



## **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, 1 NOVEMBER 2022

**Time:** 10.30 am

**Venue:** LIVERY HALL - GUILDHALL

10. **CITY PLAN ENGAGEMENT STRATEGY\***  
Report of the Planning & Development Director.

**For Information**  
(Pages 3 - 24)

11. **MINUTES OF THE STREETS & WALKWAYS SUB-COMMITTEE\***  
To note the draft public minutes and non-public summary of the Streets & Walkways Sub Committee meeting on 6 September 2022.

**For Information**  
(Pages 25 - 32)

12. **MINUTES OF THE LOCAL PLANS SUB-COMMITTEE\***  
To note the draft public minutes of the Local Plans Sub Committee meeting on 21 September 2022.

**For Information**  
(Pages 33 - 42)

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

**For Information**  
(Pages 43 - 48)

14. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT\***  
Report of the Planning & Development Director.

**For Information**  
(Pages 49 - 54)

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

Report of the Planning & Development Director.

**For Information**  
(Pages 55 - 70)

16. **OUTSTANDING ITEMS\***  
Report of the Town Clerk.

**For Information**  
(Pages 71 - 74)

19. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

**For Decision**

**Part 2 - Non-public Agenda**

20. **NON-PUBLIC MINUTES OF THE STREETS & WALKWAYS SUB-COMMITTEE\***

To note the draft non-public minutes of the Streets & Walkways Sub Committee meeting on 6 September 2022.

**For Information**  
(Pages 75 - 76)

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

<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation Committee	01/11/2022
<b>Subject:</b> City Plan engagement strategy	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	<b>1,2,4,7,9,11,12</b>
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	
<b>Report of:</b> Gwyn Richards, Planning & Development Director	<b>For information</b>
<b>Report author:</b> Rob McNicol, Environment Department	

## Summary

As the City Plan progresses, it is important that stakeholders have an opportunity to engage, both through formal consultation required by legislation and through wider engagement on key issues. An engagement strategy for the City Plan has been developed, which complements the City Corporation's Statement of Community Involvement, and sets out how the City Corporation will involve stakeholders and keep them informed on the progress of the City Plan. The engagement strategy is attached as Appendix 1 to this report.

## Recommendations

Members are recommended to:

- Note the contents of the City Plan engagement strategy.

## Main Report

### Background

1. In recent years, there has been increasing interest broadly in how places change and develop, and the documents – such as the City Plan – that guide this development.
2. The City Corporation is required to produce a Statement of Community Involvement (SCI), which sets out how the Corporation will carry out consultation on planning policy documents and planning applications. On 11 October 2022 the Planning and Transportation Committee approved a new draft SCI, which will be consulted on and which – once adopted – will replace the existing SCI (adopted in 2016).

3. A new engagement strategy has been drawn up for the City Plan, setting out how the City Corporation intend to take forward our stakeholder engagement as the Plan progresses.

### **Proposals**

4. The City Plan engagement strategy builds on the SCI, setting out a more focussed timetable for the steps the City Corporation intend to take as we produce the City Plan. This includes engagement with stakeholders outside the formal consultation periods that are required by legislation.
5. The engagement strategy also sets out the types and (where relevant) specific stakeholders and groups that we will seek to engage with. The strategy seeks to engage with all parties that are interested in the future development of the Square Mile – whether they are the businesses that support the Square Mile’s economic growth, residents who call the City home, the broad range of people who work in the City, and the tourists and other visitors that enjoy the City’s culture, leisure, public realm, retail, heritage, places of worship, and other facilities. There are also many organisations in the City – from the Businesses Improvement Districts to St Paul’s Cathedral – that have an active interest in how the City develops, and there will be opportunities to engage with these groups as we take the City Plan forward.
6. The engagement strategy also identifies the potential for consultancy support to help facilitate aspects of stakeholder engagement, for example focus groups, preparing accessible and engaging material, and facilitating engagement with target groups. This work is currently being scoped and is intended to be funded from the planning policy budget.
7. The strategy also sets out the ways in which stakeholders will be kept up to date, for example through newsletters, and online engagement platform and physical displays.
8. The engagement strategy is a ‘living’ document rather than containing binding, statutory obligations. Engagement is, by its nature, a fluid activity that needs to be able to shift depending on the availability and interests of stakeholders, and what is learned as engagement is carried out. The document will therefore be updated and specific timings and the focus of events may change as engagement work progresses.

### **Corporate & Strategic Implications**

9. The City Plan engagement strategy will support wider engagement priorities of the City Corporation, and is being developed alongside other strategic engagement such as that to support the Transport Strategy. Duplication will be avoided and information and outcomes shared, in order to ensure joined-up approaches are taken.

### **Financial/Resource Implications**

10. The costs of carrying out engagement will be met through existing staff resources and the existing City Plan budget allocation, which will also cover consultancy costs.

### **Risk Implications**

11. As engagement and publicity on the City Plan increases, there may be increasing calls for further additional engagement and events. Requests for meetings and events will be facilitated where possible, however there is a need to ensure this does not lead to significant delays in developing the City Plan. To mitigate this, there will be clear notification for events and stages of engagement; meetings with stakeholders may be combined where relevant, and there will be signposting to where stakeholders can find out more and submit their views.

### **Other Implications**

12. There are no specific legal, climate or security implications arising from this report. Public engagement will be undertaken in accordance with the City Corporation's public sector equality duty, ensuring that we are seeking to eliminate unlawful discrimination, advance equality of opportunity and foster good relations.

### **Conclusion**

13. Members are asked to note the City Plan engagement strategy.

### **Appendices**

- Appendix 1 – City Plan engagement strategy

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# City Plan Engagement Strategy

## What is the City Plan?

The City Plan 2040 will become the guiding strategy for the growth of the Square Mile over the next 20 years. It will set out a vision (or 'spatial strategy') for how the City will change as well as policies that new development will need to comply with to get planning permission.

The City Plan will replace the Local Plan, which was adopted in 2015.

## What is the engagement strategy?

This engagement strategy outlines a programme of engagement with stakeholders that the City Corporation will carry out as the City Plan is taken forward.

The engagement strategy is a live document that will be revised as work on the City Plan progresses.

## What are our principles for public engagement?

The City Corporation has a Statement of Community Involvement (SCI), which sets out how we will engage as we carry out our planning function.

The SCI sets out eight principles. Our engagement will be inclusive, accessible, clear and informative. We will use a variety of engagement methods. When we engage, this will be proportionate in scale and time to the scale and impact of the decision following consultation. We will engage early, and continuously. And we will acknowledge feedback and publish reports outlining the feedback received.

The SCI also sets out the consultation requirements for each formal stage of developing the City Plan, as set out in Appendix B of this document.

## Where are we now?

The City Plan has been through three rounds of public consultation, most recently on a full draft. These are set out in Table 1.

The next formal consultation will start in December 2023. However, we will carry out informal public engagement with stakeholders before this, to inform the next version of the document. The next version will build on the full draft we consulted on previously. Through engagement and evidence work we will develop a new version that responds to pressing current issues, trends, and Corporation priorities, including Destination City, climate change, and new ways of working following the Covid-19 pandemic.

The timetable for developing the Plan is set out in Table 1.

Table 1: timetable for the stages of developing the City Plan

Stage of Plan	Dates
<b>Issues and Options (Regulation 18):</b> Public consultation on key issues to be addressed and emerging options	Sept - Dec 2016
<b>Draft Local Plan:</b> Public consultation on a full draft of the Plan	Nov 2018 – Feb 2019
<b>Proposed Submission Draft (Regulation 19):</b> Public consultation on the draft Plan prior to submission to the Secretary of State	March – May 2021
<b>Proposed Revised Submission Draft (Regulation 19):</b> Public consultation on a revised draft Plan which considers objections raised to the earlier Proposed Submission Draft Plan	December 2023 - February 2024
<b>Submission:</b> The City Plan, together with the representations received, will be submitted to the Secretary of State who will appoint an independent Planning Inspector	June 2024
<b>Examination:</b> The Inspector will consider the Plan and any comments made through public consultation, including through public sessions to hear evidence about the key issues	Summer / Autumn 2024
<b>Adoption:</b> The Inspector's recommendations will be considered by the City Corporation and the Plan adopted	June / July 2025

### Engagement to date

As well as the formal stages of consultation already carried out (see Table 1), there have been a series of meetings with stakeholders over the course of 2022, which is set out in Appendix C.

### Forthcoming engagement programme

Table 2 sets out an overarching engagement programme for the next calendar year, up to and including the formal consultation (regulation 19 stage).



Initial engagement will focus on updating stakeholders on our work programme, discussions about what works for how they get involved, and identifying the issues that they are most interested in.

There are a substantial number of meetings and discussions with stakeholders that City officers hold on a regular basis as part of ongoing work, including meetings with London boroughs, the Department for Levelling Up, Housing and Communities, developer groups, BIDs, Historic England and others. These meetings will continue to take place as the City Plan is developed and are additional to the engagement outlined in Table 2.

Requests for meetings from groups will be accommodated wherever possible.

Other City strategies – such as the Transport Strategy – are being developed at a similar time to the City Plan. Opportunities to work together on public engagement will be taken wherever possible, to minimise meetings and mitigate consultation fatigue.

Table 2: City Plan engagement programme

Month	Engagement focus
<b>October - November 2022</b>	<p>Meetings with City businesses, BIDs and business groups</p> <p>Meetings with residents' associations and representatives</p> <p>Duty to co-operate meetings with boroughs</p>
<b>December 2022 - January 2023</b>	<p>Newsletter, online engagement platform, social media</p> <p>Establish focus groups with representative bodies to explore key issues</p> <p>Duty to co-operate meetings with boroughs, GLA and others</p> <p>Meetings with potential housing providers following call for sites</p> <p>Health, wellbeing, equality and inclusion workshop</p> <p>Destination City workshop</p>

<b>February - March 2023</b>	<p>Meetings with Historic England, Historic Royal Palaces, St Paul's Cathedral, and other heritage organisations</p> <p>Meetings with social and cultural infrastructure providers</p> <p>Sustainability workshop</p> <p>Offices and workplace workshop</p>
<b>April – May 2023</b>	<p>Area-based engagement with relevant stakeholders in specific parts of the Square Mile</p> <p>Tall buildings workshop</p>
<b>June - July 2023</b>	<p>Updates as the Plan goes through the Local Plan sub-committee</p>
<b>September - November 2023</b>	<p>Updates as the Plan goes through the Planning and Transportation Committee, Policy and Resources Committee and Court of Common Council</p> <p>Launch guide on how to respond to the City Plan formal consultation</p>
<b>December 2023 - February 2024</b>	<p>Formal consultation on the City Plan (regulation 19) in accordance with the adopted Statement of Community Involvement</p> <p>Consultation launch event</p> <p>Publicity drive to promote engagement on the Plan</p> <p>Public meetings on the City Plan</p> <p>Duty to co-operate meetings with boroughs, GLA and others</p> <p>Physical displays and notices, with easy-to-fill in feedback forms</p>

### How will we keep people informed?

Alongside more interactive ways of exploring issues, it's important that stakeholders are kept up to date on the progress of the City Plan and related

workstreams. To do this we will use a range of methods to let people know what's happening, with information shared at key points in the progress of the Plan.

#### [Online Consultation Platform and City of London Website](#)

The City Corporation are commissioning an online consultation platform. This will be set up as a 'one stop shop' for public engagement on the City Plan and other planning policy documents, such as Supplementary Planning Documents (SPDs) and the Statement of Community Involvement (SCI). This webpage will allow people to find out what stage we are at, what engagement is underway and how they can get involved. It is intended that this will 'go live' in December 2022.

The City of London website planning pages will be kept up to date as work progresses.

#### [City Plan Bulletin](#)

We will send out a regular bulletin by email to everyone signed up to our consultation database. This will go out quarterly, or more frequently around key milestones.

