



## **Planning Applications Sub-Committee**

### **SECOND ADDENDUM**

**Date:** TUESDAY, 21 FEBRUARY 2023  
**Time:** 10.30 am  
**Venue:** LIVERY HALL - GUILDHALL

**4. FRIARY COURT, 65 CRUTCHED FRIARS**

Report of the Planning and Development Director.

**Ian Thomas**  
**Town Clerk and Chief Executive**

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# Agenda Item 4

<b>Committee:</b>	<b>Date:</b>
Planning Application Sub-committee	21 <sup>st</sup> February 2023
<b>Subject:</b>	<b>Public</b>
Addendum Report no.1 for Agenda item 4.	
Friary Court 65 Crutched Friars London EC3N 2AE	

## Additional Representations

Additional letters have been received in support of this application especially in relation to the provision of the Migration Museum:

- Sathnam Sanghera
- Professor Philip Ogden
- Kavita Puri
- Richard Upton – AreYou?
- Sam Ross – Allianz
- Chris Hogwood – Landsec
- George Alagiah

## Sustainability Clarification

It has been highlighted that whole life carbon figures within the scenario testing have been reported inaccurately and the figures for scenario 1 and 2 are 2,129kgCO<sub>2</sub>eq/m<sup>2</sup>. As a result, the committee report paragraph 318 changes in that Scenario 3 would be the one with the highest whole life-cycle carbon emissions per square meter.

Table 4 Overview of the embodied carbon results for the four assessed Scenarios

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	<b>kgCO<sub>2</sub>eq/m<sup>2</sup></b>			
<b>Whole Life Carbon</b>	2,129	2,129	2,228	2,163
<b>Operational Carbon</b>	1,183	1,126	1,126	1,126
<b>Embodied Carbon</b>	946	1,003	1,102	1,037
	<b>Tonnes CO<sub>2</sub>eq</b>			
<b>Whole Life Carbon</b>	29,385	42,093	50,046	60,218
<b>Operational Carbon</b>	16,325	22,263	25,298	31,352
<b>Embodied Carbon</b>	13,060	19,830	24,748	28,866

The fact sheet at the start of the committee report also included this table within row 14 (whole life-cycle carbon options). The table has been updated to reflect these clarifications.

**14. WHOLE  
LIFE-  
CYCLE  
CARBON  
OPTIONS**

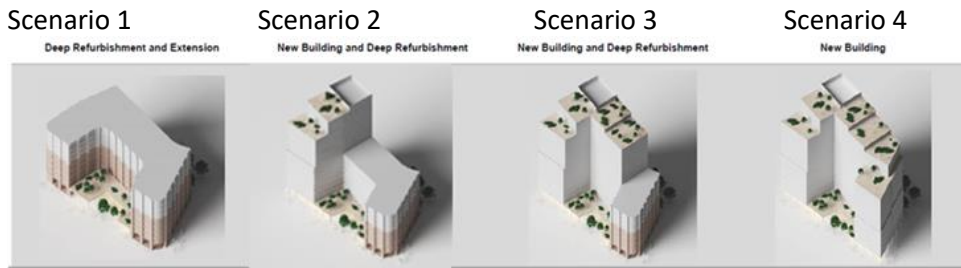


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**Additional Background Papers:**

Sathnam Sanghera, email, 17/02/2023

Professor Philip Ogden, 18/02/2023

Kavita Puri, letter, 19/02/2023

Richard Upton – AreYou?, email, 20/02/2023

Sam Ross – Allianz, email, 20/02/2023

Chris Hogwood – Landsec, letter, 20/02/2023

George Alagiah, email, 20/02/2023

## Zdunik, Rafal

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**From:** Hogwood, Chris [REDACTED]  
**Sent:** 20 February 2023 12:28  
**To:** Robinson, Jessica  
**Cc:** Sophie Henderson  
**Subject:** Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)  
**Attachments:** Development Proposals at 65 Crutched Friars, City of London EC2N 2ES.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson,

Please find attached a letter relating to the above application.

All the best

Chris

**Chris Hogwood**  
MD Corporate Affairs & Sustainability

**Landsec**  
100 Victoria Street

[REDACTED]  
[landsec.com](https://www.landsec.com)

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Tel +44 (0)20 7413 9000

## Zdunik, Rafal

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**From:** Sanghera, Sathnam [REDACTED]  
**Sent:** 17 February 2023 17:47  
**To:** Robinson, Jessica  
**Subject:** Development Proposals at 65 Crutched Friars, City of London EC2N 2ES

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)**

- I am a supporter and distinguished supporter of the Migration Museum - an institution that I believe is truly important to mark the essential role that migration - both to and from Britain over the ages - has played in shaping the Britain we know today. Indeed I lamented the lack of a permanent Migration Museum in my book *Empireland* to put this essential story at centre stage.
- That is why I welcome the opportunity the Migration Museum now has to deliver a viable, permanent home in a high profile location and I offer my strong support for this planning application.

