



Planning and Transportation Committee

LATE ITEMS / ADDENDUM AGENDA

Date: TUESDAY, 1 NOVEMBER 2022

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. **CRIPPLEGATE HOUSE 1 GOLDEN LANE LONDON EC1Y 0RR**
Report of the Planning & Development Director.

For Decision
(Pages 3 - 28)

18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
• OPPORTUNITY LONDON CAMPAIGN
Joint report of the Executive Director of Environment and the City Surveyor.

For Decision
(Pages 29 - 36)

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

John Barradell
Town Clerk and Chief Executive

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Committee:	Date:
Planning and Transportation	1 st November 2022
Subject: Addendum Report no.2 for Agenda item 4. Cripplegate House 1 Golden Lane London EC1Y 0RR	Public

Islington Borough Council Consultation Response

A consultation response from Islington Borough Council was listed within the original report pack as a background paper but was not attached. Please see attached a copy of the consultation response for information.

Further Representations

5 additional representations have been received in relation to this application:

Fred Rodgers – 29th October 2022 & 31st October 2022

Raises issues of townscape, heritage, views, public realm, and amenity which are considered to be addressed in the Officer's report and do not raise any new substantive issues that require further consideration.

Xin Xia – 31st October 2022

Raises issues of residential amenity, heritage harm, public benefits not outweighing harm, no need for additional office space in the City, loss of daylight and sunlight, light pollution, increase noise from the use of roof terraces and obstructions from on street servicing, all of which are considered to be addressed in the Officer's report and do not raise any new substantive issues that require further consideration.

Mrs Kate Ash – 27th October 2022

Raises issues of the loss of light to Fortune Park, this is considered to be addressed in the Officer's report and does not raise any new substantive issues that require further consideration.

Mr Joshua Mellor – 24th October 2022

Raises issues of increased height and massing, impact to views of the Barbican, overshadowing of the school and park, Daylight and Sunlight reports do not assess all seasons or all surrounding buildings in detail, construction noise and pollution impacts and no need to rebuild a building all of which are considered to be addressed in the Officer's report and do not raise any new substantive issues that require further consideration.

These additional representations are appended to this addendum report.

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Committee:	Date:
Planning and Transportation	1 st November 2022
Subject: Addendum Report no.1 for Agenda item 4. Cripplegate House 1 Golden Lane London EC1Y 0RR	Public

In regard to Addendum Report 2 which was circulated to members on the 31st October the responses received from Fred Rodgers and Kate Nash were inadvertently omitted so please find those representations attached to this report.

Further Representation Received

Ms Shamilee Arora – 31st October 2022

One additional representation has been received which objects for the reasons put forward by the Barbican Association, the residents' association of The Denizen and other members of the public. It also raises issues of rights to light and increase in height which are considered to be addressed in the Officer's report and do not raise any new substantive issues that require further consideration.

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Robinson, Jessica

From: Gagen, Kurt
Sent: 26 October 2022 16:09
To: Robinson, Jessica; Gagen, Kurt
Subject: FW: Comments for Planning Application 22/00202/FULMAJ

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>
Sent: 24 October 2022 23:09
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Comments for Planning Application 22/00202/FULMAJ

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/10/2022 11:08 PM from Mr Joshua Mellor.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

[Click for further information](#)

Customer Details

Name: Mr Joshua Mellor

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I am very concerned about the increased height and massing of this building in a vicinity which is already very built up. The increased overshadowing of the school and park will significantly detract from the users of that area, which is a rare green leisure space. The overshadowing of the school is also very concerning, this is a place for education and development, no percentage of light should be lost. It will also affect the view of a the Barbican, an iconic and unique architectural work.

I have looked through the light documents and they do not show the effect of the light through the seasons, nor do they analyse in detail any of the buildings except the Denizen. This means there is a real risk of light loss, particularly to the school as well as my property, that has not been suitably investigated. Three additional storeys on the building will absolutely take away direct sunlight into my windows, onto the school and park. This would be light robbery and should not be allowed.

The rooftop height is three storeys taller than the existing building at the current height, despite the building already having a huge massing. This is excessive. The design of the blocks getting smaller and smaller on top is unattractive.

I also have concerns about the effect of construction noise and pollution in the area, as well as the waste of energy on a building which does not need to be rebuilt, even if only on the outside.

Kind regards

Robinson, Jessica

From: Gagen, Kurt
Sent: 27 October 2022 08:41
To: Robinson, Jessica; Gagen, Kurt
Subject: FW: Comments for Planning Application 22/00202/FULMAJ

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>
Sent: 27 October 2022 08:21
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Comments for Planning Application 22/00202/FULMAJ

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/10/2022 8:21 AM from Mrs kate ash.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

[Click for further information](#)

Customer Details

Name: Mrs kate ash

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I object to this application because I feel that there will be a loss of light to the public park, fortune park which is shared by children and adults . It is a small park that is used to its maximum and the light to the park should not be compromised.

