



# **Planning and Transportation Committee**

## **INFORMATION PACK**

N.B: These matters are for information and have been marked \* and circulated separately. These will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting.

**Date:** TUESDAY, 11 OCTOBER 2022

**Time:** 11.00 am

**Venue:** LIVERY HALL - GUILDHALL

5. **BUSINESS PLANS 2022/23: PROGRESS REPORT (PERIOD 1, APRIL-JULY)\***  
Report of the Executive Director, Environment.

**For Information**  
(Pages 3 - 10)

6. **RISK MANAGEMENT UPDATE REPORT\***  
Report of the Executive Director, Environment.

**For Information**  
(Pages 11 - 30)

7. **PUBLIC LIFT REPORT\***  
Report of the City Surveyor.

**For Information**  
(Pages 31 - 32)

8. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT\***  
Report of the Chief Planning Officer and Development Director.

**For Information**  
(Pages 33 - 38)

9. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR\***

Report of the Chief Planning Officer and Development Director.

**For Information**  
(Pages 39 - 50)

10. **OUTSTANDING ITEMS\***

Report of the Town Clerk.

**For Information**  
(Pages 51 - 54)

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

<b>Committee(s):</b> Planning & Transportation Committee	<b>Dated:</b> 11 October 2022
<b>Subject:</b> Business Plans 2022/23: Progress Report (Period 1, April-July)	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	9, 10, 11, 12
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>Report of:</b> Juliemma McLoughlin, Executive Director, Environment	<b>For Information</b>
<b>Report author:</b> Joanne Hill, Business Planning & Compliance Officer	

## Summary

This report provides an update on progress made during Period One (April-July) 2022/23 against the High-Level Business Plan 2022/23 for the service areas of the Environment Department which fall within the remit of your Committee (Appendix 1).

A budget monitoring update is included in the report, with details provided at Appendix 2.

## Recommendation

Members are asked to:

- Note the content of this report and its appendices.

## Main Report

### Background

1. The 2022/23 High-Level Business Plan sets out the key aims, workstreams and key performance indicators (KPIs) of the services within the remit of your Committee for the year ahead.
2. To ensure your Committee is kept informed, an update on progress made against the High-Level Business Plan 2022/23 will be reported to you on a periodic (four-monthly) basis, along with current financial information. This approach allows Members to ask questions and have a timely input into areas of particular importance to them.

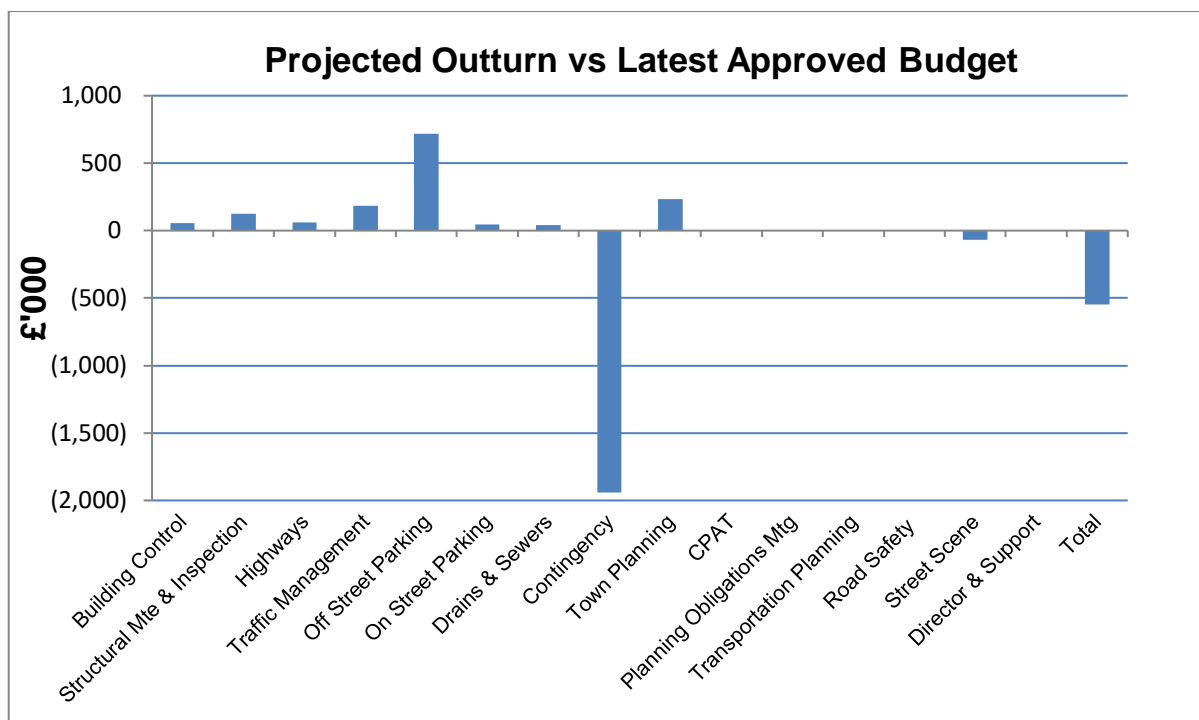
### Current Position

3. This report provides an update on progress made against the 2022/23 High-Level Business Plan during Period One (April-July 2022) by the following service areas of the Environment Department:

- The Planning and Development Division, including the District Surveyor
  - The City Operations Division: Highways and Transportation services
4. Appendix 1 presents key performance information as infographics.
  5. Updates on progress against key workstreams and other achievements during the period are summarised below:
    - a) The new departmental structure under the Target Operating Model was implemented with effect from 1 April 2022 and services have been realigned accordingly.
    - b) The new Building Safety Bill Act, which received royal assent in April 2022, will see the creation of a national Building Safety Regulator (BSR) with effect from October 2023. The City of London District Surveyor is working with other London Boroughs to formulate a Building Control hub for London to work with the BSR on High Risk Buildings (HRBs). Members of the Building Control Team are preparing for formal competency testing that will be a requirement under the new Act for every Building Control Surveyor (local authority and private) to be registered as a Competent Building Control Surveyor with the BSR.
    - c) The new contract with FM Conway for highway maintenance and construction has been mobilised.
    - d) A detailed report on the Transport Strategy was presented to your Committee on 20 September 2022: 'Transport Strategy Delivery Plan Update: Quarter 1 2022/23'.

### **Financial information**

6. The end of July 2022 monitoring position for the Environment Department shows a projected year end overspend of £1.846m overall.
7. Within that overall total, the Executive Director is forecasting a projected year end overspend of £549k for her services reporting to the Planning & Transportation Committee.
8. Appendix 2 sets out a more detailed financial analysis of each division of service relating to this Committee, including reasons for significant budget variations (generally those over £50k).



**Notes:**

1. Zero is the baseline latest approved budget for each Division of Service.
2. Graph shows projected outturn position against the latest approved budget.
3. A variance above the baseline is favourable i.e., either additional income or reduced expenditure.
4. A variance below the baseline is unfavourable i.e., additional expenditure or reduced income.
5. Overall the Committee is forecasting an overspend of £549k at year end.

9. The projected overspend for this Committee is primarily due to the Committee's share of departmental unidentified savings, which have been partly offset by:
  - Additional income from the Thames Tideway SLA, road closure fees, and car parking fees.
  - Salary savings as a result of staff vacancies.
  - Contract cost savings resulting from the new car park management contract.
10. The Executive Director is continuing to seek further opportunities to address the projected overspend for the Department and the financial position has greatly improved from the standard 4-month reporting cycle (Apr-Jul) used in this report.
11. The end of August position for the Environment Department is now forecasting an overspend of £176k. This significant improvement of £1.67m from the position reported at the end of July is primarily due to improved income projections from planning application fees and PPAs, additional Construction/Deconstruction Levy and improved Heathrow Animal Reception Centre trade, plus ongoing salary vacancies.
12. Within that overall total overspend of £176k, the Executive Director is forecasting a projected year end underspend of £104k for her services reporting to the Planning & Transportation Committee, an improvement of £653k from the position reported at the end of July.

## **Corporate & Strategic Implications**

**Strategic implications** – The monitoring of key improvement objectives and performance measures links to the achievement of the aims and outcomes set out in the Corporate Plan 2018-23.

**Financial implications** – Financial implications are addressed within this report, with further detail included in the appendices.

**Resource implications** – None.

**Legal implications** – None.

**Risk implications** – Risks to achieving the objectives set out in the Business Plan of each service area are identified and managed in accordance with the City of London Risk Management Framework. Risk Registers are reported to this Committee on a regular basis.