#### [Notices and information displays](#)

For key stages – such as the Regulation 19 consultation – we will put public notices, information boards and other displays in key places, such as the City's libraries, letting people know what's going on and how they can get involved.

#### [Social media and press releases](#)

We will use the City's social media channels to keep followers up to date on progress on the City Plan. Press releases will be issued at key stages as the Plan progresses.

#### [Built environment organisations](#)

We will liaise with organisations that have strong connections in the built environment sector (such as the City Property Association, Business Improvement Districts, London Councils, Central London Forward, New London Architecture) and ask them to keep their membership and stakeholders up to date on progress on the City Plan.

#### [Phoneline and email](#)

Information on the City Plan can be obtained by calling the City Corporation's Contact Centre (020 7332 1710) and by emailing [localplan@cityoflondon.gov.uk](mailto:localplan@cityoflondon.gov.uk)

## Who will we engage with?

Any group or individual is welcome to be involved as we develop the City Plan.

Appendix C sets out those groups and organisations who have engaged with the City Plan during 2022, and others that have demonstrated an interest in the City Plan. This list is not intended to be exhaustive but rather to provides a focus for engagement. It will be added to as engagement work expands.

The planning policy consultation database includes about 500 individuals and organisations who have asked to be kept updated on planning matters such as the City Plan. This includes those groups that we are legally obliged to consult during formal stages of producing the City Plan. This database is being reviewed and officers will look to expand the list as far as possible consistent with GDPR principles.

To aid engagement programming, stakeholders have been categorised. (Some organisations and individuals will fall into multiple categories.)

- Residents, workers, visitors and tourists
- Landowners and developers
- Architects, conservation groups, amenity societies
- Social and cultural infrastructure organisations
- Nature, biodiversity, parks and open spaces organisations
- Sustainability organisations, environmental consultants
- Planning agents, developers, and landowners
- Transport organisations
- Government bodies
- BID's, businesses and business groups

## How will engagement be facilitated, and feedback captured?

Engagement will be facilitated by City Corporation officers, with subject experts brought in from across the Corporation where suitable and consultants used where they can provide additional insight and expertise. Professional facilitators may be used for focus groups or other sessions where this would assist.

Feedback will be captured through notetaking and collating the output from workshops. Public meetings will be live-streamed and recorded wherever possible, with recordings made available online.

A variety of methods will be available at different stages to capture written feedback – whether that's through emails, letters or surveys.

Feedback received will be summarised and published in a consultation summary report. Consultation responses that are submitted during the formal (Regulation 19) consultation stage will be published online in accordance

with the published Privacy Notice (with appropriate redactions) and submitted to the Planning Inspectorate, as required in legislation.

### How will engagement be inclusive and accessible?

It's important that engagement avoids potential barriers that could prevent people from contributing to the City Plan.

Venues will be accessible and will be chosen based on where they are in the City, in order to minimise travel requirements. Meetings will be held at times convenient to the participants.

Potential attendees will be asked whether they have any requirements that would aid them in attending and contributing to sessions, providing feedback and sharing insight.

There will be a mixture of virtual and in-person meetings. Hybrid meetings will be run in ways that ensure that participants attending in-person and on-line are given equal opportunity to contribute.

Presentations and other content will consist of diagrams, images, maps and other media as well as text. Written content will use plain English, with any technical terms explained.

A webpage or document will be produced that helps explain how stakeholders can best engage with the City Plan, particularly during the formal stages of consultation (Regulation 19) and the examination in public.

We will seek to actively engage with a broad range of stakeholders, including those who share a protected characteristic, and will undertake our work in accordance with the Public Sector Equality Duty, seeking to eliminate unlawful discrimination, advance equality of opportunity and foster good relations.

### Consultancy support

The Corporation intend to commission consultants who specialise in public engagement to support the work of officers as we engage with stakeholders. City Corporation officers will be involved and take a leadership role in all events and engagement work.

Consultancy support will focus on aspects where consultants can bring additional expertise, specifically:

- Preparing clear, engaging and accessible material (eg presentations, diagrams, videos and/or animations) that assists in communicating to a wide audience whose expertise is not in planning
- Conducting and/or facilitating objective opinion research, such as focus groups

- Facilitating engagement with target groups that do not typically get involved with strategic planning, for example City workers and younger people
- Ensuring we have representation from a wide spectrum of stakeholders from groups that share protected characteristics
- Preparing a guide for those without expertise in planning on how best they can engage with the planning system

This work is currently being scoped, with intention to commission from December 2022.

### What subjects will we engage on?

As part of the City Plan process, we want to hear from people on all aspects of the Plan, including issues that we have not specifically addressed in our planning policy. There are also specific areas where we think additional engagement would be beneficial. We are keen to ensure that we engage people on subjects that matter to them. As the engagement work increases, we will initially begin by asking them what subjects they are most interested in.

From our perspective, we are keen to hear from stakeholders on the following subjects:

- Health, wellbeing, equality and inclusion
- Destination City
- Retail, leisure and experiences
- Reinventing public realm
- Large development and place-making
- Sustainable servicing
- Workspace and SMEs
- Office demand
- Zero Carbon City by 2040
- Heritage and tall buildings
- Housing

As we explore issues, we will work transparently and clearly with stakeholders and ensure their expertise is shared as well as our own.

## Glossary

### Consultation

The term 'consultation' means different things to different people and there is no set definition. For planning purposes, the City Corporation tends to use 'consultation' for the formal stages that are required by legislation (such as the 'Regulation 19' consultation). The term 'engagement' is used as a broader term that includes all forms of communication with and input from stakeholders, whether required by legislation or not.

### City Plan 2040

The new version of the City of London's Local Plan. The City Plan 2040 will set out the strategic priorities for how the Square Mile should develop up to 2040. It will include a vision or 'spatial strategy' for how these priorities can be achieved, and it will include policies setting out how new development should help to meet these priorities.

### Developer Engagement Guidance

A Planning Advice Note that sets out the City Corporation's expectations for how developers should engage with stakeholders before applying for planning permission, and how they should keep stakeholders informed as the scheme progresses.

### Development Plan

An umbrella term for the adopted documents that set out policies that new development should comply with. For the City of London, the Development Plan currently consists of:

- The London Plan (adopted 2021)
- The City of London Local Plan (adopted 2015)

When the City Plan 2040 is adopted, it will become part of the Development Plan. If any Neighbourhood Plans are produced for parts of the Square Mile, they would also become part of the Development Plan when they are adopted.

### Engagement

The term 'engagement' means different things to different people and there is no set definition. For planning purposes, the City Corporation tends to use 'engagement' as a broad term that includes all forms of communication with and input from stakeholders, whether required by legislation or not. See also 'consultation'.

### Local Development Scheme

The timetable for producing the Local Plan and other planning documents. The Corporation is legally required to ensure that the Local Development Scheme is regularly updated.

### Local Plan

A general term for the document that sets out the planning policies for the local area. The City of London Corporation has an adopted Local Plan (adopted in 2015) and is developing a new Local Plan – the City Plan 2040.

### Stakeholders

This document uses the term ‘stakeholders’ to refer to the people and organisations that the City Corporation will seek to engage with.

‘Stakeholder’ is not an exclusive term – it just means any person or organisation that has an interest (or ‘stake’) in the future development of the Square Mile. Anyone and any organisation could potentially be a stakeholder. The term includes both people who already live, work or are involved in the City as well as people who might do so in the future.

### Statement of Community Involvement

A document required by national legislation setting out how the City Corporation will carry out public consultation on planning policy documents and planning applications.



## Appendix A: Stakeholder mapping

This is a live list that will be added to as additional stakeholders are identified and become involved in the City Plan process.

<b>Stakeholder type</b>	<b>Specific stakeholder</b>
<b>City of London members</b>	All City of London Members
<b>Local Plan Consultation Database</b>	All groups and individuals that are signed up to the database (currently includes around 500 consultees, including statutory consultees)
<b>City of London residents</b>	Barbican Residential Association Golden Lane Estate Residents' Association Golden Lane Tenants Forum Mansell Street residents' representatives Middlesex Street Residents' Association Queenhithe Residents' Association Queens Quay Residents' Association Residents Association, 63 West Smithfield  (Other residents' groups may be identified as the consultation progresses, and are welcome to be involved.)
<b>Individuals</b>	Residents City workers (including those who work in different roles and at different times) Tourists and visitors
<b>Architects, conservation groups, amenity societies</b>	20 <sup>th</sup> Century Society Barts Heritage City of London Conservation Area Advisory Committee City of London Archaeological Trust Greater London Archaeology Advisory Service Historic Buildings and Places Historic England Historic Royal Palaces New London Architecture Publica Royal Institute of British Architects SAVE Britain's Heritage Society for the Protection of Ancient Buildings The Georgian Group The Victorian Society
<b>Social and cultural organisations</b>	Arts Council England Bevis Marks Synagogue Committee Chapter of the Cathedral Church of St Paul in London

	City of London Access Group Diocese of London Everyone's Theatre Company Healthwatch City of London London Sephardi Trust (the Trust) and the Spanish & Portuguese Sephardi Community London Symphony Orchestra Museum of London The Barbican Centre Sport England
<b>Nature, biodiversity, parks and open spaces organisations</b>	Barbican Wildlife Group Environment Agency Friends of City Gardens Islington Swifts Group Marine Management Organisation Natural England The Woodland Trust
<b>Sustainability organisations, environmental consultants</b>	3XN Aecom Architects Climate Action Network Arup Atelier 10 Building Research Establishment Buro Happold Carbon Trust Chapman&Spark Greengage Hilson Moran Hoare Lea LETI ( <i>formerly Low Energy Transformation Initiative</i> ) Ramboll Sweco Tft consultants UK Green Building Council Waterman Building Services
<b>Planning agents, developers, and landowners</b>	British Land Cannon Capital Developments Limited City Property Association Deutsche Bank Dominus DP9 Gerald Eve Hertshten Properties Limited Land Securities Lichfield

	Merchant Land Investment Limited Montague Evans NG Devco Limited Orion Ploberger Hotel Group Savills Shaw Corporation Stanhope Tenacity Group Transport for London Commercial Development Turley Unite Group PLC
<b>Transport organisations</b>	Network Rail Transport for London
<b>Government bodies</b>	Central London Forward Department for Levelling Up, Housing and Communities London boroughs London Councils Mayor of London/Greater London Authority MP for Cities of London and Westminster The Planning Inspectorate
<b>BIDs, businesses and business groups</b>	Aldgate Connect BID Cheapside BID Culture Mile Business Partnership Eastern City BID Fleet Street Quarter BID London Chamber of Commerce and Industry Business LDN
<b>Other</b>	Institute of Structural Engineers London Silver Vaults Port of London Authority Royal Institute of Chartered Surveyors Royal Town Planning Institute Smithfield Market Tenants' Association Thames Water Utilities Ltd The Honourable Company of Master Mariners The Honourable Society of the Middle Temple The Worshipful Company of Gardeners

## Appendix B – Statement of Community Involvement: Table 2 (City Plan-making stages)

Plan making stage	Minimum Consultation Requirement
<p><b>Issues and options – (Regulation 18)</b> The issues which the plan needs to address are identified and alternative options for the policies are considered</p>	<ul style="list-style-type: none"> <li>• Consult for minimum of 6 weeks</li> <li>• Make documents and evidence base available on website and through the online consultation portal</li> <li>• Make documents available for inspection at the Guildhall and City public lending libraries during opening hours for the length of consultation period</li> <li>• Consult general and specific consultation bodies</li> <li>• Consult those on the Planning Policy mailing list</li> <li>• Consult Duty to Co-operate bodies</li> <li>• Seek views of the Conservation Area Advisory Committee and Access Group and other advisory groups</li> <li>• Publish City Plan Bulletin</li> <li>• Arrange public meetings as appropriate, including focus groups and workshops</li> <li>• Arrange displays at appropriate locations</li> <li>• Consult on the Integrated Impact Assessment</li> </ul>
<p><b>Draft City Plan</b> Preferred options are selected, and policies drafted</p> <p>Non-statutory consultation on draft plan</p>	<ul style="list-style-type: none"> <li>• As above</li> <li>• Issue summary of comments received at Issues and Options stage</li> <li>• Make all documents and evidence base prepared since Issues and Options available</li> </ul>
<p><b>Publication of a City Plan (Regulation 19)</b> - The City Plan is published and finalised for a last stage of consultation prior to formal submission to the Secretary of State</p>	<ul style="list-style-type: none"> <li>• As above</li> <li>• Publish the City Plan and supporting documents and evidence base on the City Corporation website and/or consultation portal, detailing where and when they can be inspected</li> <li>• Publish a statement setting out who was consulted, how and summary of issues raised and how they were taken into account</li> <li>• Publish information on how to respond to the consultation through a 'statement of representations procedure'</li> </ul>