Kind regards

Robinson, Jessica

From: Richards, Gwyn
Sent: 31 October 2022 09:52
To: Robinson, Jessica; Horkan, David; Gagen, Kurt
Subject: Fwd: Objection to the Planning Application made by Castleforge for 1 Golden Lane
Attachments: IMG_20221031_075015.jpg; IMG_20221031_075129.jpg; IMG_20221031_075121.jpg; IMG_20221031_074951.jpg; IMG_20221031_074901.jpg

Sent from Outlook for iOS

From: [REDACTED]
Sent: Monday, October 31, 2022 9:51:05 AM
To: Richards, Gwyn <Gwyn.Richards@cityoflondon.gov.uk>; McLoughlin, Juliemma <Juliemma.McLoughlin@cityoflondon.gov.uk>; Stokley, Gemma <gemma.stokley@cityoflondon.gov.uk>; Joshi, Shravan (Deputy) <Shravan.Joshi@cityoflondon.gov.uk>; Moss, Alastair (Deputy) <Alastair.Moss@cityoflondon.gov.uk>; Hayward, Christopher (Deputy) <Christopher.Hayward@cityoflondon.gov.uk>
Cc: [REDACTED]
Subject: Objection to the Planning Application made by Castleforge for 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Good morning,

I wish to strongly object to the Planning Application made by Castleforge for 1 Golden Lane. It has only just come to my attention and my home will be severely impacted. I would have wished to have addressed the committee directly to share my concerns but have only had a few hours to briefly review the application. However, from what I have seen the proposal, by Castleforge, will have detrimental effect on residential amenity and it harms the grade II part of the building.

I consider the so called 'public benefits', are merely token, and simply do not outweigh the harm. As the officer has stated in the report the application is non-compliant with many of the City's planning policies and they believe it is 'finely balanced' simply because it complies with increasing office space in the City.

However, there is currently a surplus of vacant office space across the City (for example my office in [REDACTED] is located in the City and currently has several floors available) and further office space in the development pipeline, located in far more appropriate locations within the City, than this site. This building is surrounded by residential properties, many of which will suffer loss of daylight and sunlight, increase noise from the use of roof terraces and obstructions from on street servicing.

I have worked in the city for thirty years and my family are 24/7 residents here in the city. My extended family live in two flats which covers the entire south side of the 8th floor of the Denizen. The height of the proposed development increases from the current peak of 55.3m to 67.4m and will have severe overshadowing effect on my flats. Brackley street is a very narrow street and I attach the pictures taken from my balcony today (using 1x camera zoom from both sides of my flats which will be entirely overshadowed by the proposed development if they are allowed to build to full height of 67.4 meters) which shows how close the current building is to mine. The extra 12 meters or so height increase (and the proposed triangle to flat roof is making the sky visibility worse) will severely block daylight and sunlight light to our rooms. This is a particular issue for us as we rely on working from home much more nowadays than before and my children use their bedrooms to study in, so loss of light in their bedrooms has an equally negative impact as it will have on our lounge areas.

The increase height of the building will create a canyon effect, exuberating noise at street level, especially noise from the proposed on-street serving, whilst the roof terraces introduce further opportunity for increased noise pollution in the area. Given the extreme close proximity of 1 Golden Lane to my home, I am also concerned about light pollution from the building and overlooking. The Officer report admits that The Denizen will suffer a reduction of daylight and sunlight due to the increased height and massing.

I would strongly urge the Planning and Transportation Committee to refuse this application at the upcoming P&T meeting tomorrow Tuesday November 1, 2022 or at the very least defer to seek further information on the impact to residents, particularly for those living in The Denizen, the closest building to the application site. I would equally be happy to address the committee, as my home is probably the most impacted by this application.

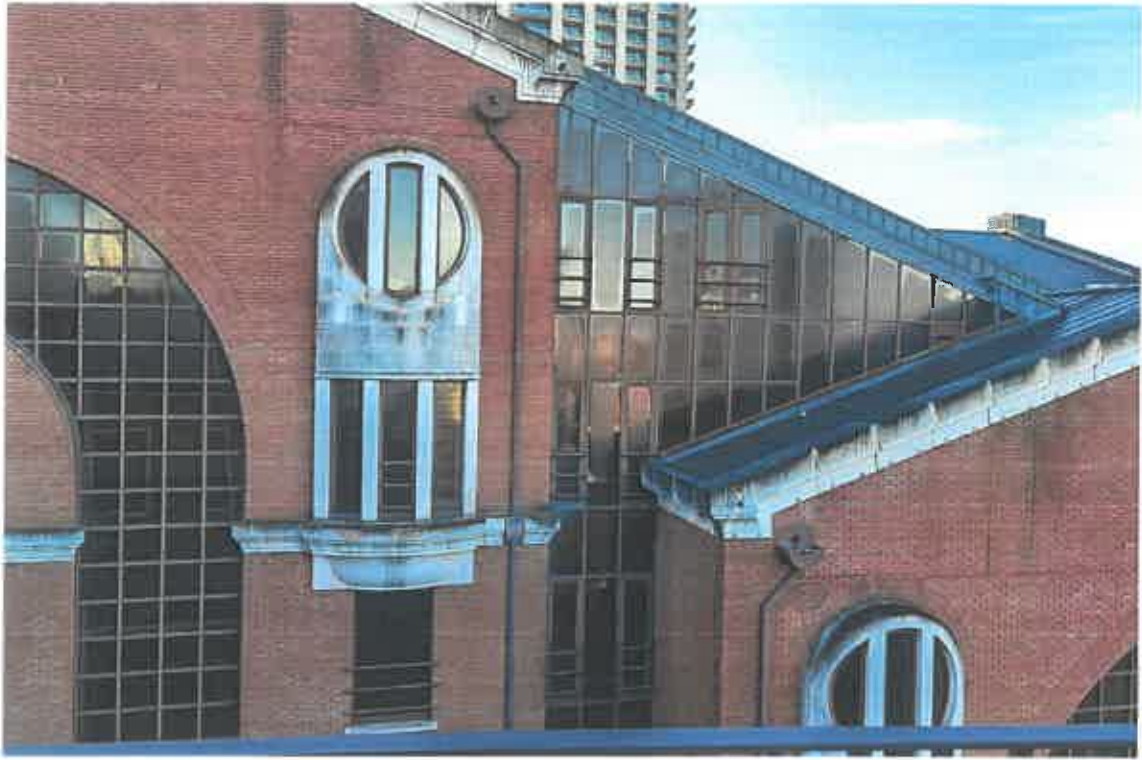
Please could I also request this email to be sent to every Committee member before the Planning & Transportation meeting.