**Equalities implications** – None.

**Climate implications** – None.

**Security implications** – None.

## **Appendices**

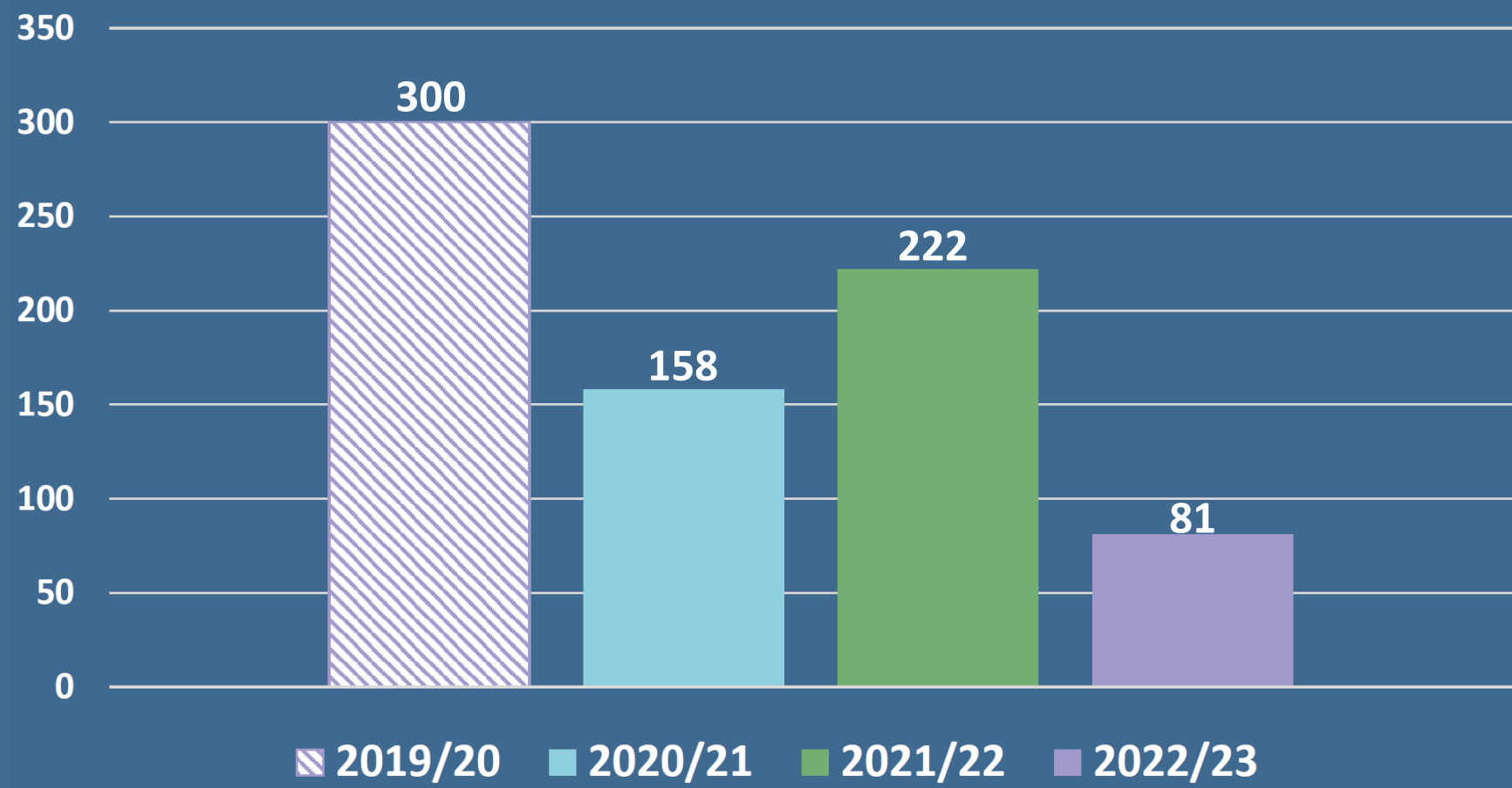
Appendix 1 - Key performance information (infographics)

Appendix 2 – Financial information

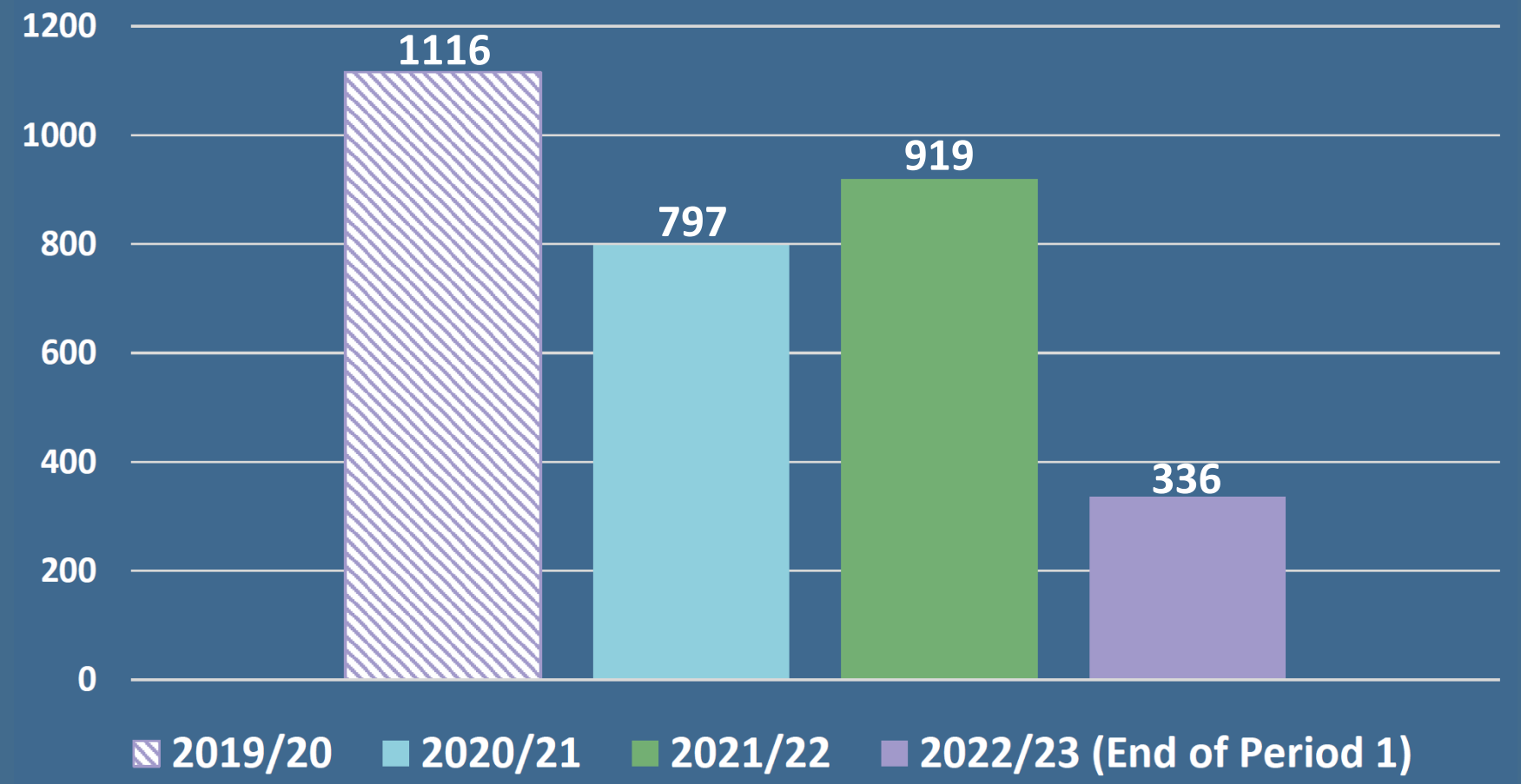
## **Contact**

Joanne Hill, Business Planning and Compliance Manager, Environment Department  
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T: 020 7332 1301

### # Building Control Applications



### # Planning applications decided



#### Building Control performance



**95%**

Applications processed within 19 days

**95%**

Applications processed within 26 days

**100%**

Completion certificates issued within 10 days

#### Planning applications determined within agreed timescales:

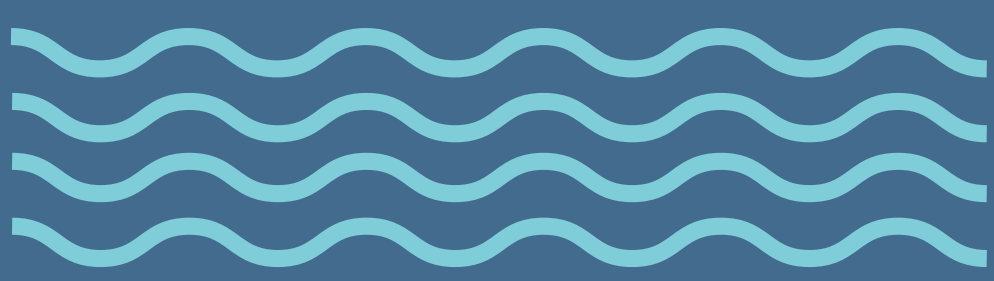


**80%** - Major  
(Target 100%)

**93%** - Minor  
(Target 65%)

**87%** - Other  
(Target 75%)

**57%** of **SuDS** consultations responded to within **21** working days



Contribute to a **flourishing society**



Shape **outstanding environments**

**Environment Department**



Support a **thriving economy**

**CON29** property searches returned within\*

**5.04** days  
(target 10 Days)



**87.5%** of reported dangerous structures to have a response within **2** hours of being reported



**2157** additional cycle parking spaces secured through planning applications

**Compliance with the Bank on Safety Road Danger Reduction Team**

**99.18%**  
(target 99.2%)



**3** sections of carriage way resurfaced

**6** sections of footway renewed



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**Planning & Transportation Committee**  
**Local Risk Revenue Budget as at 31 July 2022**  
**(Expenditure and unfavourable variances are shown in brackets)**

	Latest Approved Budget 2022/23 £'000	Forecast for the Year 2022/23		Notes
		Forecast Outturn £'000	(Over) / Under £'000	
<b><u>Planning &amp; Transportation (City Fund)</u></b>				
Building Control	(680)	(624)	56	1
Structural Maintenance & Inspection	(619)	(495)	124	2
Highways	(3,315)	(3,253)	62	3
Traffic Management	1,010	1,193	183	4
Off Street Parking	465	1,181	716	5
On Street Parking	(3,660)	(3,614)	46	
Drains & Sewers	(372)	(331)	41	
Recoverable Works	0	0	0	
Contingency	1,940	0	(1,940)	6
Town Planning	(2,895)	(2,662)	233	7
City Property Advisory Team (CPAT)	(469)	(469)	0	
Planning Obligations Monitoring	0	0	0	
Transportation Planning	(1,395)	(1,395)	0	
Road Safety	(290)	(290)	0	
Street Scene	(70)	(140)	(70)	8
Director & Support	(1,518)	(1,518)	0	
<b>TOTAL PLANNING &amp; TRANSPORTATION COMMITTEE</b>	<b>(11,868)</b>	<b>(12,417)</b>	<b>(549)</b>	

**Notes:**

- 1. Building Control** - The forecast underspend is due to salary savings as a result of staff vacancies.
- 2. Structural Maintenance** - The projected underspend is due mainly to income from the Thames Tideway SLA.
- 3. Highways** - The projected underspend is mainly due to salary savings as a result of a staff vacancies.
- 4. Traffic Management** - The projected underspend is mainly due to additional income from the Thames Tideway SLA and road closure fees.
- 5. Off Street Parking** - The projected underspend is due to new car park management contract cost savings and and increase in car park fee income.
- 6. Contingency** - The projected overspend is due to the P&T Committee's share of Environment Department together with a vacancy factor still to be allocated for 2022/23.
- 7. Town Planning** - The projected underspend is mainly due to staff vacancies and additional income from the Thames Tideway SLA.
- 8. Street Scene** - The projected overspend is mainly due to Aldgate Square artwork as a carry-forward bid was unsuccessful.

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<b>Committee(s):</b> Planning and Transportation Committee	<b>Dated:</b> 11 October 2022
<b>Subject:</b> Risk Management Update Report	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	All
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>Report of:</b> Juliemma McLoughlin, Executive Director Environment	<b>For Information</b>
<b>Report authors:</b> Joanne Hill, Business Planning and Compliance Manager	

## Summary

This report provides the Planning and Transportation Committee with assurance that risk management procedures in place within the Environment Department are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

Risk is reviewed regularly within each service area as part of the ongoing management of operations. In addition to the flexibility for emerging risks to be raised as they are identified, a process exists for in-depth periodic review of the risk register.

