



Planning and Transportation Committee

ADDENDUM – LATE REPRESENTATION

Date: TUESDAY, 1 FEBRUARY 2022

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

5. **BARBICAN AND GOLDEN LANE CONSERVATION AREA - CHARACTER SUMMARY AND MANAGEMENT STRATEGY - SUPPLEMENTARY PLANNING DOCUMENT - FOR ADOPTION**

Report of the Executive Director, Environment.

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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Barbican and Golden Lane Conservation Area Character Summary and Management Strategy Supplementary Planning Document (SPD) – Fred Rodgers email exchange with Alastair Moss

I emailed Alastair Moss on 01 November 2020, copying in Oliver Sells, as follows:

Dear Alastair,

I understand P&TC will shortly be considering the proposed Character Summary and Management Strategy SPD for the CA. When doing so, P&TC must take the necessary opportunity to revisit the exclusion of the remainder of “Zone 2”, as well as two excluded areas of Golden Lane Estate, from the CA.

Belatedly proceeding in accordance with the majority views expressed in the response to the public consultation has now become necessary. At the P&TC of 08 September, in reply to a question on the Permitted Development changes, Gwyn Richards is quoted in the minutes as saying:

There are a number of conditions attached to the new permitted development and a sieve map analysis had shown that there were few suitable sites within the City where this opportunity could be taken up.

I think the above is incomplete, as I understand. Mr Richards said one suitable office building had been identified but it was in a residential area. No doubt this can be checked from the recording, as it wasn't corrected at the October meeting.

Whether or not Mr Richards was referring to it, 45 Beech Street could be that building. Providing homes instead of empty offices, which was even the case pre-COVID, would be welcome. However, enabling a virtually uncontrolled and, of course, unwelcome deconstruction and construction certainly would not be be.

You were, of course, the Deputy Chairman of P&TC on 08 October 2018. According to the minutes of that meeting, relating to the debate on the Officer's report in respect of the proposal for confirmation of the extent of the CA:

A Member stated that he very much welcomed this report and felt that Officers had been very responsive to the views expressed as part of the public consultation process. He added that he was pleased to see that the proposals now included the Barbican Wildlife Gardens in their entirety. However, the fact that certain buildings were not to be included within the conservation area (specifically 45 Beech Street and the Welsh Jewin Church) appeared to be a missed opportunity.

The Deputy Chairman stated that any redevelopment would have to consider the character of the adjoining Conservation area and that the importance of these buildings could therefore be recognised without having to necessarily include them within the proposed conservation area and adjust the boundaries

A second Member stated that she also felt that it was a mistake not to include these buildings within the conservation area and proposed an amendment seeking to adjust the proposed boundaries to include these. Another Member seconded this proposal and it was put to the vote. 9 voted in favour of the amendment and 10 against with 2 abstentions.

The extremely close decision to exclude 45 Beech Street and Eglwys Jewin, both within “Zone 2”, appears to result from your above comments. However, the Permitted Development changes substantially negate those comments and, of course, a slight minority of Members present determined to ignore the response to the public consultation. 35 responses were in favour and two against the inclusion of the whole of “Zone 2”.

Of the two responses against inclusion, one was from 35 residents of Tudor Rose Court, within “Zone 2”, where Peter Bennett and his wife, have a flat. Those residents unanimously supported the inclusion of the adjoining Barbican Wildlife Garden, as well as Bridgewater Square, also within “Zone 2”, in the CA, by the way. In any event, both Barbican Association (BA) and Golden Lane Estate

Residents Association (GLERA), representing upwards of 2,500 residents were in favour of the inclusion of the whole of "Zone 2", both as per their original request and subsequently in the response to the public consultation.

I hope the attached [See separate attachment] will assist in justifying the belated decision to include not only the remainder of "Zone 2" but also two excluded areas of Golden Lane Estate, the inclusion which had also been requested by BA and GLERA. It contains full appraisals of the various excluded buildings and areas, as well as other relevant information.

Best regards,

Fred

I received no reply to the above email, but following consideration of the draft SPD, prior to the public consultation, at P&TC on 30 March 2021, I emailed Alastair Moss, again copying in Oliver Sells, regarding the text of then draft of the SPD and including the following final paragraph:

Dear Alastair,

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Finally, there is the plan. Whatever City Corporation's plan for omitting substantial parts of the requested CA might have been - and I'm still waiting to hear further on my email to you of 01 November last - the plan in the above is the replacement for the incorrect one in the original draft. The draft that was circulated to both RCC and BRC but the replacement - attached - is still unacceptable. The other attached plan, even though it includes other CAs, is both accurate and clearer. However, accurate, clear and legible plans and graphics aren't City Corporation's forte.

Best regards,

Fred

Alastair Moss replied the same day, copying in Oliver Sells and Gwyn Richards, as follows:

*Thanks Fred. Copying Gwyn in so that we are sure to take these comments into consideration as part of the public consultation (although as you say I think they are already noted anyway). Please do resend your email of 1 November last year. I don't recall seeing it.
Kind regards Alastair*

I resent my email of 01 November by return, copying in both Oliver Sells and Gwyn Richards but have had no response.

Fred Rodgers - 31 January 2022

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