Your sincerely

Xin Xia





Robinson, Jessica

From: Richards, Gwyn
Sent: 31 October 2022 10:34
To: Horkan, David; Robinson, Jessica; Carroll, Phillip
Subject: Fwd: 22/00202/FULMAJ and 22/00203/LBC - 1 Golden Lane

Sent from [Outlook for iOS](#)

From: Frederick Rodgers [REDACTED]
Sent: Monday, October 31, 2022 10:33 am
To: Richards, Gwyn <Gwyn.Richards@cityoflondon.gov.uk>
Cc: Joshi, Shravan (Deputy) <Shravan.Joshi@cityoflondon.gov.uk>; Moss, Alastair (Deputy) <Alastair.Moss@cityoflondon.gov.uk>; McLoughlin, Juliemma <Juliemma.McLoughlin@cityoflondon.gov.uk>; Horkan, David <David.Horkan@cityoflondon.gov.uk>
Subject: Re: 22/00202/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Mr Richards,

Further to my email below, attached is a photo taken whilst sitting at our dining table of our southwestern view over 1 Golden Lane. If the proposal proceeds, we will lose our view of virtually all the sky above it - permanently. The photo also shows the harm the additional 15 metres will do to the historic facade.

Again, please share with all the other Members of P&TC.

Best regards,

Fred Rodgers

Chair, Breton House Group

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

UK

Tel: [REDACTED]

Mob: [REDACTED]



On 29 Oct 2022, at 11:23, Frederick Rodgers [REDACTED] wrote:

Dear Mr Richards,

I have now seen your report to Committee re the above.

Could you add this email to the many objections you have already received, please. Also, please ensure its circulation to all the other P&TC Members prior to next week's meeting.

Perceived lack of Impartiality

First of all, may I say how surprised I was at your failure to accept my invitation to view 1 Golden Lane from some of the flats surrounding it. As the invitation was extended to the applicant, there was no intention of partiality but the failure accept could be seen to imply a lack of impartiality on your part.

That implication is underlined by both the unannounced P&TC Members' site visit, which denied objectors any opportunity to point out the effect of the proposal and the presentation

the applicant was able to make in private. Worse, the factual misrepresentation in some of the latter went unchallenged, something that is even obvious from the error strewn 21-page transcript. For instance, the decision not to attempt to destroy City Corporation's Turkish hazel is a result of an intervention by City Gardens and nothing to do with the applicant's response to public objections.

Eastern elevation

As far as Breton House residents are concerned, your report certainly lacks objectivity. The near 15 metre, almost sheer, increase in the height of the eastern elevation hardly gets a mention but, in paragraph 142, you suggest its effect is "transitory". Around 50 flats in Breton House face directly onto the eastern elevation of 1 Golden Lane, including number 100, and it's difficult to understand how our permanent view can be dismissed as "transitory".

The overlooking effect of the proposals on the other three elevations is said to be mitigated, including by the use of fluting. However, there's no indication that the eastern façade windows are designed to deter overlooking and, of course, these windows are full height.

In addition, the proposal introduces a roof terrace above the historic façade. It may be described as a biodiverse green roof but it will be accessed. Also, there's no guarantee that it would continue to be so used and there are no apparent balustrades or similar attempts to prevent overlooking.

The conclusion to London Borough of Islington's consultee comment states:

Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.

However, your response:

The assertion that the site holds a tertiary urban structure is refuted; Golden Lane is one of the City's main thoroughfares and the site holds a prominent location on Golden Lane, holding its own in between the larger Barbican Estate to the immediate south. As such, it cannot be said to be tertiary

the absence of a northern "top" to the sandwich aside, ignores your own Department's plans for Golden Lane. This, of course, was closed to all through traffic for 18 months by the Experimental Traffic Order. Under those plans, Golden Lane would, on the worst outcome, only be a through route for non-ZEV traffic from the north.