	<ul style="list-style-type: none"> <li>• Contact those that have made representations at previous stages</li> <li>• Inform other appropriate bodies</li> <li>• Publish the Integrated Impact Assessment</li> </ul>
<b>Submission</b>	<ul style="list-style-type: none"> <li>• The City Plan, the public's comments on it at all stages, and the evidence base supporting the Plan, are submitted for Examination to the Secretary of State who appoints a planning inspector.</li> <li>• All submitted information is made available on the City Corporation website.</li> </ul>
<b>Examination</b>	<ul style="list-style-type: none"> <li>• The City Plan and public comments are examined by the planning inspector who will hold a series of public meetings and then issue a report on the City Plan, identifying what changes, if any, are required.</li> <li>• A Programme Officer will be appointed to manage the examination, including issuing invitations to those people/organisation invited by the Inspector to attend the public hearings</li> <li>• The City Corporation will publish information about the examination and any further documentation from participants and the Inspector, on the City Corporations website.</li> <li>• If the Inspector requires major changes (modifications) to the City Plan for it to be acceptable, these will be subject to a further period of public consultation. Consultation will accord with the requirements set out above.</li> </ul>
<b>Adoption – Adopt the City Plan (with alterations)</b>	<ul style="list-style-type: none"> <li>• The City Corporation will make the inspector's report, the City Plan and Integrated Impact Assessment available on the City Corporation's website and consultation portal and for inspection at the Guildhall and public lending libraries in the City.</li> <li>• Inform those who made representations on the City Plan and others who asked to be notified of progress.</li> <li>• Send an adoption statement to those who made comments.</li> <li>• Keep supporting documents on website and consultation portal and for inspection for 6 weeks following the adoption statement</li> </ul>

## Appendix C: Meetings with stakeholders in 2022

<b>Date</b>	<b>Organisation/Consultee</b>	<b>Purpose of Meeting</b>
28/02/2022	City Property Association	Regular planning liaison meeting
22/03/2022	DLUHC	City Plan progress and timetable
09/03/2022	London Boroughs Biodiversity Forum	BNG Consultation Round 1
15/03/2022	London Boroughs Biodiversity Forum	BNG Consultation Round 2
31/03/2022	Association of London Borough Planning Officers	Regular quarterly liaison meeting
21/04/2022	Historic England	Heritage & public benefits
25/04/2022	Community & Children's Services Committee	S106 and affordable housing requirements and delivery
27/04/2022	City Property Association	Regular planning liaison meeting
04/05/2022	City Residents Meeting	Annual liaison meeting, including City Plan issues
05/05/2022	Thames Water Local Authority Engagement	Strengthening Local Plan engagement and liaison
06/05/2022	Historic England	Energy efficiency retrofit challenge
10/05/2022	Portoken Members	City Plan and CIL information on process and timetable
23/05/2022 – 04/07/2022	Housing Call for Sites Consultation	Public consultation on potential housing sites in City Plan
14/06/2022	London Borough of Camden	Regular planning liaison meeting
15/06/2022	Aldgate Connect	City Plan progress and process
16/06/2022	City businesses	Working patterns post Covid
21/06/2022	Hackney Public Health Team	JSNA and Census
05/07/2022	City Property Association	Regular planning liaison meeting
06/07/2022	City Police	City Plan policy directions
06/07/2022	Community Safety Team	City Plan policy directions
06/07/2022	London Waste Planning Forum	Regular waste planning meeting
19/07/2022 18/10/2022	St Paul's Cathedral	Regular planning liaison meeting

27/07/2022	Historic England & St Paul's walkabout	Tall buildings and protected views
02/08/2022	Cross-authority construction material exchange	Regular meeting on material exchange and update on SPD'S
11/08/2022	Hackney & City Public Health Team	Update on Local Plan
14/09/2022	NHS North East London	Infrastructure Planning and new developments
15/09/2022	Aldgate Connect Public Realm Steering Group	Public realm in BID
04/10/2022	Cross-authority construction material exchange	Regular meeting on material exchange and update on SPDs
11/10/2022	Tower World Heritage Site consultative committee meeting	Annual meeting on WHS issues
21/10/2022	London Borough of Camden	Duty to Co-operate meeting
25/10/2022	Portsoken ward residents	Resident association meeting
26/10/2022	London Borough of Hackney	Duty to Co-operate meeting

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## **STREETS AND WALKWAYS SUB (PLANNING AND TRANSPORTATION) COMMITTEE**

**Tuesday, 6 September 2022**

Minutes of the meeting of the Streets and Walkways Sub (Planning and Transportation) Committee held at Committee Room 2 - 2nd Floor West Wing, Guildhall on Tuesday, 6 September 2022 at 10.00 am

### **Present**

#### **Members:**

Deputy Graham Packham (Chairman)  
Deputy Shravan Joshi  
Deputy Randall Anderson  
John Edwards (Deputy Chairman)  
Alderman Ian David Luder (Ex-Officio Member)  
Paul Martinelli (Ex-Officio Member)

#### **Officers:**

Ian Hughes	- Environment Department
Olumayowa Obisesan	- Chamberlain's Department
Gillian Howard	- Environment Department
Kristian Turner	- Environment Department
Tom Noble	- Environment Department
Bruce McVean	- Environment Department
Jayne Moore	- Town Clerk's Department

#### **1. APOLOGIES FOR ABSENCE**

Apologies were received from Deputy Susan Pearson, Judith Pleasance, Ian Seaton, and Oliver Sells QC.

#### **2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

#### **3. MINUTES**

**RESOLVED**, That the public minutes of the meeting of 05 July 2022 are an accurate record of the proceedings.

The Sub-Committee took the opportunity to express its gratitude to Leah Coburn who recently left the organisation and congratulated her on her valuable contribution to the work of the Corporation.

An update was given on the review of projects under way across the Corporation portfolio. The review was in response to significant medium-term financial pressures being raised with Members by the Chamberlain, and its aim was to focus on strengthening financial discipline, ensure funding allocations

are sufficient, and make sure that projects are aligned to the City's strategic priorities and essential activities.

All departments had been asked to provide summary information on each and every project within their remit, the only exceptions being projects funded by developer s278 contributions, Bridge House Estate projects, and those approaching Gateway 6 completion.

The summary information focused on inflationary impacts, costed risk, justification against corporate priorities, and implications of not progressing each project.

For Environment as a whole, that involved the submission of detailed information concerning 27 projects already past Gateway 5 and around 50 projects at a pre-G5 stage, the majority of which have been subject to past approval by either the Sub Committee or the Planning & Transportation Committee.

Each and every project within scope of the review is potentially at risk of being deferred, amended or halted if the information provided does not address the Corporation's concerns around inflationary impacts, prioritisation, and wider issues of affordability.

The reports before the Sub Committee today therefore fall into one of three categories:

- they concern non-project related issues
- they relate to projects funded through s278
- they concern projects in scope of the review but it has been agreed that the Sub Committee can consider them rather than wait for this review to be concluded because such a delay would have a material impact on that project.

In the event that the Sub Committee today agrees reports from that last category, they will still need to be approved under the review process in order to proceed.

Some less pressing Gateway reports have had to be deferred so that the project can be considered first under the review before the next Gateway can be reached.

Members noted that transport project funding sources were hypothecated, and noted that further information on the review criteria would be requested.

#### 4. **SALISBURY SQUARE DEVELOPMENT HIGHWAY WORKS**

A Member commented that the project was s278 only in respect of the £100K fees involved and suggested that the project be referred to the Capital Buildings Board, particularly in view of the contentious nature of the project's process.

A Member commented that the Sub-Committee was considering the works in its capacity as a Highways Authority, and the meeting heard that the scope of this project was such that it would not go to the Capital Buildings Board.

**RESOLVED,** That the Committee:

1. Note that funding is subject to the capital programme review, and that the final decision on whether to proceed will be dependent on the outcome of that review and approval by the Operational Property and Projects Sub Committee.
  2. Approve the commencement of the project;
  3. Approve a budget of £100,000 (amount already received) for detailed design, engagement with stakeholders and survey work to reach the next gateway, as identified in **Appendix 2**;
  4. Authorise officers to agree the works with the City Corporation as the Developer; and
  5. Note the total estimated cost of the project at £3m-£4m (excluding risk).
5. **ST PAUL'S GYRATORY PROGRAMME G3**  
The meeting heard that the Amazon hub facility would not be progressed and that the application had been withdrawn.

A Member asked whether all possible modelling options had been considered, including Beech St options, and the meeting heard that other considerations would be taken into account given likely changes.

A Member sought clarification on the wider impact of service vehicles in the City, and commented that, realistically, minimal options were open given the developer funding available. The Member also asked whether funding might be available from other developers as a way of expanding the scheme. The meeting heard that no such funding had been sought so far, and that the modelling covered a wider area than was evident from the report. The meeting heard that a G4 report was expected in March 2023, at which point any developer contribution would be known.

The meeting heard that the area fell within a Business Improvement District and that dialogue around BID opportunities had been initiated.

A Member commented that a rat run could be created along Little Britain, and queried whether hospital access had been properly considered.

A Member commented that certainty on developer funding was needed.

A Member commented that there was mileage in exploring opportunities for further contributions in the event that Option 5 was taken.

**RESOLVED,** That the Committee:

1. Note the revised project budget of £1,235,942 (excluding risk);

2. Note the total estimated cost of the project at £10-22 million (excluding risk);
3. Agree that Options 1, 3 and 4 be approved for further assessment and progressed to Gateway 4; and
4. Note that funding is subject to the capital programme review, and that the final decision on whether to proceed will be dependent on the outcome of that review and approval by the Operational Property and Projects Sub-Committee.

**6. TFL'S LONDON BRIDGE EXPERIMENTAL TRAFFIC RESTRICTION**

**RESOLVED**, That the Committee:

- Agree the City Corporation's response to the London Bridge ETO as set out in paragraphs 21 – 22 and agree that officers will continue working with TfL to resolve the objection; and
- Delegate the final wording of the response to TfL to the Director of City Operations in consultation with the Chairman and Deputy Chairman of this sub-committee.

**7. BEECH STREET TRANSPORTATION AND PUBLIC REALM PROJECT**

A Member commented that some compromise might be needed in order to avoid hostile relations with London Borough of Islington (LBI), and that hybrid vehicles were a step forward.

A Member commented that Option 1c was not a sensible option and was likely to be rejected, and asked whether the City could move to an area-wide consultation alongside 1c. The meeting heard that the intention was to engage on a wider area plan, though funding was uncertain.

Members reiterated that the options presented were subject to the agreement of LBI and that good relations with LBI were important, particularly in view of the fact that CoL and LBI wanted the same outcome. A Member asked for a timeline around the consultation, and the meeting heard that further discussions were expected to be completed by mid-October 2022 around the sub options set out under Option 1.

A Member asked whether it was just the Bunhill area that was concerned, and the meeting heard that though the Bunhill area was affected there was wider interest, commenting that there were probably more families in that area using schools and other family-related amenities than there were people concerned with vehicle access.