Best wishes

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Sathnam Sanghera  
[www.sathnam.com](http://www.sathnam.com)  
[www.twitter.com/sathnam](https://www.twitter.com/sathnam)

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## Zdunik, Rafal

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**From:** George Alagiah [REDACTED]  
**Sent:** 20 February 2023 12:58  
**To:** Robinson, Jessica  
**Subject:** Development proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)  
**Attachments:** FT article page 1.pdf; FT article page 2.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson,

I am writing as a Trustee of Migration Museum to say how delighted I am that the above application – with our own interest in it - will be heard tomorrow.

I know you have heard from my colleagues on the Museum Board and, of course, from others.

At this stage I simply wanted to draw your attention to an article I wrote for the Financial Times a couple of years ago (see attached) in which I made the argument for the UK to have a museum dedicated to exploring the huge influence the movement of people has had both on our own country and the wider world beyond. Sadly, London is almost unique as a major global capital in not having, to date, such an institution.

I trust I have left you with enough time to circulate copies of the article to anyone who you think might value it.

With best wishes,

George Alagiah

## Zdunik, Rafal

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**From:** Richard Upton [REDACTED]  
**Sent:** 20 February 2023 08:46  
**To:** Robinson, Jessica  
**Subject:** Museum of Migration : LETTER IN SUPPORT OF PROPOSALS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

\* I have been consistently impressed by the Migration Museum and have closely observed their progress during the two and half years that U+I were their landlords in a disused fire station building in Lambeth. During that time I saw the museum go from strength to strength, building a significant and very high quality cultural programme of events and exhibitions and engaging a wide range of local community groups. As an experienced property developer with a strong interest in place-making, I can say that the Migration Museum has great social value, and I have seen at first hand how they have engaged local people either by including their stories in the museum or by underlining the museum's relevance to them personally, underlining how people belong locally and nationally, making the museum a place of welcome, inclusion and lively activity for all.

\* Recently I was a judge for the museum in a competition for young people to design an exhibit based on a migration story that interested them and it was a real pleasure to see the museum as a living community catalyst for young people to partner with artists and makers, building many skills along the way, to deliver some really brilliant exhibits that will now form part of the museum's displays. I am convinced that the museum is a great place for promoting skills-building of all kinds and I have seen this working at first hand. I know that the museum also contributes to DEI training for corporates and indeed hosts a huge variety of organisations of all kinds, from ESOL learners to government departments, history and art enthusiasts to family reminiscence groups and so on. In my view the museum provides a unique venue for a very wide range events and activities across a great diversity of organisations from whom there is demonstrable demand.

\* The City of London feels like an excellent location for the Migration Museum to put Britain's migration story on the map both nationally and internationally and I would expect the museum to be a compelling destination and venue for local residents and workers and also for British and foreign tourists.



\* I strongly support this application for planning consent that will afford the Migration Museum a sustainable opportunity to create a permanent museum in the heart of the City.

With best wishes

Richard

**Richard Upton**



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AreYou?

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Senior Advisor, U+I

Historic England Commissioner

Regeneration with impact:

The Old Ambulance Station

[www.oldambulancestation.art](http://www.oldambulancestation.art)

@the\_oldambulancestation

Moulsecoomb Place

[www.MoulsecoombPlace.com](http://www.MoulsecoombPlace.com)

@moulsecoombplace



## Zdunik, Rafal

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**From:** Ross, Sam (AllianzGI) [REDACTED] >  
**Sent:** 20 February 2023 11:34  
**To:** Robinson, Jessica  
**Cc:** Sophie Henderson  
**Subject:** Re: Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson,

I am writing in support of planning application 22/00882/FULMAJ at 65 Crutched Friars which involves the development of the Migration Museum. I appreciate this is a relatively last-minute submission but I do hope that you will take it into account as my email to the Lord Mayor and Councillors for Tower Ward on 31 January (see below) has neither been acknowledged by them nor submitted as a formal letter of support.

As you can see from my email, Allianz Global Investors is a global asset manager with over €520bn assets under management and over 300 employees in London. We have long sponsored the Migration Museum Project and we strongly believe the museum will have a valuable role to play in the City. Therefore, we urge the City of London Corporation to approve the planning application.

Yours sincerely,  
Sam Ross

**Sam Ross**  
Vice President  
Business Manager  
Technology, Operations and Products

**Allianz Global Investors GmbH, UK Branch**  
199 Bishopsgate  
London, EC2M 3TY

[REDACTED]  
[www.allianzgi.com](http://www.allianzgi.com)

**Active is: Allianz Global Investors**

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Internal

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**From:** Ross, Sam (AllianzGI)  
**Sent:** 31 January 2023 12:53  
**To:** [REDACTED]  
**Subject:** Migration Museum planning application

Dear Lord Mayor and Councillors,

I am an employee of Allianz Global Investors, a global asset manager with over €520bn assets under management and over 300 employees in London. We are a sponsor of the Migration Museum Project (MMP) which is applying to open the UK's first museum to explore the movement of people to and from Britain across the ages within the City of London.

MMP has informed us that you have objected to their planning application (22/00992/FULMAJ) at Friary Court on the basis of change of use from office space to student accommodation. As you may already know, MMP has spent almost a decade trying to find a permanent home within the City of London and it would be disastrous for them if this application was refused.