This report considers the key risks managed by the service areas of the Environment Department which fall within the remit of your Committee.

## Recommendation

Members are asked to:

- Note the report and the actions being taken by the Environment Department to monitor, mitigate and effectively manage risks arising from their operations.

## Main Report

### Background

1. The Risk Management Framework of the City of London Corporation requires each Chief Officer to report regularly to Committee on the key risks faced by their department.

2. To fulfil this requirement, the key risks of the service areas of the Environment Department which fall within the remit of the Planning and Transportation Committee are presented to you every four months.
3. Risk Management is discussed regularly by the Department's Senior Leadership Team and at the meetings of each service area's Senior Management Team.
4. Between Management Team meetings, risks are reviewed in consultation with risk and control owners, and updates are recorded in the corporate risk management system (Pentana).

### **Current Position**

5. Over recent months, a full review has been undertaken of all risks and risk management processes across the Environment Department. The scores, descriptions and mitigating actions of all risks have been reviewed and updated; they have been assessed in accordance with the City of London's Risk Matrix (Appendix 1) which takes into account the likelihood of a risk occurring and the potential impact of the risk should it occur. New risks have been added where necessary and others have been removed.
6. This report provides an update on the key risks that exist in relation to the operations of service areas of the Environment Department which fall within the remit of the Planning and Transportation Committee:
  - The Planning and Development Division, including the District Surveyor
  - The City Operations Division: Highways and Transportation services
7. In accordance with the Corporate Risk Management Framework, only Corporate and Departmental level risks are reported to Committee. Service level risks are only reported by exception, i.e. if there are significant changes which are considered to be of interest to Members.

### **Summary of key risks**

8. None of the service areas which report to your committee hold any corporate risks.
9. Following the formation of the new Environment Department, risks which were held at a Departmental level within the Department of the Built Environment have been reviewed. One risk remains a Departmental risk; several others are now considered appropriate for management at Service level within the new Department and have been de-escalated accordingly. One former Departmental risk has been deactivated. Two new Service level risks have been identified.

### **Departmental risk**

#### **ENV-CO-TR 001 – Road Safety (Current score: Red, 24)**

10. Formerly a Corporate risk, this risk continues to be held at Departmental level. The current risk score is Red 24 (likelihood: possible; impact: extreme) and the target is to reduce it to Red 16 (unlikely; extreme) by the end of March 2027. Further details of the actions being taken to mitigate this risk and achieve the target are provided at Appendix 2.

### **De-escalated risks**

11. The following risks are now being managed at Service level with the new Environment Department. Each of the risks has been reviewed and the current scores (shown below) have not changed since the last report to your Committee. For information, the risks are included in full at Appendix 2.

- **ENV-PD-PD 007** Adverse planning policy context (Amber, 12)
- **ENV-PD-DS-001** The District Surveyor's (Building Control) Division becomes too small to be viable (Amber, 8)
- **ENV-CO-HW 002** Service/Pipe Subways (Amber, 8)
- **ENV-PD-DM 002** Not being alive to the needs/requirements of the world business centre and the political environment (Amber, 6)
- **ENV-PD-PD 006** S106 and CIL Controls (Green, 4)

### **Deactivated risk**

12. The following risk has been deactivated.

- **ENV-CO-TR 002** Major projects and key programmes not delivered as TfL funding not received (Amber, 8)

13. The risk will be replaced by a new funding-related risk that covers the potential impacts on delivery of the Transport Strategy if TfL and/or City funding is limited or not available.
14. This reflects the fact it is now minor accessibility and road danger reduction projects and strategic projects that are most affected by reductions in TfL funding, and the increased reliance on City funds for major capital projects and programmes, including funding from CIL and the On-Street Parking Reserve.

### **New risks**

15. The following new risks have been identified in relation to the City's car parks. The risks will be managed at Service-level and are included at Appendix 2 of this report for information:
- **ENV-CO-HW 010** Car Parks: Safety (Red, 24)
  - **ENV-CO-HW 009** Car Parks: Repairs and maintenance (Red, 16)

16. New and emerging risks are identified through a number of channels, the main being:
- Directly by Senior Management Teams as part of the regular review process.
  - In response to ongoing review of progress made against Business Plan objectives and performance measures, e.g., slippage of target dates or changes to expected performance levels.
  - In response to emerging events and changing circumstances which have the potential to impact on the delivery of services, such as Brexit and the COVID-19 pandemic.

### **Corporate & Strategic Implications**

17. **Strategic implications:** Effective management of risk is at the heart of the City Corporation's approach to delivering cost effective and valued services to the public as well as being an important element within the corporate governance of the organisation.
18. **Financial implications:** None
19. **Resource implications:** None
20. **Legal implications:** None
21. **Risk implications:** The proactive management of risk, including the reporting process to Members, demonstrates that each service area is adhering to the requirements of the City of London Corporation's Risk Management Policy and Strategy.
22. **Equalities implications:** There are no proposals in this report that would have an impact on people protected by existing equality legislation.
23. **Climate implications:** None
24. **Security implications:** None

### **Conclusion**

25. Members are asked to note that risk management processes within each service area adhere to the requirements of the City Corporation's Risk Management Framework. Risks identified within the operational and strategic responsibilities of each area are proactively managed.

## **Appendices**

- Appendix 1 – City of London Corporation Risk Matrix
- Appendix 2 – Environment Department Key Risks (Planning and Transportation Committee)

## **Contacts**

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## City of London Corporation Risk Matrix (Black and white version)

Note: A risk score is calculated by assessing the risk in terms of likelihood and impact. By using the likelihood and impact criteria below (top left (A) and bottom right (B) respectively) it is possible to calculate a risk score. For example a risk assessed as Unlikely (2) and with an impact of Serious (2) can be plotted on the risk scoring grid, top right (C) to give an overall risk score of a green (4). Using the risk score definitions bottom right (D) below, a green risk is one that just requires actions to maintain that rating.

### (A) Likelihood criteria

	Rare (1)	Unlikely (2)	Possible (3)	Likely (4)
Criteria	Less than 10%	10 – 40%	40 – 75%	More than 75%
Probability	Has happened rarely/never before	Unlikely to occur	Fairly likely to occur	More likely to occur than not
Time period	Unlikely to occur in a 10 year period	Likely to occur within a 10 year period	Likely to occur once within a one year period	Likely to occur once within three months
Numerical	Less than one chance in a hundred thousand (<10-5)	Less than one chance in ten thousand (<10-4)	Less than one chance in a thousand (<10-3)	Less than one chance in a hundred (<10-2)

### (B) Impact criteria

Impact title	Definitions
Minor (1)	<b>Service delivery/performance:</b> Minor impact on service, typically up to one day. <b>Financial:</b> financial loss up to 5% of budget. <b>Reputation:</b> Isolated service user/stakeholder complaints contained within business unit/division. <b>Legal/statutory:</b> Litigation claim or find less than £5000. <b>Safety/health:</b> Minor incident including injury to one or more individuals. <b>Objectives:</b> Failure to achieve team plan objectives.
Serious (2)	<b>Service delivery/performance:</b> Service disruption 2 to 5 days. <b>Financial:</b> Financial loss up to 10% of budget. <b>Reputation:</b> Adverse local media coverage/multiple service user/stakeholder complaints. <b>Legal/statutory:</b> Litigation claimable fine between £5000 and £50,000. <b>Safety/health:</b> Significant injury or illness causing short-term disability to one or more persons. <b>Objectives:</b> Failure to achieve one or more service plan objectives.
Major (4)	<b>Service delivery/performance:</b> Service disruption > 1 - 4 weeks. <b>Financial:</b> Financial loss up to 20% of budget. <b>Reputation:</b> Adverse national media coverage 1 to 3 days. <b>Legal/statutory:</b> Litigation claimable fine between £50,000 and £500,000. <b>Safety/health:</b> Major injury or illness/disease causing long-term disability to one or more people <b>Objectives:</b> Failure to achieve a strategic plan objective.
Extreme (8)	<b>Service delivery/performance:</b> Service disruption > 4 weeks. <b>Financial:</b> Financial loss up to 35% of budget. <b>Reputation:</b> National publicity more than three days. Possible resignation leading member or chief officer. <b>Legal/statutory:</b> Multiple civil or criminal suits. Litigation claim or find in excess of £500,000. <b>Safety/health:</b> Fatality or life-threatening illness/disease (e.g. mesothelioma) to one or more persons. <b>Objectives:</b> Failure to achieve a major corporate objective.

### (C) Risk scoring grid

Likelihood	Impact				
	X	Minor (1)	Serious (2)	Major (4)	Extreme (8)
	Likely (4)	4 Green	8 Amber	16 Red	32 Red
	Possible (3)	3 Green	6 Amber	12 Amber	24 Red
	Unlikely (2)	2 Green	4 Green	8 Amber	16 Red
	Rare (1)	1 Green	2 Green	4 Green	8 Amber

### (D) Risk score definitions

RED	Urgent action required to reduce rating
AMBER	Action required to maintain or reduce rating
GREEN	Action required to maintain rating

This is an extract from the City of London Corporate Risk Management Strategy, published in May 2014.