A Member commented that Options 1 and 2 were not mutually exclusive, though funding was an issue.

**RESOLVED**, That the Committee approve Option 1, as recommended, with a 4-week timetable for finalising the position with LBI. If no support from LBI is forthcoming for sub-option a or b, then a decision would be taken under Delegated Authority around option c. The Committee granted Delegated

Authority to the Chairman and Deputy Chairman, who agreed that Members would be consulted outside the confines of the Committee once the discussions with LBI had concluded.

Option 1:

Undertake public consultation on a revised (permanent) zero emission scheme on Beech Street which includes three sub options, to be finalised as set out above following discussions with LBI:

- a) Closing Golden Lane to all motorised vehicles at the junction with Beech Street and installing a right-hand turn ban at the Fortune Street / Whitecross Street junction (subject to the agreement of LB Islington);
- b) Closing Golden Lane to non-zero emission vehicles at the junction with Beech Street and installing a right-hand turn ban at the Fortune Street / Whitecross Street junction (subject to the agreement of LB Islington).
- c) Keeping Golden Lane open at the junction with Beech Street to all vehicles. (Note that the left turn from Beech Street northbound into Golden Lane would only be available to zero emission vehicles).

**8. COMBINED SECTION 278 PROJECT INITIATION REPORT**

**RESOLVED**, That the Committee

- 1. Approve the project budgets as set out in the tables in Section 2; and
- 2. Note the total estimated costs of the projects (excluding risk) as set out in the Project Briefings.

**9. CITY CLUSTER HEALTHY STREETS PLAN - G6**

**RESOLVED**, That the Committee

- 1. Approve the content of the outcome report; and
- 2. Agree to close the project.

**10. PEDESTRIAN PRIORITY STREETS PROGRAMME - PHASE 1 (PROGRESS REPORT)**

The Committee discussed the Pedestrian Priority Streets Programme – Phase 1.

**11. BANK JUNCTION IMPROVEMENTS - ALL CHANGE AT BANK. G5 ISSUES REPORT**

A Member commented that the project needed to be progressed, and sought clarification on where any blockages might be - noting that delays would cost money. The meeting heard that the implementation programme was in two

phases around November 2022, with work to be started in early October 2022 and the majority of the work starting in mid-November 2022 after the Lord Mayor's Show, noting also that prices of materials should ideally be locked in as soon as possible.

The meeting heard that the Committee would write to the Operational Property and Projects Sub Committee to request confirmation that the project does not fall within their review scope.

**RESOLVED**, That the Committee

1. Note that funding is subject to the capital programme review and the final decision on whether to proceed will be dependent on the outcome of that review and approval by the Operational Property and Projects Sub Committee;
2. Note that the additional allocation from the Climate Action Strategy 'Cool Streets and Greening' programme of £165,000 (approved in February 2022) is added to the project budget to deliver (and maintain) the street trees and SUDS gardens in Queen Victoria Street and Threadneedle Street;
3. Note the revised Project Budget of £6,842,930 including risk (subject to recommendation 2 being approved) a. This is made up of £6,176,432 excluding risk, and the current risk provision of £666,498;
4. Note the minimum total estimated cost of the project to deliver the base scheme has increased to £6.17m (excluding risk);
5. Note that the Costed Risk provision is drawn down by £423,502 from risk 16 to cover the estimated uplift in the costed base project. a. The remaining risk provision of £276,498 against risk 16 will remain in the register to protect from any further increase in material or labour cost during the construction that is currently unknown (including for security aspects within the design);
6. Note that a revised total for the Costed Risk Provision of £666,498 is approved and to be drawn down via delegation to Chief Officer, (of which £562,598 is currently funded (see section 3));
7. Agree to delegate authority to the Executive Director Environment to accept additional funding into the project (that is outside of the capital funding remit) to deal with the currently unfunded S106 shortfall of £103,900 as it is within the existing agreed overall project total;
8. Agree that in principle (subject to the Chamberlain's agreement of the future staff overhead calculation methodology) the funding released from this revised calculation should in this instance be retained within the project budget to cover items detailed in paragraph 26;  
a) And that the budget adjustment be delegated to the Executive Director Environment and the Chamberlain, if agreed, to action once the details of the split of funding against the various tasks has been fully identified;
9. Note that the public realm priorities in Table 2 are approved; and
10. Note the change in the estimated construction programme to completion in Spring 2024, with Gateway 6 likely to be Autumn 2025

**12. OUTSTANDING REFERENCES**

The Committee noted the report of the Clerk.

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**

A Member commented that signage should be arranged for Barbican Podium in view of the new public realm landscaping, and that further exploration of that issue would take place.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was no other business.

15. **EXCLUSION OF THE PUBLIC**

**RESOLVED**, That the public be excluded in line with the wording set out in the agenda documentation.

**The meeting ended at 11.45am**

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Chairman

**Contact Officer: Jayne Moore**  
**Jayne.Moore@cityoflondon.gov.uk**

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## **LOCAL PLANS SUB (PLANNING AND TRANSPORTATION) COMMITTEE** **Wednesday, 21 September 2022**

Minutes of the meeting of the Local Plans Sub (Planning and Transportation)  
Committee held at Committee Room - 2nd Floor West Wing, Guildhall on  
Wednesday, 21 September 2022 at 1.45 pm

### **Present**

#### **Members:**

Deputy Shravan Joshi (Chairman)  
Deputy Alastair Moss (Deputy Chairman)  
Deputy Randall Anderson  
John Edwards  
Deputy Marianne Fredericks  
Martha Grekos  
Deputy Natasha Maria Cabrera Lloyd-Owen  
Alderman Ian David Luder  
Deputy Graham Packham  
Deputy Susan Pearson  
William Upton KC  
Elizabeth Anne King (Ex-Officio Member)

#### **Officers:**

Gemma Stokley	-	Town Clerk's Department
Gwyn Richards	-	Planning and Development Director
Peter Shadbolt	-	Environment Department
Rob McNicol	-	Environment Department

#### **1. APOLOGIES**

Apologies for absence were received from Deputy Christopher Hayward (ex-officio) and Jaspreet Hodgson.

#### **2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

#### **3. MINUTES**

##### **MATTERS ARISING**

**Election of Chairman** (page 4) – A Member questioned whether the matter of voting rights for ex-officio Members of this Sub-Committee had yet been clarified. The Town Clerk advised that ex-officio Members were those who have been appointed to a body by virtue of the position or office that they hold and that they were not permitted to vote in the elections of a Chairman and Deputy Chairman. The Town Clerk informed the Sub Committee that the status of the two Members concerned here was not that of an ex-officio - they were Members appointed as representatives of the Policy and Resources Committee

and the Port Health and Environmental Services Committee respectively. The Town Clerk therefore advised that they did have voting rights.

A Member stated that the terms of reference for the Sub Committee and the Planning and Transportation Committee should be updated to reflect this position. The Town Clerk accepted that the current arrangements for this Sub-Committee were implicit and not explicit. She explained that there would be an opportunity for Members to re-consider the constitution of all of the Sub committees reporting into the Grand Committee and their terms of reference in April, as was the case annually, at the first meeting of the Grand Committee each new civic year.

On another matter, a Member stated that, in the interests of transparency, the minutes ought to be amended to record the names of all Members who stood for Chairman and Deputy Chairman as well as the number of votes that each candidate received.

Another Member noted that the City Corporation's minuting style for Committee elections had alternated between recording the names of Members who have stood for various positions and omitting them. The Member was of the view that all committees should adhere to the same minuting style and that this should be considered by the Policy and Resources Committee and the Court of Common Council during the annual review of committee terms of reference and Standing Orders to ensure a consistent approach.

Some Members referred to the Nolan principle of openness to indicate that the names of Members who have stood for elections should be recorded.

The Town Clerk stated that she was of the view that the minutes should reflect the names of those Members who stood for Chairman and Deputy Chairman and the number of votes cast for each Member. She highlighted that this had taken place at a public meeting and was also live streamed and recorded. It was also highlighted that the names of those who stood for various positions on Committees/Outside Bodies at the Court of Common Council and the number of votes that they receive were regularly published on the public summons. This approach was supported by the Sub Committee.

**RESOLVED** – That the public minutes of the last meeting held virtually on 22 July 2022 be approved as a correct record, subject to the addition of the names of all those Members who had stood for Chairman and Deputy Chairman as well as the number of votes cast for each candidate.

4. **CITY PLAN 2040**

The Sub Committee considered a report of the Planning and Development Director setting out the potential ways that the City Plan's policies around health, inclusion and wellbeing could be amended based on current evidence, best practice and the responses to the consultation on the draft City Plan 2036. The report also provided an update on the engagement plan and overall work programme for the City Plan.

Officers introduced the area of the report focusing on the health, inclusion and wellbeing policies within the City Plan. They explained that it was essential to ensure that the Plan was as inclusive as possible with a view to putting independence, access, dignity, comfort, safety and enjoyment at the heart of the document. They went on to set out the background of these policies, their current status and expectations for their development in the future. It was also recognised that there were other policies which dealt with these matters concerning things such as the development of tall buildings, public realm and the Thames Policy Area which also dealt with the need for publicly accessible and inclusive spaces.

Officers highlighted that the report also featured an Integrated Impact Assessment (IIA). They clarified that there was a statutory duty to prepare a sustainability appraisal setting out the economic, social and environmental implications of the Plan but that the draft Plan went beyond this and pulled all of this together alongside an equalities impact assessment and a health impact assessment. This had been undertaken in house but was then audited by an experienced external consultant. The Sub Committee were informed that the IIA had not identified any real problems with the way in which the Plan addressed matters of health, inclusion and wellbeing. welcomed the focus on health, inclusion and wellbeing policies. It was highlighted that this was an iterative process with each stage of the plan subject to an IIA intended to flag up any issues and that, at the end of the process, there should not be an IIA that flagged any problems with any part of the Plan.

Officers went on to highlight that the report also flagged some of the broad comments received in response to the consultation on the Plan. Members were informed that there was very strong support overall for the way that health, wellbeing and social inclusion was addressed within the Plan. It was noted that there were some detailed comments around the need for health facilities as well as around daylight/sunlight, air quality and around sports and leisure provision. The Development Industry had also been broadly supportive of the Plan although did feel that there should be more flexibility such that Health Impact Assessments were not necessarily applied to all developments, only larger ones. Having taken all of these comments on board, the report flagged where Officers felt that some further changes could now be made to the Plan to make it more inclusive and better address health and wellbeing. It was recognised that there had long been a focus on physical accessibility but that this now needed to be much wider and to incorporate other forms of accessibility for those with sensory or non-physical disabilities.

The Plan included proposals to make buildings healthier and to create healthier working environments. In addition to this, it was recognised that there were more children coming into the City and that it therefore needed to be more child friendly and welcoming to families. Light pollution and noise pollution were also addressed and the question of whether a specific policy was also needed on sport and recreation provision was tackled. Consideration was also given as to whether developers should also be required to look at equalities impact assessments and produce these as part of a planning application.

Finally, the Plan sought to address safety and security in the City (particularly for women and girls) and considered whether there ought to be a policy on community safety and for this to also be included within assessments going forward. Officers concluded by underlining that they were looking for a steer from Members today as to whether these were the kinds of areas that they would be content to see worked up into detailed draft policies or whether there were any views as to additional areas of focus.

In response to a query from a Member, the Sub Committee was informed that there has been significant research into the impact that building design can have on the experience of neurodiverse users within buildings and in terms of public realm. Members were informed that developers would be expected to consider utilising inclusive lighting and access features and to consider obtaining expert advice in relation to how aspects of their building design may impact on people with neurodiverse conditions. It was suggested that supplementary guidance on this topic could be drafted to set out these requirements in more detail with the Plan acting as an overarching hook for this. Members were also informed that the Greater London Authority (GLA) was considering reviewing its own accessibility guidance and that the City Corporation would need to liaise with them to ensure a consistent/pan-London approach.

