



Planning Applications Sub-Committee

Agenda Items 3 & 6

Date: TUESDAY, 29 OCTOBER 2024

Time: 10.30 am

Venue: LIVERY HALL, GUILDHALL

3. **MINUTES**

To agree the public minutes of the Planning Applications Sub-Committee meeting held on 10 September 2024.

For Decision
(Pages 5 - 28)

6. **165 FLEET STREET, LONDON, EC4A 2DY**

Report of the Director of Planning & Development.

For Decision
(Pages 933 - 1042)

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PLANNING APPLICATIONS SUB-COMMITTEE Tuesday, 10 September 2024

Minutes of the meeting of the Planning Applications Sub-Committee held at Livery Hall - Guildhall on Tuesday, 10 September 2024 at 10.30 am

Present

Members:

Graham Packham (Deputy Chairman)
Deputy Randall Anderson
Ian Bishop-Laggett
Deputy John Edwards
Deputy John Fletcher
Deputy Marianne Fredericks
Amy Horscroft
Deputy Charles Edward Lord
Deputy Brian Mooney BEM
Eamonn Mullally
Deborah Oliver
William Upton KC
Jacqui Webster

Officers:

Zoe Lewis	-	Town Clerk's Department
Polly Dunn	-	Interim Assistant Town Clerk
Fleur Francis	-	Comptroller and City Solicitor's Department
David Horkan	-	Environment Department
Samuel James	-	Environment Department
Kieran McCallum	-	Environment Department
Rob McNicol	-	Environment Department
Tom Nancollas	-	Environment Department
Joanna Parker	-	Environment Department
Gwyn Richards	-	Environment Department
Robin Whitehouse	-	Environment Department
Peter Wilson	-	Environment Department

1. APOLOGIES

Apologies for absence were received from Mary Durcan, Anthony Fitzpatrick, Jaspreet Hodgson, Alderman Robert Hughes-Penney, Deputy Shравan Joshi, Alderwoman Elizabeth King, Deputy Natasha Lloyd-Owen, Deputy Alastair Moss, Judith Pleasance, Deputy Henry Pollard, Alderman Simon Pryke, Ian Seaton and Hugh Selka.

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

Deputy Edward Lord stated they were a Governor of the City of London School for Girls and they would therefore not be participating in the consideration of

Agenda Item 5. The Legal Officer stated that the last time the Board of Governors had considered a report relating to this matter was 2021 when they were not a Governor but it was at their discretion whether they wanted to take part. Deputy Edward Lord stated although they were not a Governor at that time they would not participate.

3. **MINUTES**

RESOLVED – That the public minutes of the meeting held on 11 July 2024 be agreed as a correct record subject to the following amendment:

That the reference to File Transfer protocol service in Agenda Item 5 be replaced by FTTP Fibre to the Premise Services.

4. **45 BEECH STREET, LONDON, EC2Y 8AD**

The Sub-Committee considered a report of the Planning and Development Director concerning the partial demolition, extension and change of use of existing office building to Class E co-living accommodation in the form of 174 private units with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

The Town Clerk referred to those papers set out within the main agenda pack as well as the Officer presentation slides and two addenda which had been separately circulated and published. Officers presented the application stating that 45 Beech Street was also known as Murray House. It was a corner property that fronted the Beech Street tunnel to the south, beneath the Barbican Podium and residential Bridgewater House on Bridgewater Street to the north and the Barbican Estate which was also residential was to the rear. The three buildings enclosed a courtyard area and ramped access which led from Bridgewater Street into the basement of the site. The site was not a listed building, and was not in a conservation area, however it was immediately adjacent to The Barbican Estate (Grade II* listed), Barbican Registered Historic Park and Garden (Grade II* listed), and the Barbican and Golden Lane Conservation Area.

Members were shown the existing views from the Barbican Podium looking west, Beech Street looking west from the junction of Beech Street and Bridgewater Street with the tunnel and supporting structures in front of the building entrance, with the building entrance located in the middle of the southern façade and accessed by a number of steps. Members were informed that step-free access was provided via a ramp and a separate door to the west. They were also informed that neither the southern nor eastern ground floor bays offered active engagement of visual interest with the streets they addressed. In the existing view from the southside of Beech Street looking west, Members were shown the floor condition was currently highly compromised by the construction of the tunnel which had created a poor pedestrian environment. The Officer highlighted images from the existing courtyard with the top of the ramp and access to basement.

The Officer stated that the application property, Briar Court and Bridgewater House enclosed a courtyard area and ramped vehicle access. The building was

currently accessed by pedestrians from Beech Street via two separate entrances, one ramped and one stepped. Internally the building did not currently provide step-free access to the lifts due to internal level changes. There were currently seven existing car parking spaces located along the ramp and in the basement and there was an existing UKPN substation to be retained.

Members were shown the existing first floor and ground floor plans. They were also shown the existing front elevation showing the main entrance below the Barbican Podium and were informed that the existing building had a significant amount of telecommunications equipment cluttering the roofscape. Members were also shown the existing Bridgewater Street elevation with a section of the podium and the west and north elevations within the courtyard.

Members were shown plans of the extent of the demolition. They were informed that the core was to be deconstructed, largely due to the need for an additional stairwell for fire safety needed in residential property as well as to improve access and inclusivity within the building. The columns and floor plates were to be retained.

The demolition east elevation showed the removal of the top two full storeys of the building and the plant areas above which equalled 957 square metres of floor space. The proposal was for the major refurbishment with extensions to upper floors. 90% of the substructure, 66% of the super structure and 0% of the facades would be retained.

The Officer stated that the proposal was for the change of use of the building to provide 174 private co-living units as well as communal space. Co-living, also known as large-scale purpose-built shared living was a form of non-self-contained housing, generally made up of at least 50 private rooms together with communal shared spaces and facilities. This was a type of accommodation seen as providing an alternative to traditional flat shares, and it included additional services and facilities, which could include room cleaning, bed linen services and on-site gym facilities, as well as concierge services. In terms of use class, co-living was not defined as C1 which would be a hotel, C2 residential institutions nor C3 which was self-contained housing. It was distinct from those uses and was sui generis use class.