Contact the Corporate Risk Advisor for further information. Ext 1297

October 2015

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# Register of Environment Department Corporate and Departmental Risks (Planning & Transportation Committee)

Report Author: Joanne Hill

Generated on: 22 September 2022



## DEPARTMENTAL RISK

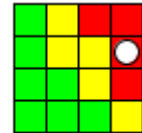
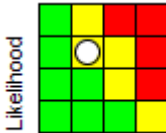

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-CO-TR 20 (Formerly CR20) Road Safety (Departmental risk)  23-Oct-2015	<p><b>Cause:</b> Limited space on the City's medieval street network to cope with the increased use of the highway by vehicles, pedestrians and cyclists within the City of London. Interventions and legal processes take time to deliver safely and effectively.</p> <p><b>Event:</b> The City Corporation's statutory duties and the measures outlined in the Transport Strategy are not fully and effectively implemented.</p> <p><b>Effect:</b></p> <ul style="list-style-type: none"> <li>•The number of casualties occurring on the City's streets rises or remains unchanged instead of reducing</li> <li>•The safety and feeling of safety of the City's communities is adversely affected (Corporate Plan Outcome 1)</li> <li>•Physical or mental harm suffered by those involved in collisions and their associates</li> <li>•Economic costs of collisions impact on individuals, City businesses and wider society</li> <li>•The City Corporation's ability to improve road safety is adversely impacted with businesses and/or the public by virtue of loss of credibility and/or authority</li> </ul>	<p>Likelihood</p> <p>Impact</p>	24	<p>The risk assessment remains at 24 (Impact 8 - Extreme, Likelihood 3 – Possible), from 16. This reflects the increasing numbers of people travelling in the City and that one person has been killed in a collision in the last 12 months.</p> <p>Mitigating actions include continuing to progress All Change at Bank and the Pedestrian Priority Programme. We also continue to support the CoLP's education, engagement, and enforcement activities. Funding for cycle training has again been made available. The updated RDR Action Plan is due to go to Committee in November 2022, however delivery is expected to be limited, at least in the early stages, due to reduced City and TfL funding.</p>	<p>Likelihood</p> <p>Impact</p>	16	31-Mar-2027	<div> <div></div> </div>
				22 Sep 2022			Reduce	Constant

## Appendix 2

Ian Hughes; Bruce McVean							
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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-CO-TR 0011 (formerly CR20)	A programme of projects to reduce road danger on the City's streets including: <ul style="list-style-type: none"> <li>• Bank on Safety and All Change at Bank</li> <li>• RDR engineering programme</li> <li>• 15mph traffic limit</li> <li>• Ludgate Circus (lead by TfL)</li> </ul>	Continuing to progress All Change at Bank, Pedestrian Priority Programme and St Paul's Gyratory. We expect to be able to deliver additional minor schemes this financial year but are awaiting details of available funding from TfL.	Ian Hughes	22-Sep-2022	31-Mar-2023
ENV-CO-TR 0012 (formerly CR20)	Campaigns and engagement activities to encourage safe behaviours and promote safe vehicles, including: <ul style="list-style-type: none"> <li>• Active City Network</li> <li>• User and stakeholder liaison</li> <li>• Schools programme</li> </ul>	Opportunities for campaigns, training and engagement continue to be limited due to lack of TfL grant funding this financial year. We are awaiting details on the level of TfL funding that might be available this financial year, however it is anticipated that funding will continue to be constrained throughout 2022/23 meaning that only a limited programme of campaigns, training and engagement will be possible.	Ian Hughes	22-Sep-2022	31-Mar-2023

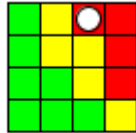
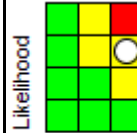

**SERVICE LEVEL RISK (NEW)**

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-CO-HW 010 Car Parks: Safety  02-Sep-2022 Ken Stone	<b>Cause:</b> Dilapidation of the car parks and the location of some car parks, e.g. London Wall car park is beneath the road where a fire or structural issue could have wider implications. <b>Event:</b> Fire risk is increased and there is a greater likelihood of accidents and near misses within the car parks. <b>Impact:</b> Serious injury or death; structural failure could have wider implications; vehicle damage; increased insurance claims; potential enforcement action and fines; reputational damage.	 Likelihood Impact	24	We are aiming to improve the safety of the car parks through replacing lighting, redecoration and FM projects. A range of projects are underway or being considered for future implementation which should help to reduce this risk.  <b>02 Sep 2022</b>	 Likelihood Impact	6	31-Dec-2023	 Constant
							Reduce	

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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-CO-HW 010a	Monthly meetings are held with City Surveyor's Department (CSD) on the fire works project, and we request regular updates on progress.	CSD are going out to tender for the fire suppression works on the ventilation at London Wall car park. Works will not commence until 2023 at the earliest.	Ken Stone	02-Sep-2022	31-Dec-2023
ENV-CO-HW 010b	A Fire Risk Assessment is carried out at each car park by an external body every 18 months.	The next Fire Risk Assessments are due to be carried out in early 2023.	Ken Stone	02-Sep-2022	31-Mar-2023
ENV-CO-HW 010c	Finalise the Fire Management Plan.	The Fire Management Plan has been drafted but we are waiting for CSD to provide the Fire Strategy so that we can incorporate it into the final version.	Ken Stone	02-Sep-2022	31-Mar-2023
ENV-CO-HW 010c	Consider ways to reduce speed within the car parks.	We are currently looking into possibilities for installing speed humps across the portfolio to reduce speed and the likelihood of accidents.	Ken Stone	02-Sep-2022	31-Mar-2023
ENV-CO-HW 010d	Improve lighting across all car parks to improve safety and reduce energy use.	There is an ongoing project led by the Energy Team to change all lighting across CoL buildings to LED. This will include the car parks.	Ken Stone	02-Sep-2022	31-Dec-2023
ENV-CO-HW 010e	Carry out lighting and ventilation works in Tower Hill car park to improve safety.	Changing to LED lighting and undertaking ventilation improvement works in Tower Hill Coach and Car Park has been agreed. Works are due to be completed by March 2023.	Ken Stone	02-Sep-2022	31-Mar-2023

## SERVICE LEVEL RISK (NEW)

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>ENV-CO-HW 009 Car Parks: Repairs and maintenance</b>  02-Sep-2022 Ken Stone	<b>Cause:</b> The facilities management of the car parks is dependent upon action by City Surveyor's Department (CSD) and generally beyond our direct control. <b>Event:</b> Required repairs and maintenance to the car parks is delayed. <b>Impact:</b> Increased possibility of structural and safety failure; greater likelihood of fire; serious injury or death of member of the public; our liability as the occupier increases; financial impact of insurance claims and increased premiums; reputational damage.	 Likelihood	<b>16</b>	We are reliant on the City Surveyor's Department (CSD) actioning our requests for facilities management. On a continuous basis, we liaise with CSD to address outstanding issues.  <b>02 Sep 2022</b>	 Likelihood	<b>12</b>	31-Dec-2023	 Constant
							Reduce	


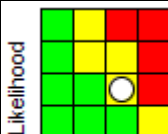
Action no	Action description	Latest Note		Action owner	Latest Note Date	Due Date
ENV-CO-HW 009a	The contractor responsible for each car park reports daily and weekly on any issues, including near misses. Issues are logged on the Concerto (CSD) system by CoL officers for action to be taken.	This is an ongoing action which is kept under review to ensure reports are received and issues logged appropriately.		Ken Stone	02-Sep-2022	31-Dec-2022
ENV-CO-HW 009b	Quarterly meetings are held with CSD and other stakeholders to discuss all CoL owned car parks and current issues.	This is ongoing action. Officers ensure the meetings take place on schedule.		Ken Stone	02-Sep-2022	31-Dec-2022
ENV-CO-HW 009c	Monthly site 'walk-arounds' of each car park are carried out with the FM Manager, car park management contractor and CoL staff to identify and review issues.	This is an ongoing action. CoL staff ensure the monthly visits are carried out with appropriate attendees.		Ken Stone	02-Sep-2022	31-Dec-2022
ENV-CO-HW 009d	Consider alternative options for the provision of facilities management.	Alternative FM options are being investigated, such as direct FM arrangements at each car park.		Ken Stone	02-Sep-2022	31-Dec-2023

## SERVICE LEVEL RISK

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>ENV-PD-PD 007 Adverse planning policy context</b> 06-Mar-2015 Rob McNicol	<b>Cause:</b> A desire in Government and others to change the existing planning system in a way which may be detrimental to the City. <b>Event:</b> Changes detrimental to the City are implemented. <b>Impact:</b> Adverse changes cannot be prevented using local planning control.	 Likelihood	<b>12</b>	The risk is considered to be unchanged since its last assessment.  <b>21 Jul 2022</b>	 Likelihood	<b>12</b>	Accept	 Constant

Action no	Action description	Latest Note			Action owner	Latest Note Date	Due Date
ENV-PD-PD 007a	(1) Ongoing monitoring of government regulations; (2) continue monitor progress of, and seek to influence, forthcoming legislation.	Awaiting revised NPPF guidance from Government.			Rob McNicol	21-Jul-2022	31-Dec-2022

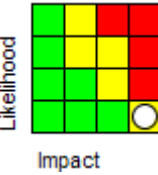
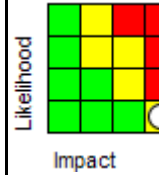

## SERVICE LEVEL RISK

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>ENV-PD-DS 001 The District Surveyor's (Building Control) Division becomes too small to be viable</b>  <div>Page 24</div>	<b>Cause:</b> Reduced income causes the service to be unviable. <b>Event:</b> Development market fails to maintain momentum or our market share shrinks. <b>Impact:</b> Reduced staffing levels do not provide adequate breadth of knowledge and experience.	 Likelihood Impact	8	<p>The risk has been reviewed and the scoring is unchanged.</p> <p>The plans to create a Local Authority Trading Company are still on hold and are being reviewed in the light of expected changes in the Building Control Regulation regimen that arose following the publication of the Hackett Report (on the Grenfell fire) and the Building Safety Bill. The new Act received Royal Assent in May 2022, with expected implementation for Building Control around October 2023. However, we are awaiting secondary legislation to understand the full impacts.</p> <p>In parallel, the City of London is working with other Boroughs under the London District Surveyors Association to deliver the anticipated new work under the Building Safety Act across London, which is expected to commence in October 2023.</p> <p>An additional strand to the BAU control has been added (involvement with developers as part of the planning application process) and appears to be working well.</p>	 Likelihood Impact	8		
							Accept	Constant
25-Mar-2015 Gordon Roy				<b>13 Jul 2022</b>				



Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-PD-DS 001a	(1) Continue to provide excellent services [evidenced by customer survey]; (2) Maintain client links with key stakeholders; (3) Continue to explore new income opportunities; (4) Continue to undertake cross-boundary working. (5) Involvement with developers as part of the planning application process.	Business as usual controls have been reviewed and are suitable.	Gordon Roy	13-Jul-2022	31-Dec-2022
ENV-PD-DS 001c	Following approval of Summit Group, a Business Plan is being developed and will be presented to Members for consideration in due course.	Awaiting further government/Building Safety Regulator guidance. Due October 2023.	Gordon Roy	13-Jul-2022	31-Oct-2023

## SERVICE LEVEL RISK

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>ENV-CO-HW 002</b> <b>Service/Pipe Subways</b> 02-Dec-2015 Ian Hughes; Giles Radford	<b>Cause:</b> Safe access and egress for utilities and maintenance functions is required, whilst having operatives entering the confined space to undertake checks. <b>Event:</b> A lack of Oxygen; poisonous gases, fumes and vapour, liquids and solids that suddenly fill spaces; fire and explosions; hot conditions; entrapment and falling debris. <b>Impact:</b> Fatality / major injury / illness.		8	Processes are kept under review and are considered suitable and sufficient  <b>08 Aug 2022</b>		8		 Constant
							Accept	