In response to a query from a Member regarding the development of a community safety and security policy that referenced the safety of women and girls in the City specifically, it was explained that there is a need for the City Corporation and developers to engage with this group to ensure that their experiences inform the design of the urban realm going forward. The Sub Committee discussed the importance of being cognisant of the equality issues experienced by different groups with protected characteristics as part of the public sector equality duty and how these issues overlap and intersect – something which Officers suggested could be handled through the IIA process.

A Member pointed out that there is more recent guidance from Public Health England in terms of better health outcomes than that referred to within the report, which was dated as 2017. The Member that the NHS and Public Health England encouraged the public to spend at least 40 minutes per week with an elevated heart rate/undertaking anaerobic exercise and that this responsibility should be put on to individual boroughs. Furthermore, the Member informed the Sub Committee that he had received recurrent feedback from female residents and workers stating that they often found gyms within the City intimidating, particularly those within the workplace. They had indicated that they would therefore welcome outdoor spaces/gym equipment to exercise with friends. The Planning and Development Director informed the Sub Committee that these matters would also be taken on board.

In response to a query from a Members as to the pressures faced by GP surgeries in the City and neighbouring boroughs, the Sub Committee was informed that Officers had met with NHS North-East London in relation to the pressures the City of London's general practitioner (GP) services may face as a result of more new office space being approved, given the entitlement for

employees to register with a GP in close proximity to their place of employment. The meeting involved discussions on population growth, housing development and the future need for GP provision. It was highlighted that, at present there was just one GP surgery within the City which largely catered for people on the western side of the City. Members were informed that currently NHS North-East London were of the view that there is no significant increased demand for GP provision within the City. However, they had now committed to approaching the relevant surgeries directly in order to try and better understand any emerging patterns and any future action that might need to be considered as a result of these. Officers had also taken the opportunity to flag with them the increasing number of students coming into the City as well as workers. However, it was noted that students are more likely to be registered with a GP near their university than their halls of residence. They had also been asked to consider the introduction of a minor injuries clinic in the City and continued to be in active discussion with NHS England on all of these matters, with quarterly meetings in the diary. Finally, it was highlighted that, if there was sufficient demand, the provision of a facility for a GP or dentist could be required through the planning system. However, the planning system could not be used to provide a GP and it was recognised that there was currently a national shortage of these.

A Member made the general point that health, inclusion and wellbeing transcended across many areas of the Corporation's work and encouraged Officers to always keep this much bigger picture in mind in terms of a vision for what the Square Mile should look like. She noted that some additional points to consider further in relation to health, inclusion and wellbeing included the City's offering for teenagers and older school aged children, waste management/cleaning and greening policies, making the City safer for women and girls specifically, including the need for better lighting or CCTV in certain areas/small alleyways, the 15-minute City, restricting take away facilities within close proximity to schools for example and the development of a River Strategy. Members agreed that there were limited play spaces for children within the City. Officers responded to state that they were using 'child friendly' as a catch all term but that, in reality, this would be much wider and include school aged children and teenagers too. They added that they fully intended for this to be an integrated plan as opposed to a series of disjointed policies considered in isolation. With regard to the 15-minute City, Officers commented that this did not sit neatly with the makeup of the City, although they were happy to see how the principles sitting behind this might be further drawn out within the Plan. It was highlighted that there would be a separate policy on the Riverside as a key area of change. Members were informed that the issue of hot food takeaways was looked at in quite a bit of detail when drafting the Plan. It was recognised that the Mayor of London had a policy to restrict these within 400-500 meters of a school which potentially covered large parts of the City in terms of the location of COLPAI and Aldgate School. That being said, there also had to be adequate provisions for City workers and visitors. Officers also cautioned that certain establishments were not considered to be hot food takeaway premises but rather restaurants, albeit with large takeaway elements. Members were informed that consideration had also been given to the introduction of allotments/community gardens in the City.

A Member commented that identifying space for children to play and partake in sport in the City was important. In response to a query from the Member, the Sub Committee was informed that the City Corporation's Sports Strategy would be available in draft form in January 2023. It was anticipated that leisure facilities would be covered in this strategy. The Member stressed that it would be important for this and the Plan to be interlinked. Officers reported that Hackney had developed an SPD on child friendly cities and that this was considered to be fairly exemplary. It was therefore possible that the City may look to develop something similar and to fold this into the Plan to underpin the high-level policy approaches for children and young people.

With regard to IIA's, the Member welcomed these but reiterated previous concerns that she had voiced as to the robustness of the makeup of the current City of London Access Group and whether they were the correct group to be consulting on these issues. The Member went on to flag the importance of access to affordable healthy food for all but commented that there were currently no budget supermarkets within the City. She queried the view that open space provision on rooftop terraces was as valuable as ground floor space, highlighting that not everyone would necessarily know to approach/enter a building and access this. Finally, the Member echoed the importance of safety and security measures for women and girls in particular given that 97% of women aged between 18-24 had reported that they had experienced sexual harassment and 80% of women of all ages had experienced this in public places. The Member highlighted that Wandsworth had a strategy on this out for consultation at present and suggested that Officers also look to consult this.

Officers recognised that there was more to be done in terms of ensuring that all who were able to access roof terrace spaces were feeling more informed about them and more welcome/able to do so. It was suggested that this may form the basis of a Planning Advice Note in order to make these places truly inclusive. It was also highlighted that this was not intended to be a replacement for ground floor public realm as this was always the first priority. However, it was also recognised that, within the City Cluster there just was not great capacity for this, with many spaces at ground floor level being particularly overshadowed and windy. A Member suggested that it would be useful to have some data in terms of numbers accessing these publicly available roof terrace spaces in due course.

The Sub Committee agreed that public toilets should preferably be accessible 24 hours a day to avoid issues concerning antisocial behaviour and cleansing and that this ought to be made clear to developers and secured through the planning process. A Member noted there was a lack of awareness of the Community Toilet Scheme, in which pubs and restaurants in the City allowed public access to their facilities. Another Member was of the view that the Community Toilet Scheme was not helpful for Destination City purposes as most City businesses were closed during the evenings and on the weekends. She added that this was an issue that needed to be addressed in the planning of new developments.

A Member discussed suicide prevention and stated that she felt that it should be more visible within the Plan. Officers highlighted that there was now a Planning Advice Note on suicide prevention in tall buildings and that developers were required to consider the impact of their buildings and how they could mitigate the risk of suicide as well as to demonstrate how they had done so but it was recognised that there was still work to be done here in terms of all buildings as well as along the River.

Members discussed the process and timeline for the production of the Plan. Officers reiterated that this was an iterative process and that a final draft of the City Plan alongside various policies worked up in detail and would be brought to this Sub-Committee in February 2023, to the grand Committee in March 2023, on to Policy and Resources and the Court of Common Council and then out to formal, regulation 19 consultation in June 2023. This would highlight any changes made as a result of previous discussions with Members. Some Members expressed concern at this approach and stated that they would prefer the opportunity to scrutinise this in more manageable chunks which had been the approach adopted previously.

A Member highlighted that this Sub-Committee had previously underlined the need for meaningful public consultation/engagement on the Plan and stated that she had anticipated a list of potential consultees as well as a timetable for public consultation being brought to this meeting for approval.

Officers reported that they had worked to develop an engagement strategy for the City Plan setting out the stakeholders that Officers intended to engage with over the course of the next year as various policy approaches were reviewed. Members were informed that a Statement of Community Involvement and Developer Engagement Guidance would also be brought to the Planning and Transportation Committee for consideration in October. It was also highlighted that other parts of the organisation were progressing various other pieces of work such as the Climate Action Strategy and that it was therefore important for any engagement strategy to also set out these various projects clearly in the context of the City Plan.

Officers reported that a series of meetings and updates had been put out to various stakeholders on a monthly basis and that the first stage of this would be a meeting with stakeholders next month to update them on the City Plan and provide them with an opportunity to ask questions and highlight how they might want to be involved in its production. In future months, further discussions on some of the key issues raised during the previous consultation and the opportunity to explore the policy approaches in response to those would take place. As the formal consultation stage approached, updates would then be provided on how to respond to this and things such as a Frequently Asked Questions document about the Plan and its development would be provided alongside a quarterly newsletter updating this and other policy documents. Members were informed that Officers were also in the process of procuring an online engagement platform which would significantly improve online presence. Finally, it was reported that, internally, Officers would work on their consultation database and seek to develop a comms strategy for press and social media.

Officers went on to highlight that a stakeholder mapping exercise was currently underway in order to provide a clearer picture as to who the City were/should be engaging with and how best to engage them including those groups that the organisation had traditionally struggled to communicate effectively with. It was reported that Officers were considering procuring consultancy support on developer engagement work which it was felt might be beneficial for the programming of and facilitating various events.

Members were informed that Officers did not intend to make major adjustments to policies within the City Plan, but that they may redraft the Plan to remove repetition and make it more concise and thereby accessible as a final document.

A Member was concerned that the details of the engagement plan would be submitted to the October Planning and Transportation Committee meeting without this Sub Committee having had the opportunity to scrutinise it. The Member stated that it was important that Members were provided with an explanation of the development of the policies within the plan.

A Member commented that the Plan should be sound and coherent at Regulation 19/Inspection stage and therefore underlined the importance of meaningful engagement having taken place way in advance of this.

Several Members supported scheduling additional meetings of this Sub Committee to scrutinise the draft plan in early 2023 if necessary.

A Member requested an explanation as to why the Sub Committee had not been provided with a list of stakeholders consulted so far and a plan for meaningful engagement, as was requested and discussed at great length at the previous meeting. The Member stated that it was important to obtain the public's views on priorities within the City Plan, particularly where certain objectives/policy areas may conflict with one other and spoke in favour of something more akin to co-production.

*At this point, the Chairman sought approval from the Sub Committee to continue the meeting beyond two hours from the appointed time for the start of the meeting, in accordance with Standing Order 40, and this was agreed.*

In response to Members' concerns about stakeholder engagement, the Sub Committee was informed that Officers recognised the importance of broad and meaningful consultation and underlined that this was very much their intention. Officers apologised for not having provided the documents requested at the previous meeting and informed the Sub Committee that the information about stakeholders consulted so far and intended future stakeholders could be provided in advance of the next meeting.

A Member pointed out that the engagement section of the report stated that engagement would be taking place from September to January, which in her



view would leave insufficient time for meaningful engagement to take place in view of the Christmas and New Year period.

A Member requested clarity regarding whether engagement work would be divided by topic and how the prioritisation of policies and policy conflict would be managed for the next Sub Committee meeting. Members were informed that it was important that direct conflicts and any overlap between different policies were explained to stakeholders and that this would be made clear during the consultation process.

**RESOLVED** – That Officers continue to progress work on the City Plan based on Members' views on the proposed policy direction in relation to health, inclusion and wellbeing, and the approach to engagement.

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

**Tall Building Modelling**

A Member stated that a number of residents had requested whether there could be a requirement for all planning applications to have a physical model available to demonstrate the bulk and scale of the proposals as opposed to just a photograph. The Sub Committee were informed that Officers could ask developers to provide a physical model in certain instances (for tall buildings within the City context – 75m plus) but Officers highlighted that many tended to operate in a digital/3-dimensional manner now and that it may therefore be preferable to look at ways in which the public could access a 3D model for any future, substantial schemes.

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no additional, urgent items of business for consideration.

**The meeting ended at 3.57 pm**

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Chairman

**Contact Officer: Gemma Stokley**  
**gemma.stokley@cityoflondon.gov.uk**

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<b>Committee(s):</b> Planning and transportation committee – For Information	<b>Dated:</b> 14 October 2022
<b>Subject:</b> Public Lift & Escalator Monthly Report	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	Shape outstanding Environments – Our spaces are secure, resilient, and well-maintained
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	n/a
<b>What is the source of Funding?</b>	n/a
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	
<b>Report of:</b> City Surveyor	<b>For Information</b>
<b>Report author:</b> Matt Baker – Head of Facilities Management	

## Summary

This report outlines the availability and performance of publicly accessible lifts and escalators monitored and maintained by City Surveyor's, in the reporting period 25 September 2022 to 14 October 2022. The reporting period is driven by the committee meeting cycle and the associated reporting deadlines.

