draft City Plan Policy DE4 ('Pedestrian Permeability')



Subject: Planning Application Comment I Ref 20/00932/FULMAJ I 5 Snow Hill, EC1
Date: 14 September 2021 11:46:44
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam,

We write in response to the email dated 1 September 2021 from Nick Delaney of Daniel Watney to Pearl Figueira of the City of London, recently published on the City's online planning application database in respect of the application above.

We question the accuracy of Mr Delaney's comments, most notably that the construction process will not block the front of 6 Snow Hill.

Please refer to the Construction Environmental Management Plan (Revision 1) submitted by Gilbert-Ash. The 'Proposed Route and Logistics' diagram on page 12 of this Plan clearly shows a substantial 'Site Compound' on the highway extending across the front of 6 Snow Hill.

This will block sight of the main entrance to 6 Snow Hill for any pedestrians approaching Beaumont's building from the High Holborn direction. This will also prevent our clients from safely crossing the road directly upon exiting the main entrance of 6 Snow Hill, as they are accustomed to doing.

Our professional advisers have re-confirmed that should the applicant not reach an agreement with Beaumont, the alternative methods of dismantling the wall on our boundary line are either not feasible or would necessitate trespass.

In summary, Mr Delaney's response does not adequately address the issues outlined in Beaumont's objection letter of 31 August 2021.

Regards,

Simon.

Simon Case
Finance Director

322 High Holborn, London WC1V 7PB



Beaumont.

Beautiful workplaces.
Mayfair. City Tower. Moorgate.
Monument. Leadenhall.
Bridge House. St. Paul's.
Chancery. Cambridge.



From: [REDACTED]
To: [REDACTED]
Subject: FW: 20/00932/FULMAJ
Date: 09 September 2021 07:51:13
Attachments: [image001.png](#)



Department of the Built Environment
City of London Corporation

City of London Corporation |
PO Box 270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

From: Nick Delaney [REDACTED]
Sent: 01 September 2021 18:39
To: Figueira, Pearl [REDACTED]
Cc: Horkan, David [REDACTED]
Subject: RE: 20/00932/FULMAJ

THIS IS AN EXTERNAL EMAIL

Pearl,

Set out below is a response to the 3 recent objections:

1 From Beaumont Business Centre

The pavement in front of 6 Snow Hill is adopted highway and will not be blocked. The CEMP does not state that the construction process will block the front of Number 6. Occupiers of Number 6 will be able to continue to use the pavement to enter their building when walking from High Holborn. The CEMP shows various, feasible, ways of demolishing and rebuilding the boundary wall whilst minimising impact on Number 6, as planning policy seeks. Planning policies have not been ignored, but instead have been comprehensively and thoroughly considered with City planning officers. Any other legal or commercial agreement necessary for construction is not a planning matter. Notwithstanding, the development will be progressed in a legitimate manner and will not unfairly prejudice the neighbour's rights.

2 From Flat 506, 10 Hosier Lane

The building is grade II listed and bringing it back into the optimum viable use should hold considerable weight and necessitates a construction process. The construction process and its hours, will follow the City's code for considerate contractors. Only a relatively small sub-basement is being excavated. The applicant and its team would be delighted to meet with the objector to discuss his concerns. All residents will be engaged with and kept updated during construction. Roof top plant on the hotel has been minimised and will operate within the City's acoustic standards.

A hotel use is a good fit with the listed building and the emerging Local Plan identifies the site as being in an area undersupplied with hotel accommodation. This proposal will also add to the choice of accommodation in the area to support the Culture Mile through providing high quality, affordable bedrooms. An office conversion would be very challenging because of the building's complicated configuration and because much greater intervention would be needed in to its significant elements, to create open floorplates. The building would also be difficult for a residential conversion because of the subdivision necessary and it would not enable any visitor access, a point that has been key since early discussions were held.

3 From 32 Cock Lane (flat number unknown)

The scheme will not significantly reduce the daylight or sunlight in to any of the flats in 32 Cock Lane. Any change has been assessed to be minor and not considered noticeable in practice. The roof top plant will operate within the City's acoustic standards both during the day and at night. Deliveries will not increase as they will be consolidated within those for the West Smithfield Premier Inn. Staff access into and from the hotel will be very carefully managed as is the case across the Whitbread portfolio. There will be no loss of privacy because of the privacy screening proposed on the plans (either frosted glass or fixed blinds set within the windows).

Regards,

Nick

Nick Delaney
Partner - Planning

[REDACTED]

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www.danielwatney.co.uk

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

[REDACTED]