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-CO-HW 002a Page 26	Confined space working is avoided when possible. All PPE and other equipment required for a SSOW shall be suitable and sufficient for the tasks identified. Suitable PPE and equipment shall be provided, as stated in the approved code of practice. All openings are controlled through a central booking system. A subway must not be entered if permission to do so has been refused. No booking will be granted to parties who are not on the database. If the contractor is not on the database, they must seek approval from CoL regarding their works. Once confirmed, the contractors will be added to the system before agreeing access. All works and operatives entering the pipe subway must comply with the code of practice for access and safe working in local authority subways. Regular inspections of the structure, covers, condition and asbestos surveys are undertaken. The Permit to Enter form must be completed and contractors checked to ensure they have suitable and sufficient equipment to enter a confined space. No smoking is allowed at any time.	This is an ongoing action.  All business as usual mitigations have been reviewed: they are very much current and continue to work effectively.	Giles Radford	11-Aug-2022	31-Mar-2023

## SERVICE LEVEL RISK

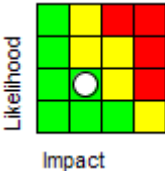
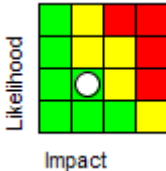
Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-PD-DM 002 Failure to meet the planning development needs of the City 23-Mar-2015 Simon McGinn	<b>Cause:</b> Staff are inadequately briefed in relation to the planning development needs of the City as a world business centre and the political environment. <b>Event:</b> We are perceived as being unresponsive to the planning development needs of the City. <b>Impact:</b> Failure to deliver buildings that meet the needs of the City as a world business centre and associated reputational damage.		6	Impact continues to be reviewed in relation to OMICRON variant, PSG groups have stood down given the improving picture though the position is under continuous review.  20 May 2022		6		
							Accept	Constant

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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-PD-DM 002a	1) Continue to work closely with other parts of the department; other City of London Departments; and the Greater London Authority. 2) Work closely with the development industry, the City Property Association and New London Architecture (NLA). 3) Participation at MIPIM (international real estate market event) and other property focused national and international events, including promotion of the 'Opportunity London' Campaign. 4) Manage the delivery of appropriate exhibitions and events at the City Centre in conjunction with NLA. 5) Hold regular meetings with property agents and deliver a quarterly summary of City agents' quarterly property market reports.	A Partnership and Engagement Team has been established in the new Environment Department which consolidates and extends expertise to deliver a 'cradle to grave' service for developers and businesses.  The City Corporation is actively engaged in delivering the 'Opportunity London' campaign promoting investment in the City through attending property related events such as MIPIM 2023; LREF 2022 (the London Real Estate Forum); and UK REiif 2023 (the UK Real Estate Investment and Infrastructure Forum).  The implications of legislative changes (which are the subject of the White Paper) have been assessed and staff have been briefed. The City participated, through the Planning Policy Team, in the Government's consultation.	Simon McGinn	03-Sep-2022	31-Dec-2022
ENV-PD-DM 002b	Manage delivery of City Business Improvement Districts (BIDs) and partnerships to align and inform the development of appropriate policies and strategies.	The Eastern City Partnership (EC) and Fleet Street Quarter (FSQ) BIDs have been established in conjunction with existing BIDs in Cheapside and Aldgate. BID proposals align with key City strategies such as the Climate Action Strategy, the Transport Strategy and the 'Destination	Simon McGinn	03-Sep-2022	31-Dec-2022

		City' vision. Member and Officer representatives sit on Board meetings to inform development of action plans. A new Stakeholder and Programme Co-ordinator has been appointed to support engagement with BIDs			
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## SERVICE LEVEL RISK

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>ENV-PD-PD 006 S106 and CIL Controls</b>  30-Nov-2018 Simon McGinn; Rob McNicol	<b>Cause:</b> Disjointed control mechanisms in relation to processing and monitoring S106 agreements. The need to ensure sufficient specialist capacity to monitor and administer CIL and S106 income. CIL funds being accumulated and not spent on key infrastructure improvements to support the development of the City. <b>Event:</b> Failure to implement audit recommendations. Failure to review and update existing governance relating to CIL spending. <b>Effect:</b> Loss of funds; non-compliance with agreements and reporting; potential reputational damage; lack of alignment to mitigate the impact of development on City stakeholders (businesses, residents and property owners).		4	The risk has been reviewed and the likelihood and impact remain unchanged at Unlikely (2) and Serious (2). The risk remains GREEN.  <b>20 May 2022</b>		4	Accept	Constant

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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-PD-PD 006c	Liaise with the software supplier, Exacom, and the Chamberlain's Department, to put in place a mechanism to import data from CBIS into Exacom to ensure that it contains up to date expenditure and allocation information; and prepare the necessary budget reports from Exacom.	Due to the mechanisms within the Chamberlain's Department whereby expenditure is apportioned to S106 and CIL annually, and not in real time, the recommendations relating to this in the Internal Audit report are not deliverable at present. This is to be the subject of a discussion between the Chamberlain's finance staff for the Environment Department and Internal Audit to consider if the recommendations need to be reviewed. Discussions have taken place with Chamberlain's which are ongoing and Chamberlain's are recruiting a new resource specifically to update the data held on CBIS to upload to Exacom. Once this is complete we will review the need for interaction between Exacom and CBIS and the options for reporting.	Simon McGinn	03-Sep-2022	31-Dec-2022
ENV-PD-PD 006d	Properly resource the funding of posts to support monitoring of spending in respect of S106 and CIL. Engage additional resource to support administration and monitoring of the delivery of S106 and CIL agreements.	The new Target Operating Model (TOM) includes six posts to support the monitoring and delivery of S106 and CIL spending and agreements. Funding for the posts has been secured through existing S106 and CIL administration and monitoring charges. It is hoped that staff will be in post by the end of the year.	Simon McGinn	08-Sep-2022	31-Dec-2022
ENV-PD-PD 006e	Review governance arrangements in respect of CIL expenditure to ensure CIL is only being spent on infrastructure projects related to development. Ensure prioritisation for CIL-related projects to reflect the priorities of the City Plan, which sets out the vision and policies for the future development of the Square Mile.	A CIL governance report is being prepared for consideration by P&T Committee.	Rob McNicol	08-Sep-2022	31-Dec-2022



# Planning and Transportation Committee Report – September 2022

## Reporting Period: 05/09/2022 – 25/09/2022

The public lifts and escalators listed in this report, are those which are owned and maintained by the Corporation, specifically by the City Surveyors' department. This list excludes any public access lifts or escalators owned by the Corporation that are leased to others. City Surveyors are currently working to identify if there are any further public lifts/escalators leased to others, in addition to 125 London Wall, and what enforcement rights are at our disposal should they become unavailable.

Fig 1.0

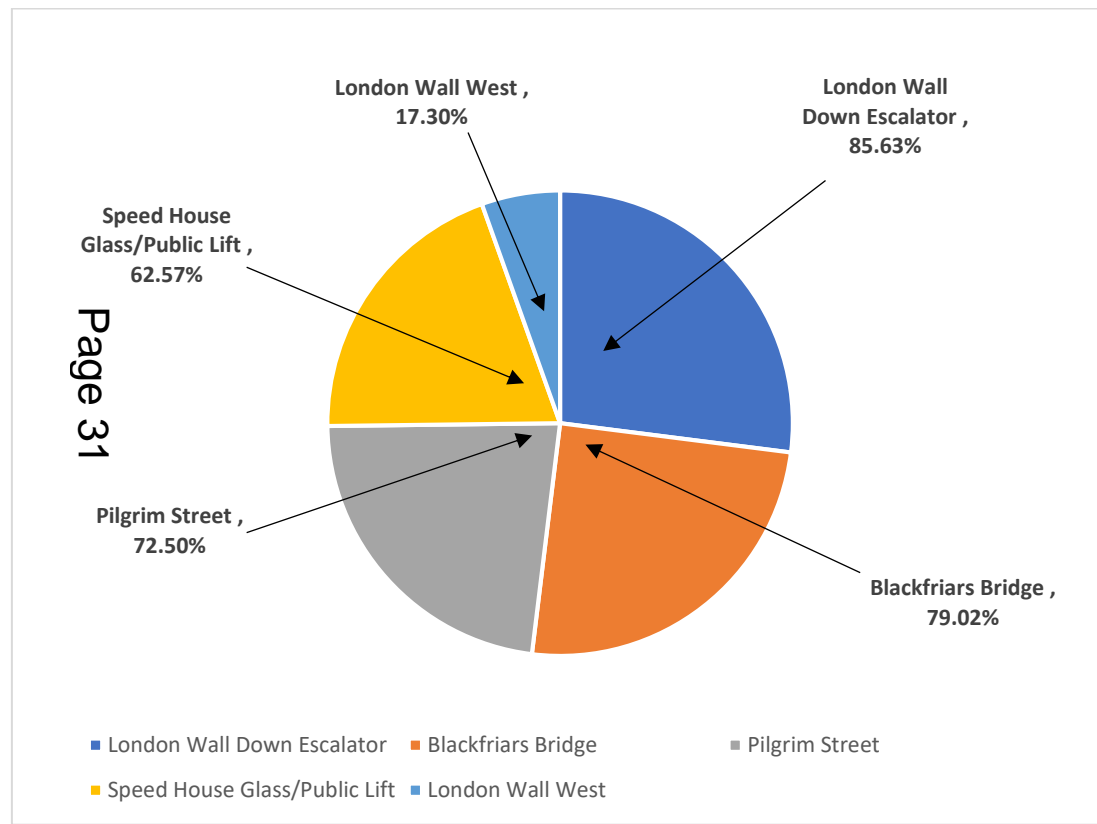


Table 1.0

Code	Name	Time OOS	Availability
0924	Duchess Walk Public Lift CL24	0 00:00	100%
7730	Wood Street Public Lift SC6458970	0 00:00	100%
7921	Little Britain SC6458967	0 00:00	100%
7963	London Wall East SC6458964	0 00:00	100%
7998	Tower Place Public Lift SC6458962	0 00:00	100%
7999	Tower Place Scenic Lift SC6458963	0 00:00	100%
7997	33 King Williams Street SC6462850	0 03:12	99.37%
7740	Moor House SC6458968	0 03:21	99.34%
0945	London Wall Up Escalator SC6458959	0 05:57	98.82%
0916	Glass South Tower SC6459244	0 14:58	97.03%
0978	Atlantic House SC6458966	0 15:09	96.99%
0944	London Wall Down Escalator SC6458958	3 00:24	85.63%
7964	Blackfriars Bridge SC6462771	4 09:44	79.02%
0976	Pilgrim Street SC6458969	5 18:35	72.50%
7345	Speed House Glass/Public Lift SC6459146	7 20:39	62.57%
7960	London Wall West SC6458965	17 08:49	17.30%