In any event, your assertion re the prominence of 1 Golden Lane doesn't hold good when considering the street's whole length, including from within the London Borough of Islington, something that images 3, 4, 8 and 9 in the applicant's Townscape Visual Impact Heritage Assessment underline. In fact, the latter clearly emphasises London Borough of Islington's conclusion as well, it seems, as challenging the objectivity, indeed professionalism, of your peer to peer response.

Cripplegate Street

Much is made, both in your report and the applicant's presentation, not only of the current state of Cripplegate Street but its intimidating nature. As we have used this route almost daily for over thirteen years, there is nothing intimidating about it, whatever the time of day or night nor is it poorly lit.

If there's an issue about the area under the Barbican ramp, the applicant has owned 1 Golden Lane for over seven years and, during that time, has done nothing to ameliorate the

alleged deficiencies. Even then, although the paintwork on the surrounding metalwork is tired, there is nothing exceptional about Cripplegate Street which justifies your subjective claim (para 231) that it is both "undesirable and undermaintained".

Interventions in the historic façade

Whilst the intention to make interventions in the historic eastern façade to provide level access has to be welcomed, it seems that no serious consideration has been given to alternatives to the two eastern interventions. Paragraph 459 accepts the harm caused in providing level access but fails to question the duplication of access to the same room.

In addition to the proposed intervention in the northern side of the historic façade, another harmful intervention within a few metres of it is recommended for approval. An intervention could be made on the southern side of the historic façade, opposite the northern one, protecting the full eastern façade from intervention but this hasn't been considered, let alone required, despite the comments of the Victorian Society.

In fact, the handwringing justification in paragraph 462 would be far more palatable if the proposed interventions in the historic façade were made on the north and south and not the east:

462. It is the view of Officers that giving great weight to the conservation of this heritage asset, and considerable importance and weight to the desirability of preserving the special architectural and historic interest and heritage significance of the listed building, the identified harm to the significance of the designated heritage asset is outweighed by the public interest benefits associated with the proposed development.

Roof terraces

A further problem arises regarding the use of the roof terraces, even if identification of users from outside 1 Golden Lane were possible. According to:

372. A series of terraces are proposed which would be accessible to occupants of the office accommodation ... and .. Use of the terraces would be managed by conditions.

but no condition is proposed that would prevent use by non-occupiers nor is any condition proposed as to how the roof terraces are to be used. Conditions 26-31 merely control how these areas are not to be used. If approved and conditioned as proposed, members of the public could use the roof terraces without there being effective sanctions - see my comment, below, under the proposed condition 26.

Further, according to:

374. .. the proposed terraces would result in some overlooking to neighbouring buildings and a small loss of privacy to residents

but a *small loss of privacy* is subjective. Surely, there is either privacy or there is none. The loss of residential privacy should not be acceptable other than in the most exceptional cases. The proposal is not one such.

Embodied Carbon

From the outset, the decision to refurbish 1 Golden Lane, rather than destroy it, has been welcomed. As a result, we have to accept an increase in embodied carbon but that increase could be easily mitigated by maintaining the current overall height of 1 Golden Lane. After all, the additional 2,471 sqm don't add a great deal of extra space to 1 Golden Lane and hardly has any impact on the total amount of currently consented but undeveloped office space in the City.

Response to objections

You have, thankfully, rejected the proposed refuse bin presentation arrangement along Cripplegate Street. And, of course, the Turkish hazel is no longer under threat but I trust it will be outside the proposed security hoarding shown in the Outline Construction Management Plan. These two apart, my other objections have not been conceded and, so remain.

Conclusion

All in all, there is little, if any, merit in the proposal that warrants approval. Certainly the claimed benefits don't outweigh the actual harm and I repeat my request that permission be refused.

However, in the event that the P&TC Members are minded to approve the proposal, some of the proposed conditions are unacceptable as drafted and must be amended beforehand. These conditions are set out, with my comments, below but the necessary restriction on users and the permissive use of roof terraces must also be conditioned.

Best regards,

Fred Rodgers

Chair, Breton House Group

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

UK

Tel: [REDACTED]

Mob: [REDACTED]

Unacceptable conditions

26 No part of the roof areas except those shown as roof terraces on the drawings hereby approved shall be used or accessed by occupiers of the building, other than in the case of emergency or for maintenance purposes. REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

The problem with this condition is that local residents will be unable to distinguish occupiers from non-occupiers, who aren't restricted from either use or access. This will mean breaches of this condition are likely to be undetectable and, therefore, unenforceable by City Corporation.

27 No live or recorded music that can be heard outside the premises shall be played. REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

This condition should prevent noise of any sort being heard outside 1 Golden Lane at any time.

28 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

If condition 27 were to prevent noise being heard outside 1 Golden Lane at any time, there would be no need for this condition.

29 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 21:00 and 09:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

It's difficult to understand this condition. It appears to allow a free for all by employees of "the premises licence holder".

30 The external terraces hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 09:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Firstly, Saturdays must be included along with Sundays and Bank Holidays. Secondly, there's no reason why the restriction shouldn't be from 20.00 to 10.00.