On a personal note, I disagree with several aspects of your objection:

- It does not necessarily follow that the justification for redeveloping the old Museum of London site into office space means that office space elsewhere in the City should not be redeveloped for alternative use.
- Given the shift in remote working across the City, student participation and economic activity is likely to be at least as high as workers - indeed, we can see the hospitality and leisure industry is suffering and students would be a welcome boost.
- The existing building at 65 Crutched Friars is pretty ugly and without any architectural merit so can hardly be described as a landmark unless you are using the term literally (i.e. as an object or feature of a landscape or town that is easily seen and recognised from a distance).
- Dominvs is a highly successful developer with a number of student housing projects in development across London which illustrates the demand for this type of accommodation in contrast to more office space.

Furthermore, your objection fails to recognise the substantial benefits that the Migration Museum would bring to the City of London including:

- A unique destination attracting 140k visitors annually.
- Positive economic impact on the local area.
- Provider of education to equip people to become more tolerant citizens.
- Offer vibrant cultural programme of exhibitions, events and workshops.

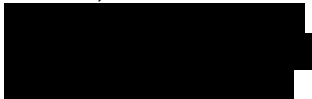
Given the unparalleled diversity of the City of London across all dimensions including history, culture and inhabitants, I urge you to reconsider your objection and offer your support to this unique, valuable and exciting project.

Yours sincerely,  
Sam

**Sam Ross**  
Vice President  
Business Manager  
Technology, Operations and Products

**Allianz Global Investors GmbH, UK Branch**

199 Bishopsgate  
London, EC2M 3TY



[www.allianzgi.com](http://www.allianzgi.com)

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## Zdunik, Rafal

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**From:** Philip Ogden [REDACTED] >  
**Sent:** 18 February 2023 11:46  
**To:** Robinson, Jessica  
**Subject:** Ref: 22/00882/FULMAJ

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Ms Robinson

I write in support of Development Proposals at 65 Crutched Friars, City of London, EC2N 2ES (ref 22/00882/FULMAJ).

I am an emeritus Professor of Geography at Queen Mary, University of London (located in East London and the City) with a specialist interest in migration and urban regeneration. I also served as Master of the Drapers' Company in 2018/19 and know the City well in that context.

It seems to me that the application has a number of strengths.

First, I have visited the site. Although the current building is relatively new and not without a degree of architectural merit, it is clear that the site is under-developed in the context of other sites in the area. A larger and more ambitious development would sit well on the site and lead to a rejuvenation of the immediate area. The transport links are excellent and the injection of more residents is likely to have a beneficial effect on local retail and service businesses.

Second, the possibility of locating the Migration Museum within the building is very exciting. I have been familiar with the idea of the museum since its inception and it would be transformed by the provision of a well-designed and well-resourced permanent home. The location could scarcely be more appropriate, given its close proximity to some of London's most diverse communities both today and historically. The City would be sending a powerful message to these communities if it were to endorse and encourage this proposal. The Museum would be able greatly to expand its outreach work, not least with local schools and colleges. Members of the Committee will be aware that, notwithstanding the adjacency of the City itself and Canary Wharf, many nearby communities remain amongst the most deprived in London and the UK. The local schools have been remarkably successful in recent years and the housing of the Migration Museum in this location would provide highly useful further resources.

Thirdly, the Museum would add a further significant and complementary element to the City's cultural engagement. The Museum's reach would extend well beyond local communities and attract visitors from London as a whole as well as nationally and internationally.

I do hope the Committee will feel able to approve the application.

Professor Philip Ogden

February 18th 2023

Sent from my iPad

## Zdunik, Rafal

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**From:** Kavita Puri [REDACTED] >  
**Sent:** 20 February 2023 07:55  
**To:** Robinson, Jessica  
**Attachments:** Migration Museum.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

THIS IS AN EXTERNAL EMAIL

Dear Jessica

Enclosed is a letter of support for the Migration Museum proposal.

Yours

Kavita

**Kavita Puri**

**[www.kavita-puri.com](http://www.kavita-puri.com)**

64 Santos Road

London SW18 1NS

19 February 2023

Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
London EC2P 2EJ

Dear Jessica

**Dear Jessica, Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)**

I am a proud friend of the Migration Museum, and have been a long-time follower of its mission, ambition and work.

I wholeheartedly support the Trustees in their vision, and carefully thought-out proposal, to establish a permanent place that tells the complex migration story of Britain, and who we are today. It is long overdue for a museum like this to be established. And for it to be situated close to where so many of these stories originated, is particularly pertinent. The museum would further enhance the City's cultural offering, as well as that of the capital and our country.

As a writer and programme-maker of migration stories, memory and the diasporic experience, I cannot emphasise enough how an institution dedicated to the many migration histories and experiences is not only important for a sense of belonging, but also for a wider understanding of how our stories connect. This is a once in a generation opportunity to establish a cultural centre, and at this time, when there are so many misconceptions about migration, it has never been more relevant or urgent.

I strongly support this application, and look forward to continuing my collaboration with the future endeavours of the Migration Museum.

Yours sincerely

Kavita

**Kavita Puri**

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