### Points to Note:

- There are 16 public lifts/escalators in the City of London estate, which are maintained by City Surveyors. Table 1.2 contains details of the 5 public escalators/lifts that were available for less than 95% of the reporting period
- This report was created on 27 September 2022. The public lifts or escalators may have experienced further breakdowns since this date and will be reported in the next reporting period

# Planning and Transportation Committee Report – September 2022

## Reporting Period: 05/09/2022 – 25/09/2022

**Table 2.0**

	Status as of 05/09/2022	% of time in service Between 05/09/2022 and 25/09/2022	Number of times reported Between 05/09/2022 and 25/09/2022	Period of time Not in Use Between 05/09/2022 and 25/09/2022	Comments Where the service is less than 95%
London Wall Down Escalator SC6458958	In Service	85.63%	1	71 hours	The escalator went out of service on 9th September. It was put back into service on 12 <sup>th</sup> September. This outage was caused by the stop button being pushed by a member of the public.
Blackfriars Bridge SC6462771	In Service	79.02%	1	101 hours	Lift went out service on 13th September due to a fault with the landing doors. On inspection a large crack was evident, caused by suspected vandalism. The glass was replaced and was put back into service on 17th September.
Pilgrim Street SC6458969	In Service	72.50%	4	131 hours	Recurrent faults occurred with the auto-dialler system, which was switched off and replaced.
Speed House Glass/Public Lift SC6459146	In Service	62.57%	1	180 hours	Faults with the brakes and landing button meant it was taken out of service. Parts sourced and replaced and is now back in service.
London Wall West SC6458965	In Service	17.30%	1	397 hours	Lift out of service since 29 <sup>th</sup> August. The cause is a fault with an interface board linking hydraulic power unit to the lift controller. There have been problems fixing the equipment or sourcing a quick replacement due to supply chain problems. CoL Lifts engineers meeting with Amalgamated Lifts on 27 <sup>th</sup> September to review options.



# Agenda Item 8

<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	11 <sup>th</sup> October 2022
<b>Subject:</b> Valid planning applications received by Department of the Built Environment	<b>Public</b>
<b>Report of:</b> Chief Planning Officer and Development Director	<b>For Information</b>

## Summary

Pursuant to the instructions of your Committee, I attach for your information a list detailing development applications received by the Department of the Built Environment since my report to the last meeting.

Any questions of detail arising from these reports can be sent to [plans@cityoflondon.gov.uk](mailto:plans@cityoflondon.gov.uk).

## Details of Valid Applications

Application Number & Ward	Address	Proposal	Date of Validation	Applicant/ Agent name
22/00790/FULEIA Aldgate	100, 106 & 107 Leadenhall Street, London, EC3A 3BP	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition: Condition 60 (Plans and particulars) of planning permission reference 18/00152/FULEIA and Conditions 62 (floor areas) and 63 (use restrictions) (of non-material amendment reference 22/00373/NMA) to enable minor material amendments to the approved scheme including: (i) alterations to structural, mechanical and ventilation systems; (ii) reconfigured ground floor to provide new access routes; (iii) increase in retail provision; (iv) new restaurant on upper levels and (v) associated alterations to facade and basement configuration.	19/08/2022	Frontier Dragon Ltd

22/00848/FULMAJ Bassishaw	65 Gresham Street, London, EC2V 7NQ	Horizontal extension at 8th and 9th floor level; extensions at upper levels to create four new storeys plus plant enclosure to create Class E floorspace; alterations and refurbishment to existing windows and facades; structural alterations and repositioning of cores; creation of new and refurbished entrances on Gresham Street and at the junction of Aldermanbury and Love Lane; creation of inset balconies and roof terraces at levels 8, 10 and 12; , removal and replacement of new plant and installation of PV; public realm improvements for new hard and soft landscaping and the provision of retail frontages and retail units to Aldermanbury; provision of cycle storage and other works incidental to the development.	07/09/2022	Havisham Sarl. C/o JP Morgan Asset Management
22/00833/FULL Bishopsgate	155 Bishopsgate, London, EC2M 3TQ	Change of use of part of the second floor at 155 Bishopsgate for the dual/alternative use for conference, meeting and co-working space with ancillary facilities (Use Class F.1), and/or the use for office (Use Class E) purposes.	05/09/2022	Etc.venues
22/00870/FULL Bishopsgate	ATMs, Broadgate Circle, London	The use of private land to which the public have access as Class E for the setting out of fixed parasols/umbrellas and associated planting and screening ancillary to the Class E units at the lower ground floor level of Broadgate Circle.	14/09/2022	Bluebutton Circle Retail PHC 2013 Limited

22/00860/FULMAJ Broad Street	9 - 11 Angel Court, London, EC2R 7HP	Demolition of the existing buildings except the facade of 9-10 Angel Court up to 4th floor and the construction of a new building behind that refurbished facade and a replica facade of 11 Angel Court up to 3rd floor, over 3 basement levels, ground, mezzanine and 8 upper floors plus plant room, with a change of use from office (Class E) to hotel (Class C1) and ancillary uses, cycle storage and greening, together with landscaping to Angel Court and other associated works.	08/09/2022	Whitbread Group Plc
22/00832/FULL Coleman Street	Smith & Williamson, 25 Moorgate, London, EC2R 6AR	Refurbishment of existing building for office use (Class E) and office/retail use at ground floor (Class E), roof extensions including single storey addition (circa 700sq.m GIA), formation of a green roof, formation of terraces at levels fifth, sixth, seventh and eighth level, facade improvements, and associated ancillary facilities including plant, refuse storage, cycle storage and all other necessary works.	30/08/2022	BREEVA II Moorgate Limited
22/00604/FULL Dowgate	Skinners' Hall, 8 Dowgate Hill, London, EC4R 2SP	Provision for a new secondary entrance from College Street to Skinners Hall, including i) Rebuilding of the College Street wall; ii) Alterations to the courtyard ground levels; iii) new basement entrance; and iv) introduction of two external staircases and one platform lift.	05/07/2022	The Worshipful Company of Skinners

22/00867/FULMAJ Farringdon Within	20 Giltspur Street, London, EC1A 9DD	Alteration and extension of the existing building for commercial use to include: (i) additional office floorspace (Use Class Eg) through infill extensions at upper levels and projecting north and east facade extensions above ground level; (ii) creation of two flexible commercial units (Class Ea/b/c/d/g) at ground floor; (iii) altered and additional entrances; (iv) creation of office amenity terraces and altered plant enclosures; (v) facade alterations including urban greening; (vi) landscaping; and (vii) associated works including the provision of improved access to the Scheduled Monument at basement level.	12/09/2022	NBIM Edward Partners LP
22/00642/FULL Farringdon Within	2 King Edward Street, London, EC1A 1HQ	Installation of telecommunications equipment on the roof of the existing building consisting of (i) three quadpod frames accommodating twelve antennas (6no. VF and 6no. TEF) (ii) four satellite dishes (iii) four equipment cabinets and associated works.	22/09/2022	Cornerstone
22/00797/FULL Farringdon Without	Kings College Maughan Library, Chancery Lane, London, WC2A 1LR	Removal of existing external goods lift and installation of replacement goods lift.	22/08/2022	King's College London
22/00705/FULL Farringdon Without	St Sepulchre Without Newgate, Holborn Viaduct, London, EC1A 2DQ	Installation of two CCTV cameras.	06/09/2022	The PCC of St Sepulchre

22/00475/FULL Farringdon Without	187 Fleet Street, London, EC4A 2AT	Replacement of two existing external condenser units located on the ground floor roof with two modern dry cooler units with associated acoustic enclosures.	20/09/2022	Habro
22/00762/FULL Langbourn	New Moon Public House, 88 Gracechurch Street, London, EC3V 0DN	Change of use from a public house (sui generis) to a public house/drinking establishment with expanded food provision (sui generis) and associated external refurbishment works including the installation of new plant and ventilation equipment, replacement of an existing entrance door and replacement of fire exit doors.	16/08/2022	Greene King Brewing & Retailing Ltd
22/00761/FULL Portsoken	Iveagh Court, Haydon Walk, London, E1 8BQ	Installation of external water tank system to create a sprinkler works system for fire protection in Iveagh Court and the neighbouring Guinness Court.	09/09/2022	The Guinness Partnership
22/00157/FULL Tower	All Hallows By The Tower, Byward Street, London, EC3R 5BJ	The recovering of the existing north and south flat aisle roofs and new man safe system, introduction of a new solar PV array and replacement handrail on the south aisle roof, new green roof on the north aisle roof and associated works.	28/02/2022	All Hallows By The Tower

22/00878/FULL Tower	122 Minories And 14 Crosswall, London, EC3N 1NT	Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow amendments to the wording of condition 22 (Residential Noise Levels) of planning permission 22/00035/FULMAJ dated 9th August 2022. Variation of condition 36 (approved plans) of planning permission 18/00144/FULMAJ dated 30th September 2021 to allow the corners of the building to be chamfered.	15/09/2022	Estreetbrand Ltd
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<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	11 <sup>th</sup> October 2022
<b>Subject:</b> Delegated decisions of the Chief Planning Officer and Development Director	<b>Public</b>
<b>Report of:</b> Chief Planning Officer and Development Director	<b>For Information</b>

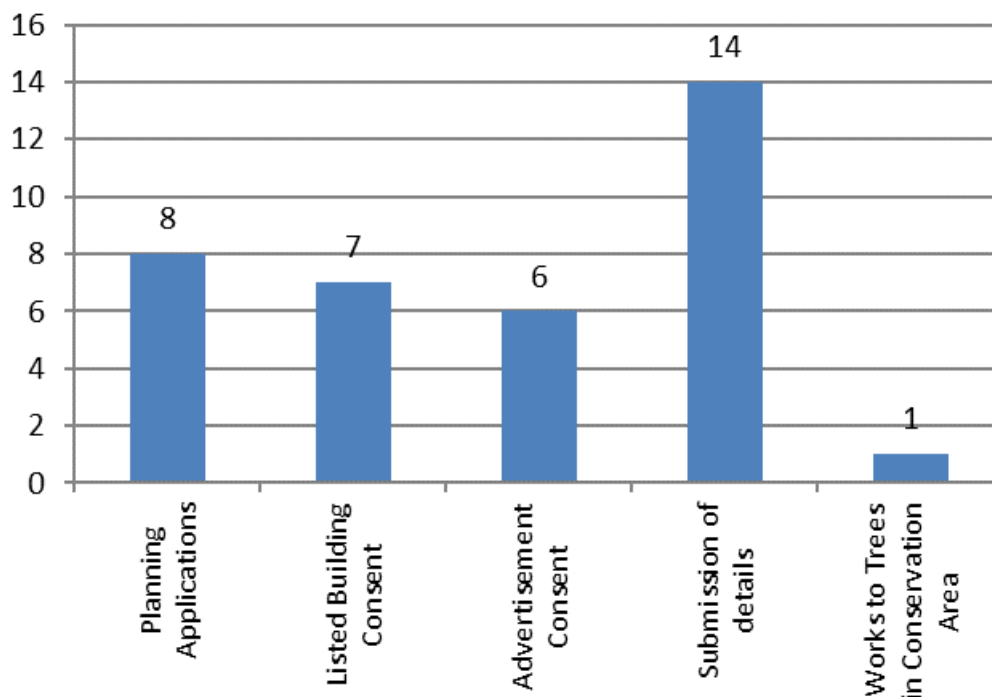
## Summary

Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since my report to the last meeting.