The report also references publicly accessible lifts and escalators on property where the freehold is owned by the City of London Corporation, which are not monitored or maintained by City Surveyor's. This report does not provide information on availability of these assets.

In this reporting period, publicly accessible lifts and escalators were available for **88.13%** of time. The aggregated 12-month availability across all publicly accessible lifts/escalators is **89.65%**.

A detailed summary of individual lifts/escalators performance is provided within this report along with the associated actions being undertaken to improve availability.

## Main Report

1. There are 16 public lifts/escalators in the City of London portfolio, which are monitored and maintained by City Surveyor's. Table 1.0 provides a breakdown of availability during the reporting period and the availability over the previous 12 months.

**Table 1.0**

Asset Reference	Name	Availability in last reporting period	12 Month Availability	Trend
SC6462771	Blackfriars Bridge	100.00%	89.77%	↑
CL24	Duchess Walk Public Lift	100.00%	93.39%	↑
SC6459146	Speed House Glass/Public Lift	100.00%	95.22%	↑
SC6458967	Little Britain	100.00%	95.93%	↑
SC6458963	Tower Place Scenic Lift	100.00%	96.80%	↑
SC6458962	Tower Place Public Lift	100.00%	97.45%	↑
SC6458968	Moor House	100.00%	98.34%	↑
SC6458959	London Wall Up Escalator	99.15%	87.57%	↑
SC6458964	London Wall East	95.42%	98.14%	↓
SC6462850	33 King William Street	95.10%	89.84%	↑
SC6459244	Glass South Tower	94.18%	88.55%	↑
SC6458958	London Wall Down Escalator	92.85%	66.46%	↑
SC6458970	Wood Street Public Lift	90.10%	99.46%	↓
SC6458966	Atlantic House	79.68%	94.63%	↓
SC6458969	Pilgrim Street Lift	63.59%	89.11%	↓
SC6458965	London Wall West	0.00%	53.69%	↓
	Average	88.13%	89.65%	↓

2. Table 2.0 identifies the worst performing lifts/escalators and the associated actions being undertaken and expected completion dates, to improve availability.

**Table 2.0**

Name	12 Month Availability	Trend	Current Issues	Action Required	Expected Completion Date
London Wall West Lift	53.69%	↓	Intermittent fault resulting in lift being turned off for health and safety. Manufacturer attendance to diagnose fault completed.	Quote received to rectify following diagnosis. Instructed for completion. 2 Week lead time on part.	31/10/22
London Wall Down Escalator	66.46%	↑	Modernisation required. Some work already completed. Funding obtained.	Finalise specification, tender and instruct	31/3/23
Glass South Tower	85.55%	↑	No action required.	n/a	n/a

			Previous issue rectified. Availability trending positively.		
London Wall Up Escalator	87.57%	↑	Modernisation required. Funding obtained.	Finalise specification, tender and instruct	31/3/23
33 King William Street	89.84%	↑	No action required. Out of service due to planned insurance inspection.	n/a	n/a
Blackfriars Bridge	89.77%	↑	Vandalism to doors. Doors replaced with a stainless-steel door to prevent future vandalism. Currently in service	Remaining doors to have stainless steel solution installed to prevent any future outage	31/5/23
Pilgrim Street Lift	89.11%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site.	24/12/22
Atlantic House	94.63%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site.	24/12/22

3. Table 3.0 categorises the causes of faults/outages in this reporting period. Please note this does not include London Wall West Lift which has been unavailable for the entire reporting period and turned off for health & safety concerns.

**Table 3.0**

Category	No of call outs
External/Environmental factors	1
Equipment faults/failure	2
Planned Insurance Inspections	1
Planned Repairs	3
Resets following emergency button press or safety sensor activation	5
Damage/misuse/vandalism	0
Autodialler faults	1
<b>Total</b>	<b>13</b>

4. Table 4.0 categorises the causes of faults/outages over the last 12 months

**Table 4.0**

Category	No of call outs
External/Environmental factors	9
Equipment faults/failure	72
Planned Insurance Inspections	13
Planned Repairs	22
Resets following emergency button press or safety stop equipment activation	42
Damage/misuse/vandalism	10
Autodialler faults	6

5. The lift/escalator monitoring system is currently undergoing an upgrade to a digital system and is due for completion in January 2023. The project is currently 75% complete and equipment already installed is operational.
6. Projects. Table 5.0 summarises planned projects with approved funding that will support the ongoing improvement in lift & escalator availability.

**Table 5.0**

Lift/Escalator	Project	Status	Expected Completion
London Wall Up Escalator	Modernisation Project	Specification being finalised for tender and completion	31/3/23
London Wall Down Escalator	Modernisation Project	Specification being finalised for tender and completion	31/3/23
Pilgrim Street Lift	Modernisation Project	Contract Awarded.	24/12/22
Little Britain Lift	Modernisation Project	Work to commence on site Jan 2023	31/3/23
Atlantic House Lift	Modernisation Project	Contract Awarded	24/12/22

7. There are 4 properties leased by the Corporation with publicly accessible lifts or escalators either within their demise or in close proximity, across walkways adjacent to the property.
- 200 Aldersgate
  - 1 London Wall
  - London Wall Place
  - 125 London Wall (Alban Gate)

The Corporation have retained responsibility of maintenance of lifts/escalators at 200 Aldersgate and 1 London Wall. The availability of these lifts/escalators is reported above.

8. 125 London Wall (Alban Gate). The head lease and planning permission for 125 London Wall does not include any conditions relating to the maintenance of the escalators and following

extensive searches by colleagues in Enforcement, Legal and Land Charges, there is no legal agreement associated with this permission. As such there are no planning controls in respect of the ongoing maintenance of these escalators. The latest update provided by JLL on 12 October 2022 is that the only escalator currently out of service is number 4. This is currently out of service due to a fault within the control panel circuitry, which is obsolete and the parts are no longer available. Their service provider has been unable to get the existing controller operational. They are working to deliver a solution. City Surveyor's will continue to request updates on progress with this repair.

9. London Wall Place. The London Wall Place headleases were created out of a single headlease. These are complex and are currently being reviewed by the property divisions chief solicitor to confirm responsibility for the maintenance of the lift accessing the public walkway and any enforcement rights at the Corporations disposal for any non-availability.
10. The Corporation's planning department have confirmed that when currently dealing with such development schemes, we do secure details of the ongoing use and maintenance of lifts/escalators through a S106 legal agreement.

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<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	1 <sup>st</sup> November 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
22/00794/FULL Bishopsgate	104 Houndsditch, London, EC3A 7BD	Change of use of part basement level 2 and part ground floor from office to a flexible use under Class E or sui generis (drinking establishment).	28/09/2022	Premier Place Propco Ltd
22/00724/FULL Bread Street	10 - 15 Newgate Street, London, EC1A 7HD	Exterior alterations to the Rose Street, Newgate Street and White Hart Street entrances.	09/09/2022	CC Bidco Limited
22/00874/FULL Bread Street	Paternoster Column, Paternoster Square, London	Temporary installation of an 'Animal Table' sculpture for a temporary period between 21st November 2022 and 15th May 2023.	22/09/2022	Paternoster Square

22/00873/FULL Broad Street	12 Throgmorton Avenue, London, EC2	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to remove condition 3 (Class restriction) of planning permission 10/00324/FULL (dated 22/07/2010) to enable flexible use of the ground floor units for employee wellness hub and technology hub Class E and to vary condition 5 to amend the plans to include external alterations to the facade of the building.	15/09/2022	BlackRock Investment Management UK Ltd.
22/00854/FULL Castle Baynard	St Paul's Cathedral, St Paul's Churchyard, London, EC4M 8AD	The removal of temporary City of London bollards on the public highway at what is known as the Queens Entrance and the installation of three PAS-rated removable security bollards of the same appearance as the temporary installation on Cathedral land.	08/09/2022	St Paul's Cathedral
22/00929/FULL Cheap	125 Wood Street, London, EC2V 7AN	Installation of outdoor air conditioning units and free standing safety railing on to the roof space adjacent to the existing plant room.	28/09/2022	Oppenheimer

22/00942/FULL Cripplegate	Conference Centre, Barbican Arts And Conference Centre, Silk Street, London, EC2Y 8DS	Internal and External works at Levels 4 and 5 of Frobisher Crescent comprising of: (i) the removal and modification of existing services and wall mounted storage heaters and electric heaters; (ii) the installation of LTHW pipework; (iii) the installation of extract ductwork in new bulkheads; (iv) the installation of ASHPs and associated works in plant rooms; (v) the installation of wall mounted radiators; (vi) the installation of paint finished metal louvre grill to plant rooms; (vii) the installation of hardwood timber louvre insets into existing sliding window and openings of plant rooms; and (viii) the installation of internally installed performance louvres in plant rooms.	05/10/2022	Barbican Centre And Guildhall Schools
22/00817/FULL Farringdon Within	53 Little Britain, London, EC1A 7BH	Proposed use of ground floor unit to flexible Class E and drinking establishment (Sui Generis).	25/08/2022	Barts Square First Limited
22/00858/FULL Farringdon Within	34 - 36 Ludgate Hill, London, EC4M 7DE	External works comprising: (i) re-painting of decorative shopfront metal works, window frames, stallriser and entrance doors; (ii) installation of a retractable awning above shopfront entrance; (iii) installation of bronze metal door handles to shopfront entrance door; (iv) removal of existing timber fascia panel and replacement with new timber fascia panels; and (v) installation of signage.	09/09/2022	Gail's Ltd

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
22/00897/FULL Farringdon Within	2 King Edward Street, London, EC1A 1HQ	Demolition of the existing dry cleaners building.	21/09/2022	Bank of America
22/00896/FULL Farringdon Within	2 King Edward Street, London, EC1A 1HQ	The removal of the existing security hut and barrier and the reinstatement of paving, the installation of a relocated security hut and barrier, the installation of security bollards and alterations to the curb.	21/09/2022	Bank of America
22/00948/FULL Farringdon Within	60 Holborn Viaduct, London, EC1A 2FD	External alterations including: (i) removal of four existing sets of doors to the Holborn Viaduct frontage and replacement with a solid glazed facade; (ii) removal of previous tenant signage; (iii) installation of a free-standing access control panel to Snow Hill; (iv) removal of two existing solid panels and installation of two sets of louvres at upper ground floor level; and (v) associated facade repairs.	05/10/2022	Amazon UK Services Ltd

22/00784/FULL Farringdon Without	Kings College Maughan Library, Chancery Lane, London, WC2A 1LR	Upgrading of existing external CCTV system including installation of 2no. new CCTV cameras and structures within the public realm [DOCUMENTS AND DRAWINGS ARE NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION. PLEASE CONTACT THE CASE OFFICER].	26/09/2022	King's College London
22/00917/FULL Farringdon Without	5 Essex Court, Middle Temple, London, EC4Y 9AH	Change of use of fourth floor west unit from office floorspace (Use Class E) to residential use (Use Class C3).	06/10/2022	Middle Temple
22/00893/FULL Lime Street	Hasilwood House, 60 - 64 Bishopsgate, London, EC2N 4AW	Refurbishment of the lower ground floor of the building for the provision of changing rooms and showers for cyclists along with works to create a new double door opening into the rear enclosed light well of the building.	20/09/2022	CLI-Dartriver
22/00846/FULL Tower	1 America Square, London, EC3N 2LS	Installation of one HVAC Condenser unit.	29/09/2022	Zentura Ltd
22/00882/FULMAJ Tower	Friary Court, 65 Crutched Friars, London, EC3N 2AE	Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works.	30/09/2022	Dominvs Project Company 21 Limited