Members were informed the proposal would result in the loss of 5,284 square metres of office floor space. Officers did not consider this to prejudice the primary business function of the city, nor would it jeopardise future assembly or delivery of large office development sites. It would not introduce uses that adversely affected the existing beneficial mix of commercial uses. The Officer stated that it had been demonstrated through viability testing and marketing that the continued use of the building as an office was not viable in the longer term in this largely residential area and therefore the proposed change of use was acceptable in principle. The Officer added that the loss of office was policy compliant, and the site was considered suitable for the proposed co-living use. The scheme had been through affordable housing viability testing and approximately £8.5 million would be secured towards off-site affordable housing

if permission was granted. This element of the application had been subject to third-party review by a financial viability consultant.

Members were informed that the proposed basement would contain several amenities for the future residents, including a gym and workout studio, a TV room and a laundry room. It would also contain the cycle parking for the development, including 134 long stay spaces as well as the plant and refuse storage. The laundry room and gym would provide direct level access into the courtyard amenity area. There would be no vehicle access to the basement.

Members were informed that the proposed ground floor would contain the publicly accessible cafe and co-working space either side of the main reception area. There would be a resident only working area and the combined communal kitchen and dining area for residents. There would also be two bookable rooms, one for dining and one which was described as for multi-use, such as meetings. The Officer highlighted the location of the refuse collection area onto Bridgewater Street. Officers had assessed the quality of the proposed communal spaces to be acceptable, and they were in line with the relevant policies and guidance for co-living development. The primary entrance and ground floor plate would be altered to provide step-free access. The existing courtyard would be resurfaced, the top of the ramp closest to the entrance gate would be levelled off and an accessible parking space would be provided here. There would be no vehicle access to the remainder of the ramp beyond the space. The proposed facilities were suitably inclusive and accessible.

The Officer stated that floors 1-9 would house the private co-living units. A number of different private room layouts were proposed, and the floor areas were either 20 or 21 square metres for each of the standard room types. The floor to ceiling heights would be 2.5 metres. This was in line with the guidance set out in the relevant guidance document and this was considered acceptable. 10% of the rooms were proposed as accessible, which equated to 17, and these would be either 28 or 36 square metres in floor area. The proposed accessible units were considered suitably inclusive and acceptable, with regard to their layout and the layout of the wider building. The accessible units would be prioritised for disabled occupants and details of management and allocation of this, as well as the parking space were to be secured in the Section 106 agreement.

There were some identified shortfalls in the provision of daylight and sunlight to the proposed accommodation and communal facilities. Compared to the BRE guidance, however, officers considered the proposed quality of private accommodation and communal co-living facilities to be acceptable overall due to the variety of spaces proposed and the overall floor areas that would be provided. They would provide future residents with sufficient facilities for sleeping, eating, working, relaxing and storage in line with the guidance document and a full assessment of the daylight and sunlight internally could be found in the officer report.

Members were shown the proposed eighth floor plan. There were private balconies on the southern facing units. It was noted that the existing office building had a roof terrace in a similar location to this. The Officer outlined the proposed ninth floor plan, and the location of the proposed communal roof terrace at the end of a communal corridor. The space would incorporate fixed and unfixed furniture to create a flexible space whilst ensuring inclusivity and safety. Planters would run around the edge of the terrace behind the balustrading to create a planted edge and buffer to the terrace. It was noted that objections have been received due to noise and loss of privacy concerns from the terrace and the proposed development generally.

The Officer stated that overall there had been 66 objections to the proposal, which were summarised in the report and appended in full with amenity impacts assessed from paragraph 361. There would be no direct overlooking from the roof terrace due to the oblique angles between this and neighbouring residential windows. Furthermore, the edge planting would ensure any perceived privacy was retained and the detail of this was recommended to be secured by condition. There would be no harmful overlooking resulting from the proposal generally.

In relation to daylight and sunlight impacts, the proposed development had been identified as having some minor and major adverse impacts upon daylight and sunlight to surrounding residential properties. However, the majority of adversely impacted windows were serving bedrooms and had poor existing daylighting factors. The fact this was a tight-knit urban environment also meant that the existing daylight factors were poor. Officers had assessed the impacts to be acceptable and the daylight sunlight assessment submitted by the applicant had been third-party reviewed by the BRE who agreed with the conclusions and the methodology.

The Officer stated that objections relating to noise and disturbance would be addressed through conditions including restricting the hours of the proposed external amenity area, requiring there to be no music to be heard from outside the premises, nor played in the amenity areas as well as with the operational management plan, which was to be secured in the Section 106 agreement.

The proposed roof plan showed an extensive green roof combined with a photovoltaic solar panel system, the details of which would be secured by condition. The areas of plant were set back from the main roof.

Members were shown the proposed front elevation. It was proposed to build four new storeys, which would deliver an increase of approximately 1,700 square metres of floor space, which meant that approximately 7,000 square metres of total co-living floor space would be provided.

Members were shown the proposed east elevation from Bridgewater Street, and the proposed west and north elevations within the courtyard. The greatest alterations to bulk and massing came from the upward extension from Level 6, increasing the height of the building to a maximum height of 51.3 metres AOD, which included the plant and maintenance rail. The Officer stated that the

building would strike a comparative alignment in height with the two Barbican blocks, which flanked it, and Bridgewater House to the north.

The Officer stated the top of the building was expressed by a series of arched roofs, which on the south were set back from the body of the building, creating private terraces. The arches would be clad in zinc with deep reveals, the soffits of which would be decorated with the white metal batons to provide additional visual interest. The variations in the materiality would add texture and complexity to the roofscape, creating a positive sense of differentiation between 45 Beech Street and the surrounding Barbican blocks, which were cast in white painted concrete.

Members were informed the middle of the building was formed from a repeating bay module, framed by textured GRC (Glass Fibre Reinforced Concrete). The window module had been designed to maximise natural light, prevent overheating and provide natural ventilation through the fixed decorative panel. The windows had been set deeply within the facade to create natural solar shading and a more dynamic facade treatment. The entrances and ground floor bays at the base of the building would be given greater visual interest and prominence through the application of vibrant colour, texture and depth within their bays on Beech Street and Bridgewater Street, which would create a more vibrant and dynamic ground floor below the Barbican podium. This included the new entrance gate to the internal courtyard, which would also be painted in a vibrant orange colour and made from a decorative perforated pattern, enabling visibility into the courtyard. The majority of the ground floor bays, including the ground floor cafe, would be clear glazed to ensure views into and out of the ground floors, again adding animation to the surrounding streets.