In the time since the last report to Planning & Transportation Committee Thirty Six (36) matters have been dealt with under delegated powers. Seven (7) relate to works to Listed Buildings, Six (6) applications for Advertisement Consent. Fourteen (14) relate to conditions of previously approved schemes and One (1) relate to Works to Trees in Conservation Area.

Eight (8) Full applications for development have been approved, with 730sq.m of created floorspace.

## Breakdown of applications dealt with under delegated powers



Any questions of detail arising from these reports can be sent to [plans@cityoflondon.gov.uk](mailto:plans@cityoflondon.gov.uk).

### Details of Decisions

Registered Plan Number & Ward	Address	Proposal	Decision & Date of Decision	Applicant/ Agent Name
22/00619/FULL Aldgate	52 - 54 Leadenhall Street London EC3A 2BJ	Installation of three condensers on the fourth-floor roof.	Approved 21.09.2022	Modus Workspace Ltd
22/00518/LBC Aldersgate	94 Defoe House Barbican London EC2Y 8ND	Reinstatement of internal walls and refitting of bathroom and kitchen.	Approved 08.09.2022	Mr and Mrs Mark and Annabel Hilary Ormrod



22/00321/FULL Bassishaw	Woolgate Exchange 25 Basinghall Street London EC2V 5HA	Extensions, alterations and change of use including: (i) Change of use of part basement and part ground floor from sui generis (drinking establishment) to flexible Class E (retail/restaurant/office) and sui generis (drinking establishment) and extension at ground floor; (ii) single and double storey extensions at roof level to form new Class E(g) use (office); (iii) double height extension at ground floor to form enlarged office entrance at Basinghall Street; (iv) use of office fronting Coleman street for flexible Class E (retail/restaurant/office) and associated alterations to building entrances with open arcade and retail frontages; (v) creation of terraces to Basinghall Street, the south elevation, and at roof level and changes to existing terraces including installation of structures; (vi) hard and soft landscaping at Basinghall Street and Coleman Street; (vii) provision of ancillary external and internal cycle parking and facilities; (viii) installation of plant at roof level; and associated works.	Approved 16.09.2022	BNP Paribas Jersey Trust Corporation Limited And Anley Trust
22/00402/FULL Bishopsgate	10 Exchange Square London EC2A 2BR	Installation of glass balustrade to facilitate use of terrace for office occupiers.	Approved 15.09.2022	Jenner & Block
22/00512/FULL Bishopsgate	Retail Unit 1 The Avenue Devonshire Square London EC2M 4YP	Change of use from restaurant (Class E) to Karaoke Bar (Sui Generis).	Approved 15.09.2022	Lucky Voice (Soho) Limited

22/00513/ADVT Bishopsgate	Retail Unit 1 The Avenue Devonshire Square London EC2M 4YP	Installation and display of one internally illuminated fascia sign measuring 0.23m high by 1.50m wide. One internally illuminated projecting sign measuring 0.72m high by 0.72m wide at a height above ground of 4.39m.	Approved 15.09.2022	Lucky Voice (Soho) Limited
22/00598/MDC Bishopsgate	1 - 2 Broadgate London EC2M 2QS	Details of the proposed street lighting scheme pursuant to condition 21 of planning permission 20/00462/FULL dated 26.03.2021.	Approved 23.09.2022	Bluebutton Properties UK Limited
22/00610/MDC Bishopsgate	7 Devonshire Square London EC2M 4YH	Submission of details (Circular Economy Statement) reserved by Condition 4 of planning permission 21/00658/FULMAJ issued on 31 May 2022.	Approved 23.09.2022	CG Cutlers Gardens LP
22/00853/PODC Bishopsgate	7 Devonshire Square London EC2M 4YH	Submission of the Local Training, Skills & Job Brokerage Strategy (Construction) pursuant to Schedule 3 Paragraphs 2.5 of the Section 106 Agreement dated 31 May 2022 (Planning Application Reference 21/00658/FULMAJ).	Approved 21.09.2022	CG Cutlers Gardens LP
21/00381/MDC Bread Street	25 Cannon Street London EC4M 5TA	Submission of a signage strategy pursuant to condition 7 of planning permission 20/00602/FULL dated 12 November 2020.	Approved 23.09.2022	25 Cannon Street Limited

21/00897/MDC Bread Street	25 Cannon Street London EC4M 5TA	Submission of A: Details of: (i) integration of window cleaning equipment, plant, flues, fire escapes and other excrescences at roof level; (ii) plant and ductwork; (iii) ventilation and air-conditioning; (iv) all ground level surfaces including materials; (v) walkway surfaces including materials; (vi) external surfaces within the site boundary including hard and soft landscaping; and (vii) the arrangements for the provision of refuse storage and collection pursuant to condition 6 parts j, k, l, m, n, o and q; B: Details of mechanical plant mount pursuant to condition 13; C: Details of transmission of sound details pursuant to condition 14; D: Details of fume extract arrangements pursuant to condition 15; and E: Details of Air Quality Report pursuant to condition 16 of planning permission 20/00602/FULL dated 12 November 2020.	Approved 23.09.2022	25 Cannon Street Limited
21/00945/MDC Bread Street	25 Cannon Street London EC4M 5TA	Submission of details of the size, the type of planting and the contribution to biodiversity of the green roof and walls and details on rainwater attenuation relating to the green roof pursuant to conditions 10 and 11 of planning permission 20/00602/FULL dated 12 November 2020.	Approved 23.09.2022	25 Cannon Street Limited
22/00708/FULL Bread Street	25 Cannon Street London EC4M 5TA	Installation of external doors to the fifth floor roof terrace.	Approved 21.09.2022	25 Cannon Street Limited

22/00390/ADVT Bridge And Bridge Without	Retail Unit 3 2A Eastcheap London EC3M 1AA	Installation of new signage including (i) One fascia sign measuring 0.75m in width by 0.75m in height at a height above ground of 3.07m; (ii) One fascia sign measuring 2.41m in width by 0.25m in height at a height above ground of 3.37m; (iii) one projecting sign measuring 0.76m in width by 0.6m in height at a height above ground of 3.26m; and (iv) One projecting sign measuring 0.76m in width by 0.6m in height at a height above ground of 3.97m.	Approved 23.09.2022	Starbucks Coffee Company
22/00359/PODC Broad Street	1 - 14 Liverpool Street And 11-12 Blomfield Street London EC2M 7AW	Submission of the Proposed Wind Mitigation Measures pursuant to Schedule 3 Paragraph 12.1 of the S106 Agreement dated 07th July 2021 in relation to Planning Permission Ref: 19/00466/FULEIA.	Approved 06.09.2022	Aviva Life & Pensions UK Ltd
22/00482/MDC Castle Baynard	Land Bounded By Fleet Street, Salisbury Court, Salisbury Square, Primrose Hill & Whitefriars Street, London, EC4Y	Submission of Employment, Skills and Procurement Plan pursuant to condition 4 of planning permission 20/00997/FULEIA dated 25th August 2021.	Approved 06.09.2022	City of London Corporation
22/00621/ADVT Castle Baynard	89 Fleet Street London EC4Y 1DH	Installation and display of i) one fascia sign featuring halo-illuminated lettering, measuring 3.8m (w) by 0.6m (h), and ii) one externally illuminated projecting sign, measuring 0.9m (w) by 0.6m (h) a height of 3.5m above the pavement.	Approved 15.09.2022	Cherry Wang

22/00791/ADVT Castle Baynard	1 - 2 Dorset Rise London EC4Y 8EN	Replacement and new signage including (i) two sets of internally illuminated letters and logo; one set measuring 1m high by 4.35m wide, at a height above ground of 4.44m; one set measuring 1m high by 4.68m wide, at a height above ground of 3.24m and (ii) one internally illuminated projecting sign measuring 0.6m high by 0.6m wide, at a height above ground of 3.63m.	Approved 23.09.2022	Premier Inn Hotels Ltd
22/00623/ADVT Coleman Street	64 - 66 Coleman Street & 35 - 39 Moorgate London EC2R 5BX	Installation and display of one non-illuminated timber hoarding advertisement on Coleman Street measuring 2.4m high by 25.12m wide associated with the development of the site for a temporary period (until the 5th August 2025).	Approved 08.09.2022	CLI-Dartriver
22/00813/MDC Coleman Street	1-5 London Wall Buildings London Wall London EC2M 5PG	Submission of details (design details and construction method statements relevant to Cross Rail /London Underground infrastructure) reserved by Condition 6, 7 and 8 of planning permission ref: 21/00272/FULMAJ issued on 28 September 2021.	Approved 15.09.2022	AG EL LWB B.V.