40 The development shall provide:

15,471 sq.m (GIA) of office floorspace (Class E) and 71 sq.m (GIA) of cultural/community floorspace (Class F2).

REASON: To ensure the development is carried out in accordance with the approved plans.

As mentioned under 41, unless the "lobby/café" floorspace is to be ancillary to the Class E office use, then this area should be all cultural/community Class F2(b).

41 The floorspace within the development marked as lobby/cafe on the floor plans at ground floor level hereby approved, shall be used for retail (Class E(a)) and/or cafe/restaurant (Class E(b)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town

and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re- enacting that Order with or without modification.

REASON: To ensure that active public uses are retained to ground floor.

Irrespective of anything else, there is no accessible WC serving this floorspace. However, whilst a café, restaurant even, might be acceptable if solely for 1 Golden Lane's occupiers, the possibility of this floorspace being used for any commercial activities aimed at the general public, whether café, restaurant or retail is totally unacceptable. The use must be ancillary to Class F2(b) local community use if open to other than occupiers of 1 Golden Lane.

42 The floorspace within the development marked as community/cultural floorspace on the floor plans at ground floor level hereby approved, shall be used for local community (Class F2(b)) and for no other purpose (including any other purpose within Class F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re- enacting that Order with or without modification.

REASON: To ensure compliance with policy S6 of the Draft City Plan 2036.

It's not clear how this condition is consistent with a binding commitment to an approved Cultural Plan in the S106 agreement but this condition must prevail.

FR

From: [REDACTED]
To: [PLN - Comments](#)
Subject: CoL Ref: 22/00202/FULMAJ - Cripplegate House, 1 Golden Lane (LBI Ref: P2022/1158/OBS)
Date: 09 May 2022 17:46:14
Attachments: [image001.png](#)

THIS IS AN EXTERNAL EMAIL

Hello,

[REDACTED]

-
[Height, bulk and mass:](#)

- *It is the combined impact of excessive height, bulk and mass that creates the harm associated with the scheme, as opposed to its architectural detailing and materiality.*
- *The 'replacement' wing occupies a very tertiary position within the urban structure. Its southern flank faces a service yard, and its western and northern edges front onto narrow minor streets. The Grade II listed host building, the Cripplegate building, fronts Golden Lane which could be deemed the secondary street within this structuring context.*
- *By raising the height and associated mass in such an excess manner in relation to the host building, within this tertiary position, the proposal not only threatens to overwhelm the host but also its neighbours.*
- *The proposed height would significantly exceed the heights of the immediately adjacent Barbican buildings Ben Johnson House and Breton House, harming their setting and creating confusion in regards to the legibility of the urban form and structure.*
- *The new build elements would also be highly visible from multiple vantage points from within and adjacent to the Golden Lane Estate, altering and overwhelming elements associated with its form and setting.*
- *The site is positioned in a highly tertiary position, including to the rear of the host building. By making it one of the tallest and largest structures in this immediate context, the design fails to acknowledge or respond to the contextual urban structure or to the hierarchy of place and space. And this appears to be the fundamental failing of this scheme.*
- *By virtue of the significant height and mass proposed the scheme would become a primary visual form and focus to this part of the locality. This approach fails to respond to the structure and form of the context. It also threatens the setting and legibility of the adjacent multiple heritage assets associated with the Barbican Estate, Golden Lane Estate, the Welsh Chapel and the Cripplegate building, the host, itself.*

[Elevational treatment](#)

- *There are no objections to the architectural language, detailing, and materiality of the scheme. Rather it is the excessive height and mass relative to the established heritage rich urban form and structure that LBI raises objection to.*

[Impact on heritage assets](#)

- *The proposal is considered to cause unacceptable levels of harm to multiple heritage assets harming their setting, their legibility, and that of the established pattern and*

structure of their context.

Conclusion

- *Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.*

Thanks,
Joe

Joe Hennessy
Senior Planner (New Build) | Major Applications Team



ISLINGTON

Development Management | London Borough of Islington | Islington Town Hall | Upper Street |
London | N1 2UD



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Robinson, Jessica

From: Gagen, Kurt
Sent: 01 November 2022 07:29
To: Gagen, Kurt; Robinson, Jessica; Horkan, David; Richards, Gwyn
Subject: FW: Comments for Planning Application 22/00203/LBC

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>
Sent: 31 October 2022 17:41
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Comments for Planning Application 22/00203/LBC

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 31/10/2022 5:41 PM from Ms Shamilee Arora.

Application Summary

Address:	Cripplegate House 1 Golden Lane London EC1Y 0RR
Proposal:	Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.
Case Officer:	Amy Williams

[Click for further information](#)

Customer Details

Name:	Ms Shamilee Arora
Email:	[REDACTED]
Address:	Flat 50 Clarendon Court Golden Lane London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Noise- Other
Comments:	I object for the reasons put forward by the Barbican Association, the residents' association of The Denizen and other members of the public. The proposed plans will greatly affect The Denizen's residents' rights of light, in particular, as a result of the considerable increase in the project's height.