Members were informed that Officers considered the architectural design of the building would be compatible with the existing context in terms of its scale and massing, and it would be read as a well-layered piece of design which would improve the building's contribution to the local townscape. The proposals would enhance the overall quality and character of the ground floors, which would be transformed to be outward-facing and visually permeable, encouraging a positive interaction with surrounding streets, as well as making the entrances to the buildings much more prominent and inclusive.

Members were shown a number of townscape views and were advised that Officers had assessed the impacts of the proposal on surrounding designated and non-designated heritage assets, including the Barbican as a Listed Building Conservation Area and registered Historic Park and Garden and concluded on all accounts the proposal would preserve the setting and significance of all. Furthermore, no objection was raised by Historic England or any other relevant heritage bodies.

In relation to the assessment conclusions, the Officer stated that the loss of office had been demonstrated to be acceptable and the site was considered suitable for a co-living, residential development. The quality of accommodation and communal facilities to be provided was considered acceptable and would contribute to the City's annual housing targets equivalent to 97 conventional

housing units and increased housing choice for City workers and Londoners generally, whilst £8,510,000 would be secured towards offsite affordable housing. The proposal was for the major refurbishment of the existing building, with extensions to upper floors, 90% of the substructure, 66% of the superstructure and 0% of the facades would be retained. Although the proposal would result in the highest life cycle carbon emissions out of the presented options, this option would be able to deliver the holistic sustainability benefits that would complement the redevelopment of the site in its context. Sustainability Officers were satisfied the proposal would deliver a high quality, energy efficient development which was on track to achieve an excellent BREEAM assessment rating. Officers considered the architectural design of the building would be compatible with the existing context in terms of scale and massing, and would be read as a well-laid piece of design, improving the building's contribution to the overall townscape. The proposal would enhance the overall quality and character of the ground floors and the building entrances would become much more prominent and inclusive.

Officers had assessed the impact of the proposal on surrounding heritage assets and the proposal would preserve the setting and significance of these. Officers had also considered the amenity impacts to be acceptable when considered on balance with other merits of the application. Other than the proposed accessible parking space, the development would be car-free. It had been assessed to have less highway activity than the existing use and this was subject to compliance with conditions and planning obligations, which were recommended, including the submission of a demolition and construction logistics plan, delivery and servicing plan and the parking design and management plan. A travel plan was also recommended to be secured by Section 106 agreement and a Section 278 agreement was recommended to secure the cost of public highway and public realm improvements which were required.

The Officer summarised stating the proposal would make the best use of land following a design-led approach which optimised the site's capacity to accommodate co-living housing, which would increase the housing stock and choice for Londoners, and the proposals aligned with the functions of the City to accommodate substantial growth. Officers considered the proposal complied with the development plan when considered as a whole. Officers recommended that planning permission should be granted as set out in the recommendation in the Officer report. Members were shown slides highlighting the CIL and Planning Obligations and Heads of Terms.

The Town Clerk explained that there were three registered objectors to address the meeting and she invited the objectors to speak.

Ms Joanna Boait, stated she was speaking on behalf of the Ben Johnson House Group Committee and the House Group members. She stated that whilst accepting that additional residences were necessary for the City, Ben Johnson House would be significantly adversely affected by the proposals for 45 Beech Street. The proposed added height would impact the daylight and sunlight that reached some of the flats. The Planning Officers had assessed the

impacts to be acceptable but had only assessed ten windows and had suggested that most of the impacted windows were bedrooms. Ms Boait stated that approximately half of the windows impacted a part of the daily living space of these flats, and for most flats the only other window was over 12 metres away on the south side of the building. The 34 additional windows in the upper floors meant that the residents of 45 Beech Street, especially at the north end, abutting Bridgewater House, would be able to see into rooms belonging to Ben Johnson House residents on the northern and western sides. She stated this was a significant invasion of privacy and given the impact on daylight and sunlight, she asked that the roof line be lowered or the upper floor set back.

Ms Boait stated it was understood the operational management plan would be refined and subject to a Section 106 agreement to secure the contents as obligations. She added that there were to be 174 residential rooms and point 116 of the Officer report stated that none of the rooms were considered large enough for occupation by couples. The operational management plan should therefore include the obligation that each room should be lived in by one person. In addition, and in accordance with the London Plan and the Officer response, the operational management plan should include the obligation that tenancies should be for a minimum of three months. The operational management plan would be key to ensuring that the occupants of 45 Beech Street could be welcomed. It would be very helpful if representatives of the residents closest to the development were given the opportunity to be actively involved in the development of the operational management plan.

Ms Boait stated that with 79 rooms with openable windows overlooking Ben Johnson House, the potential for disturbance from music, general noise, smoking and other smells was significant. She requested that the proposed compliance condition requiring the limiting of live and recorded music so that it could not be heard outside the premises, be extended to include all noise, as was the case across the Barbican. She added this should also cover the roof terrace at ninth floor level, which currently referred only to amplified or other music. Ms Boait stated there appeared to be no designated smoking areas and stated that suitable conditions should be included in the operational management plan.

Ms Boait drew Members' attention to the planning conditioning allowing the ninth-floor terrace to be used only between 7:00am and 10:00pm and stated this was both too early and too late for a residential area and the hours should be limited to between 9:00am and 6:00pm. She added that 6:00pm was the planning condition time limit for the roof terraces at 1 Golden Lane. She also stated that a servicing and delivery start time of 7:00am was too early and stated that this should match other sites in this residential area where deliveries, including the shops such as Waitrose, had delivery and servicing times restricted to 8:00am - 9:00pm and there should be no deliveries at weekends. Ms Boait stated that in addition, no delivery, servicing or waste disposal vehicle serving 45 Beech Street should be permitted to reverse in Bridgewater Street. She added that suitable conditions for delivery and servicing should be included in the operational plan. She also raised concern that rubbish would have to be brought up from the basement to the top of the

ramp and then along the pavement. She asked that the waste disposal plan be reconsidered and secured by a planning condition and gave an example of 1 Golden Lane, where waste was taken from inside the building directly to the waiting rubbish vehicle.

Mr Alexander Wilson, Chair of the Shakespeare Tower House Group, stated he was speaking on behalf of Shakespeare Towers. He stated that Shakespeare Towers, whilst further away from the work than Ben Johnson House, was still about 50 metres away from the site at 45 Beech Street. He stated that it would be preferred if the terrace was not included, but if it was to be included, that a 6:00pm restriction be added.