22/00458/LBC Cornhill	2 Royal Exchange Buildings London EC3V 3LF	Internal refurbishment of the first, second and fourth floors, including the removal of the existing and installation of new internal partition walls; removal of existing floor finishes, skirting boards and ceiling tiles and the refurbishment and localised replacement of existing raised access floor tiles, replacement of secondary glazing, new plasterboard ceiling and new wall and floor finishes; installation of new tea points; the replacement of the IPS panels and new brassware to the bathrooms; and the installation of a new shower and bike storage area in the basement.	Approved 15.09.2022	Strathclyde Pension Fund
22/00459/FULL Cornhill	2 Royal Exchange Buildings London EC3V 3LF	Alterations to include (i) replacement of existing first floor window, (ii) replacement of existing second floor sash window with doors to give balcony access, (iii) the lowering of the spandrel by approx. 400mm to give access to the second floor balcony, (iv) the removal of existing flagpoles of second floor balcony, and (v) the placing of a planter with a railing to the second floor balcony.	Approved 15.09.2022	Strathclyde Pension Fund

22/00460/LBC Cornhill	2 Royal Exchange Buildings London EC3V 3LF	Alterations to include (i) replacement of existing first floor window, (ii) replacement of existing second floor sash window with doors to give balcony access, (iii) the lowering of the spandrel by approx. 400mm to give access to the second floor balcony, (iv) the removal of existing flagpoles of second floor balcony, and (v) the placing of a planter with a railing to the second floor balcony.	Approved 15.09.2022	Strathclyde Pension Fund
22/00500/LBC Cornhill	10 Old Broad Street London EC2N 1DW	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 4 (approved drawings) of Listed Building Consent 21/00748/LBC (dated 02.11.2021) to refer to a revised list of drawings amended to reflect minor drawing inaccuracies with regards the size and number of glass panes to the glazed screen, and for a replacement call point on the front elevation.	Approved 06.09.2022	Overbury
22/00162/LBC Cripplegate	Barbican Estate Barbican London EC2Y	Installation of new fire signage in communal areas of residential blocks and removal of old redundant fire signage across the Barbican Estate including: Andrewes House, Ben Johnson House, Breton House, Bryer Court, Bunyan Court, Defoe House, Gilbert House, John Trundle Court, Mountjoy House, Seddon House, Speed House, Thomas Moore House, Willoughby House, Frobisher Crescent, Lauderdale Tower, Shakespeare Tower and Cromwell Tower.	Approved 15.09.2022	City of London Corporation

22/00511/LBC Cripplegate	52 Andrewes House Barbican London EC2Y 8AX	Removal of a door and small glazed side screen in the circulation corridor within the flat.	Approved  08.09.2022	Mr And Ms Sonja Judith And Walter Guy-Briscoe
21/01106/FULL Dowgate	Ocean House Cousin Lane London EC4R 3TE	Installation of new external lighting to the west, east and south elevations of the existing building.	Approved  15.09.2022	Ocean House
22/00700/PODC Farringdon Within	150 Aldersgate Street 3-4 Bartholomew Place London EC1A	Submission of the Utility Requirements and draft Programme pursuant to Schedule 3 Paragraph 10.1 of the Section 106 Agreement dated 21 May 2021 (Planning Application Reference 20/00371/FULMAJ).	Approved  08.09.2022	Arindel Properties Limited
22/00757/TCA Farringdon Within	Play Area Amen Court London EC4M 7BU	Pruning works to 1 x Accacia tree, 1 x Mulberry tree, 1 x Cherry tree, 2 x Rubinia trees, 3 x Lime trees and 1 x Laurel tree.	No objections to tree works - TCA  26.09.2022	Mr Martin Fletcher
21/01137/MDC Farringdon Without	6 Bream's Buildings London EC4A 1HP	Submission of the demolition and construction management plan pursuant to condition 3 and 4; Details of building lines and levels pursuant to condition 5; Submission of construction and demolition logistics plan pursuant to condition 6 and 7; Submission of a fire statement pursuant to condition 10; Submission of plans in accordance with details set out in structural report pursuant to condition 11; Details of servicing management plan pursuant to condition 14 of planning permission dated 29th November 2021 (21/00175/FULL).	Approved  15.09.2022	Crownage Ltd



22/00652/MDC Farringdon Without	100 And 108 Fetter Lane London EC4A 1ES	Submission of an air quality report pursuant to condition 31 of planning permission 21/00454/FULMAJ dated 29 September 2021.	Approved 15.09.2022	BREO Hundred Ltd
22/00521/ADVT Langbourn	20 Gracechurch Street London EC3V 0BG	Installation and display of: one internally illuminated fascia sign measuring: 425mm high by 2989mm wide by 86mm deep at a height above ground of 3.271m; and two internally illuminated projecting signs measuring: 600mm high by 600mm wide by 110mm deep at a height above ground of and 3m.	Approved 21.09.2022	Pegasus Planning Group Ltd
22/00653/LBC Langbourn	9 Gracechurch Street London EC3V 0DR	Installation of specialised safety netting and fixings below a fibrous plaster ceiling for public protection for a temporary two year period.	Approved 06.09.2022	J D Wetherspoon PLC
22/00280/MDC Portsoken	St Botolph Without Aldgate Aldgate High Street London EC3N 1AB	Submission of particulars and samples of materials pursuant to Condition 9 (part a) of planning permission ref. 17/01054/FULL approved on 15/02/2018.	Approved 13.09.2022	St Botolph Without Aldgate
22/00659/MDC Tower	Emperor House 35 Vine Street London EC3N 2PX	Details of the post-construction BREEAM assessment pursuant to condition 16 of planning permission dated 26.07.2018 (18/00193/FULMAJ).	Approved 23.09.2022	Urbanest UK Ltd
20/00165/FULL Vintry	Ormond House 63 Queen Victoria Street London EC4N 4UA	Installation of: (i) new condenser and access gantry to existing recessed roof plant area; and (ii) portal cladding to the exterior of the shopfront	Approved 23.09.2022	Sainsbury's Plc

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## **PLANNING AND TRANSPORTATION COMMITTEE – OUTSTANDING ACTIONS**

<b>Item</b>	<b>Date</b>	<b>Action/ Responsible Officer</b>	<b>Progress Update and Date to be progressed/completed</b>
1	6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022	<p><b><u>Daylight/Sunlight – Alternative Guidelines</u></b></p> <p><b>Chief Planning Officer and Development Director</b></p> <p>A Member argued that the Committee should separate out the desire for Member training and the desire for alternative guidelines on daylight/sunlight and requested that a report be brought to Committee setting out how the City of London Corporation might go about creating alternative guidelines, including timescales, if Members were so minded and the legal implications of this.</p>	<p><b>UPDATE (20 July 2021) – see action 1a)</b></p> <p><b>The new BRE guidance for daylight/sunlight was published in June 2022 which Officers are reviewing and have arranged for training from industry experts. A report will be brought back to Committee by December to set out options for producing a new advice note/guidance for the City.</b></p>

1a)	<p>5 March 2020 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022 1 July 2022 19 July 2022 20 Sept 2022</p>	<p style="text-align: center;"><b><u>Radiance Studies</u></b></p> <p style="text-align: center;"><b>Chief Planning Officer and Development Director</b></p> <p>A Member referred to a training session that had taken place for the Committee earlier this morning, and in which a consultant had expressed a view that radiance studies were the best way for laymen to assess the impact of developments on daylight where there was a genuine concern about this issue. The consultant felt that, in appropriate cases, the applicant should be asked to provide a radiance study.</p> <p>In view of this, the Member asked Officers to undertake, when future applications were received in which daylight will be an issue, to ask the applicant to prepare a radiance study to be provided to this Committee so that Members could make an informed assessment of the issue.</p>	<p><b>UPDATE (21 September 2021)</b> - The Chief Planning Officer and Development Director underlined that, ultimately, Officers would be producing a planning advice note in order to create more clarity on the methodology and that they were still working through this with the BRE and other stakeholders to deliver this. He added that, to date, Officers had not had any pushback from the industry when requiring the provision of radiance studies for relevant planning applications.</p> <p><b>To be completed: Further report to Committee setting out/providing updates on these points by Winter 2021.</b></p> <p>Radiance assessments continue to be requested and submitted with planning applications. An update on the use of this methodology will be incorporated into the abovementioned report to Committee setting out options for a new advice note/guidance.</p>
2	<p>17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021</p>	<p style="text-align: center;"><b><u>Member Training</u></b></p> <p style="text-align: center;"><b>Chief Planning Officer and Development Director / Director of the Built Environment</b></p> <p>A Member questioned whether there would be further training provided on Daylight/Sunlight and other relevant planning matters going forward. She stated that she was aware that other local authorities offered more extensive training and induction for Planning Committee members and also requested that those sitting on the Planning</p>	<p><b>UPDATE:</b> (17 November 2020): Members were of the view that more formal training should be offered by the Department to any newly appointed members of the Committee in line with the principles of the Planning Protocol.</p> <p><b>To be completed: Training offering for new Members to be considered in 2021 with a view to implementing this for the new municipal year.</b></p>

	20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022 1 July 2022 19 July 2022 20 Sept 2022	<p>Committee signed dispensations stating that they had received adequate training.</p> <p>The Chair asked that the relevant Chief Officers consider how best to take this forward. He also highlighted that the request from the Town Clerk to all Ward Deputies seeking their nominations on to Ward Committees states that Members of the Planning &amp; Transportation Committee are expected to undertake regular training.</p>	<p>All new Members of the Committee undertook training ahead of attending their first meeting of the Planning Committee and considering any applications.</p>
3.	11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022 1 July 2022 19 July 2022 20 Sept 2022	<p style="text-align: center;"><b><u>Sustainability SPD</u></b></p> <p style="text-align: center;"><b>Chief Planning Officer and Development Director</b></p> <p>A Member questioned whether the production of a Sustainability SPD could feature on the list of outstanding actions.</p> <p>The Chief Planning Officer and Development Director stated that he would be liaising with his sustainability officers to provide a more targeted timeline around the production of the Sustainability SPD and agreed to include this information in the list of outstanding actions.</p>	<p>Work on the Sustainability SPD is underway, with a consultancy commissioned to assist in the production of the document. A draft of the document for public consultation will be brought to the Planning &amp; Transportation Committee between January and March 2023.</p>
4.	22 Feb 2022 26 April 2022 17 May 2022	<p style="text-align: center;"><b><u>Update to Statement of Community Involvement</u></b></p>	<p>Draft versions of the Statement of Community Involvement and the accompanying Developer Engagement Guidance Planning Advice Note have</p>

	<p>7 June 2022 1 July 2022 19 July 2022 20 Sept 2022</p>	<p><b>Chief Planning Officer and Development Director</b></p> <p>The Chief Planning Officer agreed that now would be an appropriate time to fundamentally review the DBE Users Panel and look again at how best to engage with all stakeholders given that DBE no longer existed as a department with a new, wider Environment Department with a wider remit now established. He reported that work on this was already being undertaken at present and that a key element of this would be a review of the Statement of Community Involvement. It was hoped that Officers would be in a position to report back to Committee on this in Autumn 2022 as to future options around receiving feedback about how engagement with various stakeholders could be improved.</p>	<p>been brought to the Planning and Transportation Committee on Tuesday 11 October 2022. If agreed by Committee, feedback from stakeholders will be sought through public engagement, with final versions of the documents scheduled to be brought to Committee in March 2023.</p>
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