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<b>Committee(s)</b>	<b>Dated:</b>
Planning and Transportation	1 <sup>st</sup> November 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>

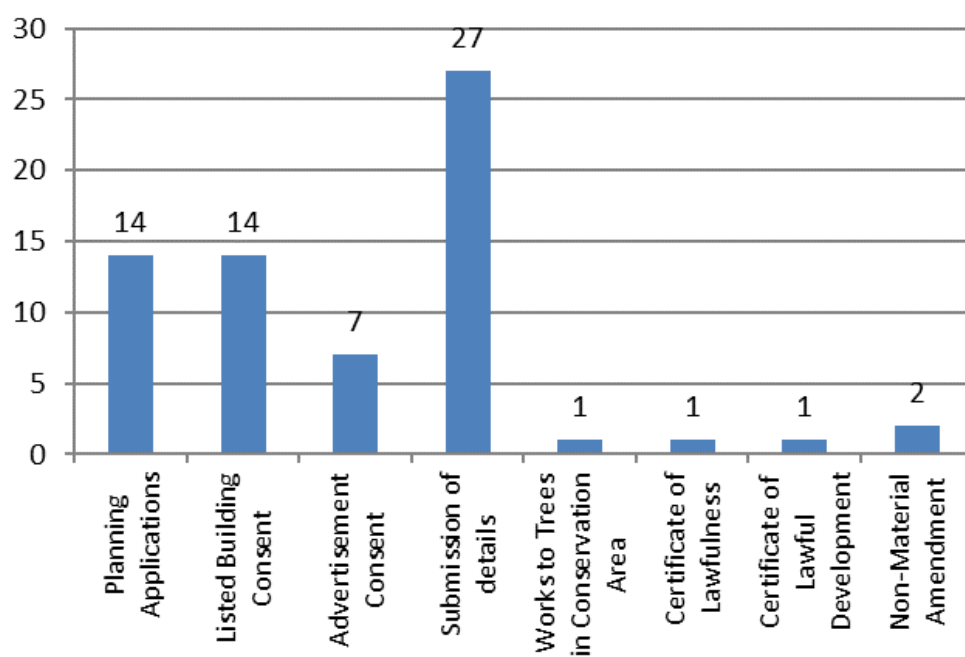
## Summary

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 Sixty Seven (67) matters have been dealt with under delegated powers. Fourteen (14) relate to works to Listed Buildings, Seven (7) applications for Advertisement Consent. Twenty Seven (27) relate to conditions of previously approved schemes, Two (2) relate to Non-Material Amendment, One (1) relate to Works to Trees in Conservation Area and Two (2) Certificate of Lawfulness.

Fourteen (14) Full applications for development have been approved, with no 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
22/00463/LBC Aldersgate	51 Defoe House Barbican London EC2Y 8DN	Internal alterations and refurbishment of 51 Defoe House including: 1. Lengthening of existing right hand side wall to kitchen hatch. 2. Removal of existing glazed, pocket door to kitchen and lengthening of existing L-shaped side wall. 3. Creation of new opening with fixed glazing in hallway/bedroom wall, relocation of light switch and addition of new double socket.	Approved 04.10.2022	Helen Sachs
22/00788/LBC Aldersgate	322 Lauderdale Tower Barbican London EC2Y 8NA	Internal refurbishment including partial reconfiguration of the floorplan.	Approved 13.10.2022	Vishal Kakar
22/00821/MDC Aldgate	Bevis Marks Synagogue Heneage Lane London EC3A 5DQ	Details of plant noise and plant mounting pursuant to conditions 9 of planning permission ref 19/00141/FULL dated 7th June 2019.	Approved 06.10.2022	Bevis Marks Synagogue Heritage Foundation



22/00260/MDC Bassishaw	Wood Street Police Station 37 Wood Street London EC2P 2NQ	Submission of details demonstrating how the recommendations set out within the submitted Ecological Appraisal (dated July 2020 by WYG) will be delivered in the construction and operational phases of the development pursuant condition 20 of planning permission 20/00773/FULL dated 30.09.2021.	Approved 04.10.2022	Wood Street Hotel Ltd
22/00807/CLOPD Bassishaw	Lee House Block, Alban Gate 125 London Wall London EC2Y 5AS	Partial infilling of the internal double-height conservatory spaces within the Lee House Block at fifth, seventh, ninth, eleventh and thirteenth floor.	Approved 11.10.2022	Intertrust International Managemen t Limited
22/00503/FULL Billingsgate	The Walrus & The Carpenter Public House 45 Monument Street London EC3R 8BU	External alterations to the existing shopfront to include the introduction of a new doorway and windows.	Approved 13.10.2022	Mitchells & Butlers PLC
22/00504/ADVT Billingsgate	The Walrus & The Carpenter Public House 45 Monument Street London EC3R 8BU	Installation and display of one non-illuminated amenity board measuring 1.5m high by 0.6m wide at a height above ground of 1.2m.	Approved 13.10.2022	Mitchells & Butlers PLC
22/00345/FULL Bishopsgate	133 Middlesex Street London E1 7JF	Installation of a new retractable canvas awning.	Approved 11.10.2022	Naniwa Ltd

22/00367/MDC Bishopsgate	2-3 Finsbury Avenue London EC2M 2PF	Submission of a study of potential for natural ventilation pursuant to condition 4 of planning permission 20/00869/FULEIA granted on 19.08.2021.	Approved 29.09.2022	Bluebutton Properties UK Limited
22/00369/MDC Bishopsgate	2-3 Finsbury Avenue London EC2M 2PF	Submission of an environmental site assessment pursuant to condition 9 of planning permission 20/00869/FULEIA, dated 19.08.2021.	Approved 29.09.2022	Bluebutton Properties UK Limited
22/00391/MDC Bishopsgate	2-3 Finsbury Avenue London EC2M 2PF	Submission of a Circular Economy Statement pursuant to condition 3 and a Whole Life Cycle Carbon Assessment pursuant to condition 6 of planning permission 20/00869/FULEIA granted on 19.08.2021.	Approved 29.09.2022	Bluebutton Properties UK Limited
22/00615/MDC Bishopsgate	7 Devonshire Square London EC2M 4YH	Submission of details (Scheme of Protective Works and Construction Logistics Plan) reserved by Condition 2 and 3 of planning permission 21/00658/FULMAJ issued on 31 May 2022.	Approved 11.10.2022	CG Cutlers Gardens LP
22/00635/MDC Bishopsgate	61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helen's Place And 33-35 St Mary Axe (North Elevation Only), London EC3	Submission of details of plant and ductwork to serve the Class E(b) and Sui Generis uses, noise from new plant, sound proofing between Class E uses and surrounding offices and library in the building, kitchen extract arrangements, mechanical plant sound or vibration, and roof structures pursuant to conditions 11p, 15, 16, 17, 18 and 30 of planning permission 12/00129/FULL dated 29.03.2012.	Approved 18.10.2022	Southern Winds Group. Trading As Fazenda Restaurants

22/00655/LBC Bishopsgate	Liverpool Street Railway Station Liverpool Street London EC2M 7PY	Erection of a temporary scaffolding system to facilitate the forthcoming roof replacement at London Liverpool Street Station.	Approved 27.09.2022	Network Rail Infrastructure Limited
22/00721/MDC Bishopsgate	7 Devonshire Square London EC2M 4YH	Submission of details (material samples of external cladding materials, including decorative metal details and soffits reserved by Condition 15 Part A of Planning Permission ref: 21/00658/FULMAJ issued 31 May 2022.	Approved 06.10.2022	The Dolphin Square Estate S.a R.l.
22/00722/MDC Bishopsgate	61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helen's Place And 33-35 St Mary Axe (North Elevation Only), London EC3	Submission of details of an Interim Travel Plan pursuant to condition 20 of planning permission 12/00129/FULL dated 29.03.2012.	Approved 29.09.2022	Brookfield Properties

22/00818/NMA Bishopsgate	Eldon House 2 - 3 Eldon Street London EC2M 7LS	Non-material amendment pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) to amend planning permission 21/00300/FULL (dated 20.08.2021) including the lowering of the window cill heights on the north, east and lightwell elevations; elevational alterations to the north and east elevations including blocking up of existing windows and raising of parapet to north; replacement metal framed windows to the south and west elevations; refinement of ground floor unit glazing details; and amendment to fins to level 6 mansard roof.	Approved 04.10.2022	Eldon Street Limited
22/00866/NMA Bishopsgate	Exchange Square London EC2A 2BR	Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to amend condition 15 (approved drawings) of planning permission reference 19/00214/FULL dated 23.05.2019 to extend the area of outdoor seating at ground floor level outside the retail unit within the south-east corner of the site.	Approved 06.10.2022	Exchange Square Managemen t Limited
22/00810/MDC Bread Street	10 - 15 Newgate Street London EC1A 7HD	Details of sound insulation pursuant to condition 11 of planning permission reference 20/00179/FULL dated 22.12.2020.	Approved 29.09.2022	Shiying Property London Limited
22/00814/MDC Bread Street	10 - 15 Newgate Street London EC1A 7HD	Details of plant noise pursuant to condition 5 of planning permission reference 20/00179/FULL dated 22.12.2020.	Approved 29.09.2022	Shiying Property London Limited

21/00726/FULEIA Broad Street	1 - 14 Liverpool Street And 11 - 12 Blomfield Street London EC2M 7AW	Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 35 (approved plans) of planning permission dated 07/07/2021 (app. no. 19/00466/FULEIA) to incorporate minor material amendments comprising: (i) alterations to the elevations and roof profile; (ii) alterations to the dormer and southern terraces; (iii) alterations to the protection deck; (iv) omission of gas-powered boilers/ chillers and installation of Air source Heat Pumps; (v) alteration and improvements to the entrance and layout of cycle facilities; (vi) improvements to the building management facilities; and (vii) changes to internal floor levels.	Approved 27.09.2022	Aviva Life And Pensions UK Ltd
22/00487/LBC Broad Street	41 Lothbury London EC2R 7HF	Internal additions and alterations to the existing building to provide new circulation core at ground floor and mezzanine level; refurbishment of existing office floorspace at ground, mezzanine and first floors; alterations to the existing Banking Hall and ground, first and second floors to remove modern additions; relocation of the existing reception desk; installation of new electrical services and routings; and other associated works.	Approved 27.09.2022	Pembroke Lothbury Holdings Ltd
22/00592/ADVT Broad Street	60 London Wall London EC2M 5TQ	Installation of one internally illuminated projecting sign measuring 0.6m in width by 0.6m in height at a height of 3.2m above the pavement.	Approved 18.10.2022	HOP Vietnamese

22/00672/LBC Broad Street	28 Throgmorton Street London EC2N 2AN	Survey work, repair proposals and reconstruction of a concrete cowl to a ventilation flue at the rear of 28 Throgmorton Street.	Approved 27.09.2022	Stewart Watson & Co Ltd
22/00275/MDC Candlewick	68 King William Street London EC4N 7HR	Submission of an Environmental Noise Survey and a Plant Noise Assessment pursuant to condition 6 and 7 of planning permission dated 30.07.2020 (application number 20/00802/FULL).	Approved 06.10.2022	Maven Leisure
22/00304/MDC Candlewick	68 King William Street London EC4N 7HR	Details of acoustics and monitoring locations pursuant to condition 14 of planning permission dated 30.07.2022 (application number 20/00802/FULL).	Approved 06.10.2022	Maven Leisure
22/00360/FULL Candlewick	68 King William Street London EC4N 7HR	(i) Erection and extension of canopy structure; (ii) Infill of roof top area to provide for WCs, bar and back of house service area; and (iii) Painting of whole roof top canopy structure and solid infill wall.	Approved 06.10.2022	Maven Leisure
22/00647/MDC Candlewick	21 St Swithin's Lane London EC4N 8AD	Submission of details of existing timber moulding and window frames and details of the proposed doors pursuant to condition 2 (a, b, c and d) of planning permission dated 19.08.2021 (21/00486/FULL).	Approved 04.10.2022	Liberty Wines Limited
22/00868/MDC Candlewick	29 Martin Lane London EC4Y 0DJ	Submission of noise survey pursuant to condition 4 of planning permission ref 19/00523/FULL dated 21st November 2019.	Approved 11.10.2022	Mary Duggan Architects