Mr Wilson raised concern about live music events on the ground floor and concern noise would reverberate off all the other buildings and hit Shakespeare Tower. He requested that these events be prevented from taking place or if they were to take place, triple glazing be installed and no windows ever be open during such performances.

Mr Wilson raised concern about noise during construction. He informed Members that noise from 1 Golden Lane had been an issue and Ben Johnson House was in between the two buildings. There would be no building in between this development and Shakespeare House. He requested that the developers acknowledge this and work with the residents to see how the noise could be minimised during the summer when windows were opened.

Mr Fred Rodgers, Barbican resident stated that paragraph 116 of the Officer report referred to only one tenant being regulated under Section 106 and this should be changed to one occupant to ensure that only one person occupied any unit at any time. He raised concern about the additional embodied carbon in the proposed architecture at roof level with the amount not being specified and raised concern that if subjected to a design review panel, the panel would also have had concerns.

The Deputy Chairman, in the Chair, asked if Members of the Sub-Committee had any questions of the objectors. A Member queried if there were noise concerns regarding the terraces on the eighth-floor units as they faced Shakespeare Tower. An objector stated this was the case, although to a lesser extent than the specific noise concerns raised, due to the different demographics of those living in the units. There were family units in Ben Johnson House, but there would not be in the proposal, and the occupants would have a different style of living, with younger residents and more potential noise.

A Member stated that the normal standard for music licences and applications throughout the City was that they should finish around 11:00pm. He asked the objectors why they considered an exception should be made in this case. An objector stated that most people arrived home from work at about 6:00pm and it was reasonable for them to have peace and quiet from that time.

A Member asked for clarification on an objector's concern that the proposal would draw young people. An objector stated that the proposal would add 300 people to a small area that was next to a building with only 400 people. It would add to noise and smells e.g. from smoking and from kitchen extractors. Another objector stated there was no issue with young people or students and many students lived in the Barbican. He added the concern was the destruction of the Barbican being advanced in this scheme and that it was unfortunate that the affordable housing contribution was in cash rather than in flats within the development.

A Member asked objectors to outline the consultation process. An objector stated that some documents had been received through letterboxes and the Barbican Association was consulted but the registered Tenants Associations of the housing blocks were not approached. Residents had had to read notices displayed on site, many of which were put up after the closing date for comments.

A Member asked about the impact the construction of 1 Golden Lane had on the wellbeing of those living nearby. An objector stated complaints had been made. The Deputy Chairman stated that this was not relevant to the application under consideration and that each application should be considered on its own merits. The Member stated that there should be a clear obligation for the developer to take adequate steps to put protection in place and explore minimising noise disruption during the demolition and development e.g. through regular site meetings. The Deputy Chairman stated that Officers could be asked about steps to minimise disruption, later in the meeting.

A Member asked about the significant change in the pattern of deliveries and the impact on local deliveries. An objector stated Viscount Street was currently one-way from the south, Brackley Street had been closed by the construction of 1 Golden Lane and traffic was being diverted the wrong way down a one-way street without marshalling. He added this should be addressed before work started on 45 Beech Street.

The Member also asked about the arches at the top of the building. An objector stated that this could look better if it was coloured orange, but he raised concern about trying to imitate a work by renowned architects for no particular reason and increasing the embodied carbon when a flat roof and wooden structure could be used.

A Member asked about the usage of the podium by the public. He stated that the usage of the podium was one tenth that of most other public realms and yet was the most expensive. Another £17m of on street parking reserves would be spent. The Member asked for clarification on objector concerns about additional public, including the potential residents of this development, using the podium. Ms Boait stated that whilst the podium was a public walkway, it was also the road outside homes. It was proposed to have more seating which would be under residents' windows, and there would be more people in the space near homes. Concern was raised about a potential increase in noise and smoking and there being currently no policing of the area to ensure no anti-social

behaviour was taking place. Ms Boait stated that Ben Johnson House usually had the highest number of anti-social behaviour complaints of the whole estate. Mr Rodgers stated the podium should be used more and disagreed that it should be a private area for Barbican residents.

A Member asked about the consultation process and the delay in the finalised documents being presented. Ms Boait stated that some of the documents were uploaded on 31 August 2024 and there was no index. Mr Rodgers stated the initial consultation was very good. He stated that although listened to, residents did not consider they were heard.

The Deputy Chairman invited the applicant to speak.

Mr Damien Sharkey, Managing Director of Hub stated that Hub along with their partner Bridges Fund Management, were the applicants for 45 Beech Street. Mr Sharkey advised that Hub was one of the UK's leading living developers with over 7,000 homes completed or under development across the UK. At 45 Beech Street, Hub had partnered with Bridges Fund Management, the UK's largest social and environmental impact investor. Hub and Bridges had a 10-year development partnership with all their developments demonstrating positive social environmental impact and leaving a lasting legacy.

The vision for 45 Beech Street included retrofit an existing building and maximising reuse of the existing structure, providing new living accommodation for City workers, producing a high-quality design, providing enhancements to the Beech Street frontage and delivering a car-free development. Members were informed the existing building was no longer fit for purpose as a modern office building and no longer able to compete with other serviced offices providers in the local area, of which there were 29 within 1/2 mile radius. This is because the internal layout was severely compromised. Access around the building did not achieve the inclusivity requirements expected of any modern office building. The office floors had reduced floor to ceiling heights and internal layout was very compromised, not DDA compliant, and did not comply with the latest building regulations. Over the past 12 months, the applicants had engaged in an extensive collaborative design process. They had held a number of consultation sessions with key stakeholders, residents and local resident groups. They had sent out over 2,000 invitations to all households and businesses in the local area and held two public exhibitions on the proposals. These events were attended by 69 people and the applicants had found the feedback extremely helpful, allowing them to consider and incorporate several items into the final proposals. At the consultation events, the applicants had heard the concerns that some local residents had regarding both operational noise from future tenants and also construction noise. Mr Sharkey stated the building would be professionally managed by an on-site team who would be both contactable and present every day. All the external amenity spaces would be closed from 9:00pm until 7:00am and these hours were reduced from those currently set out in the draft conditions. There would be no amplified music in this building at any time. Mr Sharkey stated he understood that construction noise could be frustrating and disturbing and added that given that the majority of the existing structure was being retained, the noise and dusty works were

minimised in comparison to new buildings. However, in order to minimise disruption further the applicants would use one of their trusted contracting partners and hold monthly meetings with all local residents invited to keep them updated and address any concerns.