Kind regards

Committees	Dated:
Policy and Resources Committee	17/11/22
Planning and Transportation Committee	01/11/22
Property Investment Board	25/11/22
Subject: Opportunity London Campaign	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	7,8,10
Does this proposal require extra revenue and/or capital spending?	N
What is the source of Funding?	Local Risk, City Fund
Has this Funding Source been agreed with the Chamberlain's Department?	Y
Report of: Executive Director of Environment / City Surveyor	For Decision
Report author: Simon McGinn, Assistant Director Partnership and Engagement	

Summary

This report also seeks your agreement to continue the City Corporations sponsorship of the Opportunity London campaign and sets out what it has delivered to date, the costs of continued sponsorship and outlines an umbrella programme of key property related events for 2023 that the City Corporation could seek to attend in conjunction with Opportunity London, together with associated costs.

The report specifically seeks agreement for the City Corporation to attend MIPIM 2023 in Cannes between 14-16 March 2023 along with the GLA and London Councils as a partner in the Opportunity London campaign. MIPIM is Europe's largest property market conference where it is anticipated circa 25,000 paying delegates will attend with circa 600 from the international property investor sector.

The annual programme and costs would comprise the following:

MIPIM, 14-16 March 2023	-	£65,000
Opportunity London sponsorship	-	£25,000
UK REiif 16-18 May 2023	-	£10,000
LREF, September 2023	-	£10,000
Expo Real 4-6 October 2023	-	£15,000
Foreign conference and City promotion	-	£15,000
Total	-	£140,000

The cost of the above will be paid for out of the Environments Departments Partnership and Engagement local risk budget (£115,000), the City Surveyors local risk budget

(£20,000 to attend MIPIM) and the Director of Communications local risk budget (£5,000 to attend MIPIM)

Recommendation(s)

- I. That the Policy and Resources Committee and Planning and Transportation Committee agree that £25,000 from the Environment Departments (Partnership and Engagement) local risk budget should be used to fund the ongoing sponsorship of Opportunity London
- II. That the Policy & Resources, Planning & Transportation Committee, and the Property Investment Board, approve that the City of London Corporation should attend MIPIM 2023 with a total budget of £65,000 to be funded via Environment Departments (Partnership and Engagement) local risk budget (£40,000) City Surveyors local risk budget (£20,000) and the Central Communications Director local risk budget (£5000)
- III. That the Policy and Resources Committee and Planning and Transportation Committee agree that £50,000 from the Environment Departments (Partnership and Engagement) local risk budget should be used to fund the attendance of an umbrella programme of property related events being supported by Opportunity London

Main Report

Background

1. London's reputation as the world-leading city for business is continuing to be challenged by the impacts of Brexit, the Covid pandemic, global events and economic uncertainty. In addition, London has also been affected by the "levelling up" agenda which has redistributed benefits to other parts of the UK despite London experiencing a considerably higher unemployment rate than the national average. In such times it is vital that London and the City continue to promote the benefits of investing and working in London to attract continued inward investment. While London & Partners is the key promotional agency to focus on bringing inward investment into the capital, it has no remit to promote London to the global investment-decision makers who decide where and when to invest wealth.
2. As part of the City Corporation's response to the ever-present threat to maintaining London and the City as a place to invest and do business, the Policy and Resources Committee agreed in February 2022 to become the first key public sector partner to join a new 'Opportunity London' campaign to promote London in key global and UK regions. New London Architecture (NLA) has co-ordinated delivery of the partnership and has brought on board a number of public sector partners including the GLA and London Councils together with private sector partners. A contribution of £25k was agreed with a recommendation that this be reviewed to determine the success of the campaign and future sponsorship.

3. In January 2022 Policy and Resources Committee agreed that the City Corporation should send a delegation to MIPIM 2022, including the then Chair of Policy and Resources Committee, the City Surveyor and Executive Director of Environment. The timing of MIPIM 2022 clashed with the City elections meaning the Chairs of Planning and Transportation and Property Investment Board were not available to attend. MIPIM 2022 was attended by 22,000 delegates with London activities contained in a London Stand pavilion, immediately adjacent to a pavilion hosted by the Department of Innovation and Trade. The City Corporation attended for two days as part of a united Opportunity London umbrella, along with the Deputy Mayor for Planning and Regeneration and Skills and representatives of London Councils. As part of the attendance there were opportunities to promote the City on the London Stand speaking in two sessions in the full conference programme, attending breakfasts, lunches and dinners hosted by Opportunity London, the London Property Alliance (CPA/WPA), London First and property investors. Meetings were also held on the stand with City investors to promote key City messages and receive updates on their investment strategies.