21/00685/FULL Castle Baynard	Faraday Building 136 - 144A Queen Victoria Street London EC4V 4BU	The removal of glazing on three crittall windows on the first floor south elevation to facilitate the internal installation of three aluminium louvres, fixed behind the existing window frames.	Approved 04.10.2022	British Telecom PLC
22/00599/FULL Castle Baynard	St Paul's Cathedral St Paul's Churchyard London EC4M 8AD	Temporary installation of a sculpture for a period of up to 2 months, to be taken down on or before 01/11/2022: The World Reimagined.	Approved 29.09.2022	The World Reimagined
22/00688/MDC Castle Baynard	65 Fleet Street London EC4Y 1HT	Submission of details for archaeology pursuant to Condition 8 and Condition 9 of planning permission ref. 21/00709/FULMAJ dated 17.05.2022.	Approved 13.10.2022	Whitefriars Limited
22/00808/MDC Castle Baynard	Kildare House 3 Dorset Rise London EC4Y 8EN	Details of a Scheme for Protective Works pursuant to condition 5 of planning permission 21/01028/FULL dated 11.08.2022.	Approved 18.10.2022	Turley
22/00249/FULL Cheap	4 Frederick's Place London EC2R 8AB	Refurbishment of the existing building for continued office use including the reconstruction of the rear ground extension; new rear terrace; rationalisation of plant equipment; replacement of windows; internal alterations; upgrades to services, fabric repairs and altered decorations; and conversion of the third and fourth floors to ancillary accommodation for The Mercers' Company (as per 15/01308/FULL and 15/01309/LBC).	Approved 06.10.2022	The Mercers' Company

22/00250/LBC Cheap	4 Frederick's Place London EC2R 8AB	Refurbishment of the existing building for continued office use including the reconstruction of the rear ground extension; new rear terrace; rationalisation of plant equipment; replacement of windows; internal alterations; upgrades to services, fabric repairs and altered decorations; and conversion of the third and fourth floors to ancillary accommodation for The Mercers' Company (as per 15/01308/FULL and 15/01309/LBC).	Approved 06.10.2022	The Mercers' Company
22/00712/FULL Cheap	Guildhall Yard London EC2P 2EJ	Temporary installation of a sculpture for a period of up to 2 months, to be taken down on or before 01/11/2022: The World Reimagined.	Approved 29.09.2022	The World Reimagined
22/00696/ADVT Coleman Street	120 Moorgate London EC2M 6UR	Installation of one internally illuminated external fascia sign measuring 250mm in height by 2.7m in width at a height of 3.23m above ground level.	Approved 18.10.2022	Quantum Leap Health And Fitness Ltd
22/00717/MDC Coleman Street	101 Moorgate London EC2M 6SL	Submission of details of fume extract arrangements, materials and construction methods pursuant to condition 23 of planning permission 20/00325/FULEIA dated 06.08.2020.	Approved 29.09.2022	Aviva Life and Pensions
22/00823/MDC Coleman Street	Electra House 84 Moorgate London EC2M 6SQ	Submission of a post-installation noise report pursuant to condition 9(b) of planning permission 20/00673/FULL (dated 03.06.2021).	Approved 18.10.2022	The Mayor And Commonalty And Citizens of The City of London



21/00918/ADVT Cornhill	Royal Exchange Threadneedle Street London EC3V 3DG	Installation and display of four vertical banners for a six month period only on the main elevation of the building facing Bank Junction measuring 4.7m high by 1.35m wide and 6.7m above the highest step below.	Approved 29.09.2022	The Royal Exchange Investments Ltd
21/00919/LBC Cornhill	Royal Exchange Threadneedle Street London EC3V 3DG	Installation of four vertical banners for a six month period only on the main elevation of the building facing Bank Junction and associated works including temporary and non-intrusive fixing points.	Approved 29.09.2022	The Royal Exchange Investments Ltd
22/00595/FULL Cornhill	2 Royal Exchange Buildings London EC3V 3LF	Alterations to rooftop plant room enclosure comprising the installation of powder coated aluminium louvres, boiler and exhaust ducts.	Approved 04.10.2022	Strathclyde Pension Fund
22/00596/LBC Cornhill	2 Royal Exchange Buildings London EC3V 3LF	Alterations to rooftop plant room enclosure comprising the installation of powder coated aluminium louvres, boiler and exhaust ducts.	Approved 04.10.2022	Strathclyde Pension Fund
22/00603/FULL Cornhill	Royal Exchange Forecourt London	Temporary installation of a sculpture for a period of up to 2 months, to be taken down on or before 01/11/2022: The World Reimagined.	Approved 29.09.2022	The world reimagined
20/00055/MDC Cripplegate	Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ	Submission of the design and location of a dedicated store and a schedule of mobile play equipment pursuant to condition 47 of planning permission (application no. 17/00770/FULL) dated 19th July 2018.	Approved 29.09.2022	ISg

22/00921/PODC Cripplegate	Bernard Morgan House 43 Golden Lane London EC1Y 0RS	Submission of the Revised Viability Assessment pursuant to Schedule 3 Paragraphs 5.3 and 5.4 of the Section 106 Agreement dated 30 August 2017 (Planning Application Reference 16/00590/FULL).	Approved 11.10.2022	Taylor Wimpey UK Limited
22/00667/LBC Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Installation of four internally illuminated (back lit) poster signs measuring 2.286m in height by 1.524mm in width at a height of 1.2m above the ground.	Approved 11.10.2022	Barbican
22/00668/ADVT Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Installation of four internally illuminated (back lit) poster signs measuring 2.286m in height by 1.524mm in width at a height of 1.2m above the ground.	Approved 11.10.2022	Barbican
22/00689/LBC Cripplegate	513 Gilbert House Barbican London EC2Y 8BD	Internal Refurbishments including removal and installation of several internal walls and doors to make amendments to the room layouts to create a larger walk in dressing room.	Approved 04.10.2022	Ms Katharine Mary Jenkins
21/00768/FULL Farringdon Within	2 Burgon Street London EC4V 5DR	(i) Change of use of the upper floors from office (Class E) to residential (Class C3) to create four residential units; (ii) Remodelling of third floor and erection of an additional storey to roof; (iii) Replacement of existing entrance to provide separate entrances; and (iv) installation of door and balustrades to rear first floor terrace.	Approved 06.10.2022	London + City Beehive Ltd

22/00224/LBC Farringdon Within	Stationers Hall Stationers Hall Court London EC4M 7DD	Installation of external secondary glazing to the roof lantern above the Card Room.	Approved 29.09.2022	Worshipful Company of Stationers And Newspaper Makers
22/00766/FULL Farringdon Within	16 Old Bailey London EC4M 7EG	Change of use of the ground floor from office (Class E) to a flexible use for either office (Class E) or educational/medical (Class F1) use.	Approved 29.09.2022	Capital Treasure Investments Limited
22/00831/MDC Farringdon Within	79 - 79A Carter Lane London EC4V 5EP	Submission of noise survey pursuant to condition 6 of planning permission ref 17/00677/FULL dated 20th December 2018.	Approved 11.10.2022	Mashki London
22/00008/MDC Farringdon Without	6 Bream's Buildings London EC4A 1HP	Submission of detailed drawings pursuant to condition 2 (parts a, b, c, d, e, f, g, h, i); submission of details of green roof(s) and walls pursuant to Condition 12; details of waste storage and collection facilities pursuant to condition 15 of planning permission dated 29th November 2021 (21/00175/FULL).	Approved 04.10.2022	Crownage Ltd
22/00591/LBC Farringdon Without	Kings College Maughan Library Chancery Lane London WC2A 1LR	Repair works to internal fire doors.	Approved 04.10.2022	King's College London
22/00640/LBC Farringdon Without	From Staple Inn Buildings To Southampton Buildings Staple Inn Buildings London	Lead protection to copings and cills. Installation of maintenance safety lines. Additional internal structural strapping in gables and other general external repairs.	Approved 18.10.2022	ForumPrime Ltd

22/00716/MDC Farringdon Without	Inner Temple Hall The Terrace Crown Office Row London EC4Y 7HL	Details of plant noise pursuant to condition 10 of planning permission ref 17/00077/FULMAJ dated 04.07.2017.	Approved  06.10.2022	Honourable Society of The Inner Temple
22/00796/TCA Farringdon Without	Kings College Maughan Library Chancery Lane London WC2A 1LR	Works to fell 1no. fig tree (ficus carica) and poison including of adjacent saplings, and pruning works to two olive trees (olea europaea).	No objections to tree works - TCA  18.10.2022	Kings College London
22/00871/ADVT Farringdon Without	26 Smithfield Street London EC1A 9LB	Installation and display of one non-illuminated fascia sign measuring 0.58m high by 0.5m wide at a height above ground of 2.8m.	Approved  13.10.2022	Metro design consultants ltd
22/00658/LBC Lime Street	Leadenhall Court 1 Leadenhall Street London EC3V 1PP	Replacement of Leadenhall Market bearing plates in connection with the delivery of Planning Permission reference 18/00740/FULEIA (1 Leadenhall).	Approved  06.10.2022	1 Leadenhall Limited Partnership
22/00713/FULL Lime Street	Open Space Rear of 1 Undershaft St Mary Axe London	Temporary installation of a sculpture for a period of up to 2 months, to be taken down on or before 01/11/2022: The World Reimagined.	Approved  29.09.2022	The World Reimagined
22/00789/MDC Lime Street	1 Great St Helen's London EC3A 6AP	Submission of a Plant Noise Impact Assessment pursuant to condition 7 of planning permission 21/01067/FULL dated 01 March 2022.	Approved  27.09.2022	Rafer Investments Ltd
22/00353/FULL Portsoken	9 Aldgate High Street London EC3N 1AH	Installation of a rooftop pergola with metal frame, retractable fabric roof and glass doors onto roof terrace immediately adjacent to the existing sky bar.	Approved  04.10.2022	Jin Bo Law UK Limited

22/00727/MDC Portsoken	Middlesex Street Estate London E1	Submission of details of a scheme of protective works pursuant to Condition 5 of Planning Permission 21/00527/FULL dated 19.07.2022.	Approved  11.10.2022	David Miles And Partners
22/00117/CLEUD Tower	1st Floor 73 - 75 Aldgate High Street London EC3N 1BD	Certificate of lawful existing use in respect to the use of the first floor level as offices (Class E).	Grant Certificate of Lawful Developme nt  11.10.2022	6AM Developme nt
22/00736/ADVT Tower	11 - 15 Minories London EC3N 1BJ	Installation and display of an internally illuminated advert measuring 5m (w) by 1.4m (h) by 0.08m (d), displayed at a height of 3.8m above ground floor level.	Approved  06.10.2022	4C Hotel Group
22/00828/MDC Tower	Emperor House 35 Vine Street London EC3N 2PX	Details of the ventilation and extraction equipment for the Class A1 use pursuant to condition 5(i) and 5(j) of planning permission dated 26.07.2018 (18/00193/FULMAJ).	Approved  29.09.2022	Urbanest UK Ltd

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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 in January 2023 to set out options for producing a new advice note/guidance for the City.</b></p>

1a)	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	<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	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 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>UPDATE: (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	<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>	
3.	11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 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>	
4.	22 Feb 2022 26 April 2022 17 May 2022 7 June 2022	<p style="text-align: center;"><b><u>Update to Statement of Community Involvement</u></b></p> <p style="text-align: center;"><b>Chief Planning Officer and Development Director</b></p>	Report to Committee in Autumn 2022

		<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>	
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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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