Mr Sharkey spoke about co-living as a use. He stated that 45 Beech Street was located in the middle of the City of London's largest residential neighbourhood. The strategy allowed it to be changed to a residential use which was more in keeping with the surrounding area and community and the City of London. He stated there was a genuine demand for this type of housing. It provides an opportunity for those who worked in the City to live close to where they worked and enjoy all the benefits of the City and in the last 12 months alone, Knight Frank City officers had had over 1,000 inquiries from City businesses. This type of accommodation was more affordable than traditional built to rent or HMO. Co-living rents averaged 7% lower than traditional private rented homes and 14% average discount to multifamily build to rent. Based on recent research from Knight Frank, 72% of co-living residents in the UK were aged between 26 and 40 years old. In terms of building management, the building would be professionally managed by an on-site team. A detailed management plan would be submitted to the City for approval which would cover details of how the building would be managed. Tenants would be required to respect the local community and abide by the rules of their tenancy agreements. The team on-site would ensure that there would be no nuisance to the neighbouring residents and would be contactable at all times to address any concerns or complaints. Mr Sharkey informed Members that there were a large number of benefits to this application. The construction of 174 new homes would contribute to the City housing targets; a fully policy compliant affordable housing contribution of £8.5 million would be made; through the lettings plans, City businesses and organisations would have access to the three month exclusivity sign-up to the co-living homes; the existing building would be given a much needed revival; the public realm would be improved; the ground floor amenity spaces would be open up to the public; and the scheme would provide a sustainable car-free residential development.

A Member asked the applicant if the refuse collection plan would be reconsidered given the objector's concern and if the servicing hours would be reduced. Mr Sharkey stated that the developers wanted to build relationships with nearby residents and were happy to review the detail. He added that the number of trips the scheme would generate was much lower than the existing buildings but the applicants were willing to consider future potential changes.

A Member welcomed the willingness of the applicant to work with residents but stated there were lots of issues around noise and construction and asked for a document to be produced on resident engagement. Mr Sharkey stated that typically, if a scheme had consent granted, the applicant would advance the design alongside one of their preferred contracting partners, who would have experience in this type of construction and would develop a strategy bearing in mind the context they were working within, and this would be presented to all neighbouring groups. Before work started on the site, there would be meetings, and concerns would be addressed. A monthly newsletter was then issued

which covered any work that had taken place in the previous month and a look ahead to the following month. There would also be in-person meetings, with the developers attending. The design would be developed bearing in mind there were elements of prefabrication or off-site construction which would be maximised given the sensitive location.

In terms of the amenities given, a Member asked why when there was the podium and the site was near the Barbican theatres and cinemas, there was a roof terrace proposed and not an extension of the green roof. Mr Sharkey stated the applicants wanted to provide some external amenity. The space had been minimised as much as possible to about one square metre per resident in view of the other amenities in the area.

A Member commented that there had been complaints from current residents in Bridgewater Street about noise from the collection of refuse and she asked if there were quieter systems than the one proposed. Mr Sharkey stated the applicants would review the bin strategy.

The Member welcomed the 17 units for people with disabilities, but was concerned that there was only one proposed parking space for those 17 units. Mr Sharkey stated that the applicants were proud to be delivering 17 fully DDA compliant homes, there was a DDA compliant WC on the ground floor and cycle storage would also be DDA compliant. The applicant typically liked to deliver car-free developments for the social impact benefits and therefore minimised car park spaces and encouraged sustainable means of transport, particularly in a location such as this where public transport was good. However, they fully acknowledged that they did need to provide car parking and so were delivering one space. This would be very carefully managed to make sure that it was provided for the tenants that needed it.

The Member questioned the proposal for building work and HGV access on Saturdays and whether this was reasonable in such a built-up residential area. Mr Sharkey stated the applicant always signed-up to local authority restrictions. It was acknowledged that Saturday was a day that people tended to be in their homes longer so this could be discussed with residents but an element of working on a Saturday was important. Restricting working hours would increase the overall duration of the construction programme. The applicants were willing to work with neighbours to ensure that Saturday disruption was minimised.

A Member suggested that a respite centre be set up for residents to use during noisy working hours. She also queried why there was no affordable housing on site. Mr Sharkey stated that a fully policy compliant affordable housing payment was being made and it was decided at an early stage with Officers that this was the appropriate route forward.

The Member asked how single occupancy would be enforced and whether there should be units couples could rent. The applicant stated that there were single occupancy, tenancy agreements. It was recognised that people would have friends and partners, however all units would have single occupancy tenancy agreements. Where an occupant met a partner and had them stay in

their unit, they would not immediately be asked to end their tenancy but the building would be carefully managed and there would be robust tenancy agreements. Co-living was about providing people with a home and on an all-inclusive basis, giving them flexibility and giving them somewhere close to work to live and was not trying to define how occupants lived their lives.

A Member queried why the applicant had not sacrificed one of the rooms on the podium level and joined up to the podium opposite the T-intersection of the corridors, as this would have given natural light into both of the corridors, which were now entirely artificially lit. This would have also meant there could be fresh air in the corridors, and all the users of the building would have direct access to the podium. The applicant stated that it was not possible to open up the private amenity due to the fire strategy. Also, there were security reasons for the proposed layout. The private amenity space was located where it would minimise the disruption to neighbouring buildings.

A Member asked what discussions would take place with St Bartholemew's Hospital and schools and City of London Police in terms of their needs and how they could be accommodated given the nature of the market rent. The applicant stated that as they moved towards delivery and the occupation phase, they would work to establish local organisation needs and wants. Occupants coming from key worker organisations would be prioritised. A list of those who worked in the City who would be eligible for three-month exclusivity would be proposed to the City for approval. Those parties, businesses and people on this list would also be notified of upcoming vacancies.

The Member asked why an emergency diesel generators was proposed and whether a battery solution could be more sustainable. The applicant stated that current building regulations did not permit electric and battery power generators. It was hoped that by the time the scheme was delivered, the regulations would have changed.

The Member asked whether the applicant would consider installing a Changing Spaces toilet. The applicant stated that the threshold was 100,000 square metres which was significantly larger than the development. However, the applicant was delivering 17 accessible units, the disabled car parking space and an accessible WC on the ground floor.

The Member asked about the impact of deliveries to 1 Golden Lane and 45 Beech Street in modelling work. The applicant stated the building was professionally managed with a 24 hour/7day a week concierge, so delivery drivers could give the delivery to the concierge and then leave, rather than wait for the occupier to arrive at the ground floor.