Current Position

Opportunity London

4. As part of the agreement of Policy and Resources Committee to sponsor the Opportunity London campaign it was agreed to undertake a review to assess the success of the campaign before committing any further funding. The City Corporation was a founder partner of the initiative making an initial contribution of £25,000. This has been used to seed fund the development of the initiative and was crucial in demonstrating to potential partners the value of the campaign. The GLA has contributed £65,000 and London Councils £45,000 as sponsorship. The total sponsorship received from the public and private sectors was £310,000 set against a challenging target of £500,000. Discussions are ongoing to bring on board further private sector partners.
5. Opportunity London has delivered the following achievements since March 2022:
 - Research / positioning piece for Opportunity London by Prof Greg Clark "[Pioneering the revised world city](#)".
 - Design, web development and content gathering for a new website: www.opportunity.london.
 - Delegation to MIPIM in Cannes in March 2022 (including funding for ticket / travel / expenses for Executive Member for Housing & Planning at London Councils) including speaking engagement programme, promotional 'business cards' and co-hosted lunchtime event at The Majestic Hotel with the London Property Alliance (CPA/WPA), where Catherine McGuinness, Jules Pipe and Darren Rodwell spoke about the initiative and London's ambitions.
 - Collective 'Opportunity London' Stand at inaugural UKREiiF event in Leeds in May 2022 and 4 dedicated London sessions within the main programme. 75 public sector delegates attending from 18 London Boroughs, GLA, Central London Forward, TfL.

- Opportunity London dinner at the Labour Party Conference, with Chair of Policy and Resources in attendance alongside various London Borough Leaders, Sadiq Khan, Deputy Mayor for Housing, David Lammy MP and James Murray MP.
 - Opportunity London dinner at the Conservative Party Conference, Deputy Chair Policy and Resources Committee in attendance alongside Chair of EC BID, Paul Scully, Minister for London and Elizabeth Campbell, Leader of RBKC and Executive Member for Business, Economy and Culture at London Councils.
 - [Opportunity London Investment Summit](#) at the Royal Academy as part of LREF.
 - Opportunity London display area at the London Real Estate Forum at The Barbican.
 - PR and comms campaign organised by London Communications Agency.
 - Funding for dedicated post within London & Partners to link up with their existing London promotion / FDI work.
6. The achievements above together with the sponsorship raised are considered to have provided a solid platform to support promotion of key messages and inward investment opportunities into London and the City. There is no other vehicle that collectively promotes London as a place to invest and given the current economic climate and global uncertainty it is imperative that London presents a strong and collective message that it remains open to business. It is considered that a further investment of £25,000 in March 2023 when the current sponsorship runs out would be value for money. This money would go toward the cost of delivering the partnership, communications and various events hosted to promote London.

MIPIM

7. Opportunity London has identified an umbrella programme of events to engage with key international and domestic investors funding delivery of development schemes in London. MIPIM is the key event where exposure to international investors would be maximised. MIPIM is Europe's largest property market conference where it is anticipated circa 25,000 paying delegates will attend with circa 600 from the international property investor sector. Opportunity London has been in discussions with the organisers of MIPIM to explore opportunities and associated costs in respect of delivering a co-ordinated London programme and stand for MIPIM 2023. A key failure of MIPIM 2022 was the lack of sufficient investment and coordination by the organisers in curating the London Stand, which in part was due to uncertainty created by the backdrop of the Covid pandemic. NLA who deliver Opportunity London, has over 20 years' experience of delivering a London Stand at MIPIM and whilst they are no longer responsible for delivering the London Stand, have sought to bring forward a coordinated package for the City and Opportunity London to utilise to promote London as a place to invest and do business. The organisers have agreed to pay for the Central London Model to be shipped across and subsidised three stands for the City, London Councils and Opportunity London facing each other within a clearly branded area. The costed package for the space and stands including eight passes would, at current exchange rates, be £35,800. The total cost of attending

MIPIM including hotels, flights, transfers and a City hosted lunch would be £62,800 with a £2,200 contingency

MIPM Budget

	Estimate
London Stand, includes 8 passes	£35,800
Flights and transfers	£6,000
Hotel	£16,000
City hosted event	£3,000
Incidentals	£2,000
Contingency	£2,800
Total	£65,000

8. As with previous years at MIPIM it is not intended to hold meetings relating to individual developments which can be done in London. The programme will be focussed on strategic engagement with investors both in terms of identifying opportunities to support the promotion of London and the City and through engagement with those investors looking to invest in London. MIPIM is a key opportunity to raise the profile and champion the work of Planning and Transportation Committee in granting schemes and to highlight policies that will encourage international investment and reinforce the City's international position. It will also provide opportunities to promote our commitment to deliver key strategic property projects to demonstrate our ongoing efforts to support the economic wellbeing of London. Attendance of MIPIM will also provide opportunities to work with key partners such as the GLA, London First, London Council and the CPA and to engage with leaders of other UK cities and regions. The proposed team to attend MIPIM will specifically support the delivery of the tailored programme and provide the necessary support to ensure all aspects run smoothly. The proposed team to attend MIPIM 2023 is the Chair of the Policy & Resources Committee, the Chair of the Planning & Transportation Committee and the Chair of the Property Investment Board who will be accompanied by the Executive Director Environment, the City Surveyor, The Assistant Director Partnership and Engagement, Head of Planning Delivery and one member of the Communications team will also be in attendance.