The Member stated that in the London Plan, there was a requirement for space for an armchair and two-person settee in large-scale, purpose-built, shared-living spaces. He asked how this might be accommodated given the size of the rooms. The applicant stated that all their homes were fully compliant with the London Plan and accommodated the furniture that was required. All the homes had been tested by architects to ensure they fully complied.

A Member asked for clarification and reassurance on the fire safety elements of the proposal. Mr Sharkey stated that the core had been reconfigured to put in two staircases and another firefighting lift had been included in compliance with the latest building regulations. This was a gateway project so the scheme had been submitted for Gateway 1. If planning consent was granted, a Gateway 2 application would be submitted to the Health and Safety Executive for approval before any works were started. Prior to occupation, Gateway 3 approval would be obtained. This building had been designed to comply with the latest building regulations and recommendations.

A Member asked for clarification on whether amplified music would be played at events in the communal area. Mr Sharkey stated that amplified music would not be played in the buildings and the ground floor space was a peaceful space for tenants. The only events held there would be resident meetings.

The Deputy Chairman suggested that the Sub-Committee now move to any questions that they might have of Officers at this stage.

He asked Officers to comment on an objector's suggestion that the arches were too large, were a waste of carbon and a flat roof would be better. The Director of Planning & Development stated that Officers considered the design of the arches was contextual in the context of the Barbican, which was a listed building. They were noticeably different and smaller than the Barbican arches so the integrity of the estate and its listed status would not be challenged as a result of them. An Officer stated that the embodied carbon associated with the roof over the building life cycle would amount to approximately 1.5% of the overall embodied carbon associated with the whole development, and Officers were satisfied that that would contribute to the overall sustainability of the scheme. Officers considered this was an important architectural flourish at the top of the building. There were also problems with flat roofs such as pooling of water and leakage. The Director of Planning & Development stated that a building of this nature, given the context, would be expected to have a flourish at the top to give it a visual determination and he considered this an accomplished response to that challenge.

The Deputy Chairman stated the proposed images and plans suggested the telecommunications equipment on the top of the roof would be removed. He asked whether new equipment would be permitted to be installed afterwards. An Officer confirmed that it would be removed and any future proposal for telecommunications equipment would have to go through the normal statutory approval process including consultation and planning.

A Member asked Officers to comment on an objector's point that Officers had found the loss of light to be within acceptable levels, although they considered that Officers had not taken all of the sites and all the rooms into account. An Officer stated the applicant had submitted a daylight and sunlight assessment and the results were fully outlined in the report. He added the assessment had been independently reviewed by the BRE, who had confirmed the

methodologies of the report to be acceptable and in line with the guidance. Overall, Officers considered the loss of light to be acceptable.

A Member asked if the servicing hours could be amended to 8:00am-7:00pm. An Officer stated that the delivery and servicing hours were restricted to avoid peak hours of 7:00am to 10:00am, 12:00pm to 2:00pm and 4:00pm to 7:00pm. The existing building did not have any restrictions, so this would be an improvement. There was a condition attached to the proposal and Officers would receive further details to approve at a later stage. The Member stated that she considered that the servicing hours should be amended to 8:00am-7:00pm.

MOTION: A Member proposed that the servicing hours be amended to 8:00am-7:00pm. This was seconded.

Members proceeded to vote on the motion and the motion was carried.

A Member spoke in support of the development and stated architecturally it was an improvement and it was a highly positive scheme which welcomed people including young people. He questioned the different cut off times for terraces on 1 Golden Lane which was an office building and 45 Beech Street which was a residential building. The Officer stated that 6:00pm was the cut off for 1 Golden Lane which was an office building but this would not be reasonable for 45 Beech Street which was residential.

A Member asked Officers to comment on the proposed demolition, work and HGV access on Saturday mornings in a residential area. An Officer stated that Saturday working was permitted under the existing City of London code and a large piece of work was undertaken in 2017/18 looking at what controls the City of London could choose to apply. This led to a later starting time for Saturday works so they were now permitted from 9:00am until 2:00pm rather than the industry standard of 8:00am-1:00pm. Some sites utilised Saturday working and others did not. There was always a balance to strike between the hours of work and how long the job took, cost and minimising disturbance. HGVs could be brought to site earlier than work start times but could not be used before 8:00am on weekdays or before 9:00am on Saturdays.

The Member also asked about whether the Design Out Crime Officer had been consulted. An Officer stated there was no indication in the submission that this was a high-risk use, but the Section 106 would require a management plan to be agreed in consultation with the police. There would also be 24-hour concierge and security access throughout the building.

A Member asked for the Officer view on how this scheme would help meet the needs of key workers. An Officer stated this was a rare type of offer coming before Committee. It was governed by the London Plan which defined co-living. The proposal provided an off-site contribution towards affordable housing of £8.5million. The Officer stated that the bedroom units did not meet the GLA definition of dwellings. They were therefore not flats but bedrooms with shared communal amenities, and that was within the definition of London Plan Policy

H16, and its associated guidance. As such, the GLA were very clear that this product was not suitable for affordable housing or to be considered affordable housing and in lieu payment back into the development at lower rents of a small number of the rooms would not accord with this policy, would not result in affordable housing on the site and as such would not be considered acceptable in planning or housing terms.

The guidance on this product that had been published and adopted was also clear. The provision of below market rental units within the development was not an acceptable alternative to such an off-site financial contribution and the co-living units did not meet the London Plan internal space standards to be considered C3 housing and as such, they were a sui generis product. The London Plan was unequivocal that co-living must provide a cash contribution towards conventional C3 affordable housing, of which the Corporation already had the mechanism to deliver. As it was not housing class C3 it was not an affordable housing solution and was therefore not considered key worker provision. There would be a City worker marketing scheme that would be provided, which Officers would negotiate with the applicant and that might well include St Bartholemew's Hospital.

The policy required that the private units were not to be considered or able to become self-contained homes and should not be able to be converted to such in future, but did provide functional living space. They therefore did not have separate external accesses and they had shared internal areas. The product itself was part of an approach to deliver short term housing solutions as part of the wider housing solution. The intention was that people would take these on relatively short-term agreements and then would move on through the housing market.

A Member asked what steps were being taken to ensure that the residents all around Barbican continued to be able to enjoy the present level of utility once the telecommunications equipment was removed. An Officer stated that this would normally be considered to be a market-led solution and through the demolition of the products in the existing building, the developer would need to engage with the equipment operator and the mast companies, and would come to planning for suitable relocations of that. A Member suggested that discussions should be proactively undertaken with the telecommunications providers before masts were removed. Officers stated they would work with the developer on this.

A Member asked how long occupiers would be expected to live in the units. An Officer stated there were a number of these co-living developments around the country and within London. The minimum tenancy was three months to prevent a constant turnover. There was no maximum prescription for occupation although most people tended to stay for a year or two. The housing approach was similar to a multiple occupancy home but with greater provision for communal facilities e.g. gym and retail which were prescribed within the guidance as being encouraged and the amenity space was a requirement also. The applicant had delivered on these aspirations.

The Member asked that the Officer who specialised in suicide prevention be consulted on the design of the roof terrace. The Officer stated there was a condition in relation to suicide prevention but the wording of this would be made more explicit.

Seeing no further questions, the Chairman asked that Members now move to debate the application.

The Deputy Chairman stated that he considered that the proposal provided much needed high-quality private rented co-living accommodation. There was an acute shortage in London, exacerbated by private landlords leaving the sector. The proposed development had a high degree of material reuse and low operational energy use through the extensive use of modern technology and solar panels.

It would be connected to the district heating network and the building's energy performance would be further enhanced when the district heating network was further decarbonised. There was a significant £8.5 million contribution to affordable housing. The development would put a stranded asset on a valuable but difficult site back into productive use. The Deputy Chairman considered that the modified building's appearance was aesthetically superior to the existing building and the design sensitively acknowledged the Barbican Estate while maintaining a clear differentiation with the surrounding Barbican blocks.

A Member spoke in support of the scheme and highlighted the difficulties in undertaking an office to residential conversion. He stated this was a successful example and he congratulated the architect on making the scheme work.

A Member raised concern about construction noise, traffic, and the impact on people's mental health. She stated the developer should be required to work with residents and ward councillors.

A Member asked Officers how the developer working with residents, could be embedded in terms of managing the construction phase and having a respite area. An Officer stated the code was detailed in terms of expectations of developers and contractors and liaison with residents. Officers were acutely aware of the sensitivity of the site due to the significant number of residents that would be impacted by the works and Officers would be encouraging developers to start discussions. The Member stated she would encourage the use of non-percussive piling to deconstruct the concrete and requested that sound and vibration monitors be used.

A Member raised concerns about noise from 1 Golden Lane and acoustic shielding there not having been delivered. He stated developers should be held to account ensure points raised by residents were taken into account e.g. in relation to noise and delivery management. He added the impact of this development would significantly affect the lives of the residents over the next 18 months to two years and work should take place with them to ensure it was minimised.

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.

A Member stated that no plan would ever be perfect and when a building was being repurposed, compromises would have to be made. He considered the compromises made were fair and generally speaking the scheme met objectives. He understood the construction concerns and stated that in his ward, close work had taken place with developers to minimise disruption and he anticipated this would happen with this application as there had been commitment from all parties to make this happen. He could not see a regulatory reason to reject the application.

Seeing no further questions the Deputy Chairman moved to the vote.

The Sub-Committee proceeded to vote on the recommendations before them.

Votes were cast as follows: IN FAVOUR – 11 votes
OPPOSED – 0 votes
There were 2 abstentions.

The recommendations were therefore carried.

RESOLVED -

(1) That subject to the execution of the planning obligations in respect of the matters set out under the heading 'Planning Obligations', and the recommended conditions of development, the Planning and Development Director be authorised to issue a decision notice granting planning permission for the above proposal in accordance with the details set out in the attached schedule with any relevant amendments set out in the addenda and the motion outlined above; and:

(2) That Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 of the Town and Country Planning Act 1990.

5. **CITY OF LONDON SCHOOL FOR GIRLS, ST GILES' TERRACE, BARBICAN, LONDON, EC2Y 8BB**

The Sub-Committee considered a report of the Planning and Development Director concerning the retrospective application for removal of three fume cupboard discharge flues and installation of three new extract flues to existing roof plant enclosure.

The Deputy Chairman, in the Chair, reminded Members that the fact that this was a retrospective application should not be part of the considerations and that the application should be taken on its own merits.

The Town Clerk referred to those papers set out within the main agenda pack as well as the Officer presentation slides and addendum which had been separately circulated and published.

Officers presented the application highlighting the site in context with the listed Barbican Estate, which was Grade 2 listed, and the site within the Barbican Estate and Golden Lane Conservation Area. Members were also shown the site in the context of where the school sat within the estate and also its proximity to Saint Giles Cripplegate Church, which was a Grade 1 listed building.

Members were shown the site plan for the school and were informed that the proposal lay on the elevation of a plant enclosure on the western side of the main school building. They were shown images of the rooftop plant enclosure on the western side of the main school building, with the images being taken prior to the works which were then carried out to install flues. Members were shown images of the flues, comprising one horizontal flue and two vertical flues.

The Officer showed an image of the plant room prior to the amended flue installation which demonstrated the constrained and unsafe ladder access which was heavily compromised by the position of flues. Members were informed that the extract flue relocation was to accommodate a safe ladder access and they were shown images of the relocated flues and the new, safer compliant ladder access in the plant room. Members were also shown images of the flues prior to the amendment how they would appear afterwards.

Members were shown a view of the flues from Defoe House where they sat minimally as three grey marks, a view from Seddon House where they were minimally visible but partially obscured by trees and a view from Thomas More House demonstrating the flues were not visible from this location. Members were also shown a view from the Barbican Arts Centre, which was likely to be one of the views where the flues were the most visible, a view from the adjacent highwalk where they were minimally visible and two views from Wallside where they were not visible.

The Officer stated that the flues themselves were not the subject of a planning application when they were installed, and that was why they were being dealt with as a retrospective application. During the course of the application, Officers treated them as they would any other application and they explored the constraints and the design requirements for the flues to arrive at a solution which would alleviate objectors' concerns. A meeting was also held with two objecting residents and the Barbican Association early on in this process. To see the concerns objectors had with this installation, Members were shown an image of the solution that was found, which was a reduction of the flues from their originally installed height of 1.3 metres down to 700 millimetres, a reduction of 600 millimetres in total. This brought them below the roof slope and significantly reduced their visibility and made them appear as a more natural and normal form of utilitarian roof servicing.