9. Opportunity London has targeted the promotion of key events in the UK and Europe and has ambitions to deliver partner delegations to key global regions such as North America and the Far East. In addition to MIPIM, Opportunity London has identified UK REiff (hosted in Leeds), LREF (London) and Expo Real (Munich) as key opportunities for attendance. They are also exploring jointly with the CPA opportunities to send a delegation of partners to New York to engage with investors and explore learning opportunities. Other foreign visits may also be forthcoming which may be appropriate for either the Chair of Policy and Resources, Chair of Planning and Transportation or Chair of Property Investment Board to attend. Whilst such trips will be to a degree subsidised, the costs of

flights and accommodation would need to be paid for. The estimates for attendance of this umbrella programme of events are set out below and in combination with attendance of MIPIIM are considered to be a comprehensive annual programme of events that would provide appropriate opportunities for Members to engage with local and international investors, promoting key City messages:

UK REiif 16-18 May 2023	-	£10,000
LREF, September 2023	-	£10,000
Expo Real 4-6 October 2023	-	£15,000
Foreign conference and City promotion	-	£15,000
Total	-	£50,000

Proposals

10. It is proposed that:

- The City Corporation agree to extend sponsorship of the Opportunity London initiative in March 2023 at a cost of £25,000 to be taken from the Environment Department, Partnership and Engagement local risk budget 2022/23
- The Chair of Policy and Resources, Chair of Planning and Transportation and Chair of Property Investment Board lead a delegation to attend MIPIIM 2023 at a cost of £65,000 to be taken from the Environment Department, City Surveyors and Communications Directors local risk budget 2022/23
- That the City Corporation agree attendance to the umbrella programme of events in conjunction with Opportunity London partners at a cost of £50,000 to be taken from the Environment Department, Partnership and Engagement local risk budget 2023/24

Options

11. The City could decide not to invest in any of the proposed activities to promote London as a place to invest and do business or it could decide to support MIPIIM, Opportunity London or the proposed Opportunity London umbrella programme in isolation. The proposal sets out an annual investment campaign that is balanced and which reaches out to UK, European and international audiences. It is considered that there are significant opportunities and benefits to be derived from providing a collective voice in promoting domestic and international investment into London and the City and specifically provides the opportunity to promote key City messages about being open for investment, including demonstrating our track record in supporting ongoing regeneration of the City and commitment to delivery key strategic projects

Corporate & Strategic Implications

Strategic implications: The Opportunity London campaign, including attending MIPIIM and the umbrella programme of events aligns with the City Corporation's corporate priorities in terms of supporting a thriving economy and will be instrumental in helping to support our aspirations to create "a global hub for innovation in financial and professional services, commerce and culture." Attracting inward investment can also help to give us access to the

skills and talent that we need and will in turn help inspire enterprise, excellence, creativity and collaboration

The Opportunity London campaign also aligns with the London Mayor's 2021 election manifesto where he has pledged to "champion the city across the globe as a location for investment and the best place to start and grow a business."

Financial implications: The overall funding of £140,000 will be funded via Environment Departments (Partnership and Engagement) local risk budget (£115,000), City Surveyors local risk budget (£20,000) and the Central Communications Director local risk budget (£5,000).

Resource implications: The Chair of Policy and Resources, Planning and Transportation and Property Investment Board will attend MIPIM together with the City Surveyor, Executive Director Environment and support team of three. The precise make-up of the representatives to attend the umbrella events will be determined by the event in consultation with the Chairs.

Legal implications: The main purpose of the City's involvement would be to support key adopted strategies to promote the City as a leading world business centre and to encourage inward investment. As such, its power to undertake the activity in its City Fund capacity and to incur City Fund expenditure is in Section 1 of the Localism Act 2011.

Risk implications: None identified

Equalities implications: None identified

Climate implications: Given the location of MIPIM it would take 13 hours to travel by train. It is proposed to travel through a combination of British Airways (BA) and EasyJet. EasyJet takes steps to partly address the impact on the environment or every single flight they offset all the carbon emissions from the fuel used, by supporting projects that protect against deforestation, plant trees or drive the uptake of renewable energy. BA do not offset for trips outside of the UK, but it is possible to pay an additional contribution to offset the carbon emissions of the flight. Where using BA an offset payment will be made.

Security implications: None identified

Conclusion

12. In the face of the challenges posed by Brexit and the global pandemic, the Opportunity London campaign provides a crucial, multi-agency platform to promote London and the City's development opportunities to domestic and international investors. Building on the success of MIPIM in previous years, the proposed umbrella campaign which includes attendance of MIPIM 2023, will enable a consistent narrative with the key decision makers in the international global investment world and will provide the targeted resources needed to ensure that London remains at the forefront of investment decisions.

13. MIPIM 2023 provides a significant opportunity for the City Corporation to attend and promote the City as a place to invest and do business. MIPIM is Europe's largest international property conference with key global investors in attendance. By participating as part of the London Stand the City can join key London strategic partners as part of Opportunity London, including the GLA, London and Partners and London Councils. The respective Chairs attending and officer team

will be able to engage directly with the property industry over a three-day period, promoting investment into London and the Square Mile.

Report author

Simon McGinn, Assistant Director Partnership and Engagement, Environment Department

E:simon.mcgin@cityoflondon.gov.uk

T:07768526045