The Officer stated that the materials of the flues were subject to condition. They would be submitted to Officers for review to make sure that they were visually congruent with the roof enclosure behind them. Members were informed that the reduction in height would not lead to any reduction in air quality or any reduction in the dispersal qualities of the original flues. The intake behind this installation would be infilled so that there was no spilling back into the plant enclosure and given that the flues served an internal science cupboard, they were not the same as flues which might serve plant machinery that ran all day. They ran when necessary to extract a fume cupboard from a science classroom.

Members were shown a comparison image which showed the flues now and how they would appear in the future. It was considered that they, as amended, would have a neutral impact on the heritage assets outlined and that they would have an acceptable impact on residential amenity. As such, Officers recommended this for approval.

There were no objectors registered to speak. The Deputy Chairman invited the applicant to speak.

Mr John Hall stated he was Chief Operating Officer at the City Schools, covering the Junior School, Girls' School and Boys' School who were not the building owners. They were the occupiers and such projects were run for them by City Surveyors. They were however, the project funder. It was the parents' fees that were invested in the 20-year programme of renewal and there was a commitment to the upkeep of the Barbican estate, extending the lifespan of the school building there and the associated infrastructure as well. Mr Hall stated he was unable to comment in a technical capacity, but he understood during the course of the project that these were essential alterations in order to be compliant so that the school could have new fuel cabinets, to update the science teaching facilities. They learned about this late in the process and regretted that this ended up being a retrospective application.

A Member asked for reassurance from the school that there would be a more strategic engagement plan with local residents going forward. Mr Hall assured the Member that this would be the case and stated he met with the chairs of the residents' committees regularly every term and they talked in broad terms about the schools plans e.g. the science refurbishment. He stated there had been a gap in terms of this design detail which the school did not have sight of at the time. They had discussed with City Surveyors that in terms of the detailed engagement the school needed more information and there needed to be more proactive engagement with residents. Mr Hall stated he was meeting with the Planning Department to agree a regular forum through which issues could be raised as sometimes the works at the school were fragmented between different parties, and different parts of City Surveyors. Mr Hall stated he had also met with the chair of the resident association's planning committee to discuss improvements going forward.

Seeing no further questions the Deputy Chairman moved to the vote.

The Sub-Committee proceeded to vote on the recommendations before them.

Votes were cast as follows: IN FAVOUR – 10 votes
OPPOSED – 0 votes
There were 0 abstentions.

The recommendations were therefore carried unanimously.

[Deputy John Fletcher, Deputy Edward Lord and Amy Horscroft were not in attendance for this item and therefore did not vote.]

RESOLVED -

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule with any relevant amendments in the addendum.

6. * VALID PLANNING APPLICATIONS RECEIVED BY THE ENVIRONMENT DEPARTMENT

The Sub-Committee received a report of the Chief Planning Officer and Development Director detailing development applications received by the Department of the Environment since the report to the last meeting.

RESOLVED – That the report be noted.

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

The Sub-Committee received a report of the Chief Planning Officer and Development Director detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the report to the last meeting.

RESOLVED – That the report be noted.

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

A Member raised concern about the number of retrospective applications from the City of London School for Girls and stated they had recently installed CCTV, a camera keypad and cabling plus a permanent shelter for security guards. She asked if it was acceptable for this amount of work to be undertaken without planning permission, in particular when it impacted on the listed status of the Barbican Estate. She also raised concern that there seemed to be a lack of active involvement with residents.

An Officer stated that a retrospective planning application was not the preferred approach. To try and prevent it from happening again, there was an agreement in principle for there to be a quarterly meeting with Planning Officers, City Surveyors and the City of London Girls School to discuss the programme of works being undertaken. In relation to the other works outlined, Officers would be visiting the site in the immediate future. The Director of Planning and

Development stated he would raise the matter with the City Surveyor after the meeting. The Deputy Chairman stated the situation was unacceptable and there needed to be clarity on where the responsibility lay, to ensure it did not happen again. He added that whilst a solution had been found, it had caused unnecessary expense, delay and work.

A Member stated that this was a constant source of frustration with people undertaking work on the estate without regard for the list of building guidelines for the Barbican Estate. He stated the need for those working on the estate to be made aware of these guidelines. The Director of Planning and Development stated he would outline the points raised by Members, and provide a link to the debate, to the City Surveyor and state the need for discipline and proper procedure to be followed.

The Director added that instances of unauthorised works within the Barbican Estate were not particularly widespread but Officers would keep monitoring this to ensure there was not any slippage.

A Member asked for clarification on the process of reconsulting when there were amendments. The Director of Planning and Development stated in terms of amendments to applications, it depended on the nature of the amendments. If they were very insignificant there would not be a whole new round of consultation. The onus was on both parties and the developer was expected to engage with the community as set out in the advice. If amendments were significant, there would be another statutory consultation period which could be up to 30 days and again the onus was on both parties.

A Member stated it would be helpful to know which applications were likely to be considered at each meeting to help inform the public so those with an interest had plenty of notice and could schedule in time to attend the relevant meeting. Members could also start work and look at documents online.

The Member raised concern about the meeting scheduled for 17 December being the only committee meeting scheduled in that week. She stated diaries would be busy with Christmas events and some people could be away. She suggested that the meeting be moved to earlier in December or early January. The Director of Planning and Development stated that there was a vigorous pipeline of schemes with several towers coming up and therefore 17 December meeting was likely to be required. As a matter of good practice, Planning Applications Sub-Committee meetings were not held straight after the Christmas break as notification letters were sent out prior to the meetings. During the Christmas period, people were less likely to be home to get forewarning that an application was going to the Sub-Committee and this could lead to criticism. The Deputy Chairman stated there would also be a gap in meetings over the election period in the Spring 2025 which meant there was pressure to get applications considered before then. A Member stated that he considered before Christmas as preferable to just after the Christmas break as Members would be able to read all the material before rather than during the break.

A Member raised concern about the reputational risk of holding meetings in holiday times. He stated the 8 October meeting had been rescheduled to 29 October as the Chairman and Deputy Chairman were unavailable. He stated that as 29 October meeting was in half term there would be similar issues with people being unavailable to attend. He suggested that this date be reconsidered and that Committee members be given the reason when meetings were being rescheduled.

The Deputy Chairman stated he would inform the Chairman of the points made by Members in relation to the meeting dates.

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

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

The meeting ended at 1.00 pm

Chairman

Contact Officer: Zoe Lewis
zoe.lewis@cityoflondon.gov.uk

Agenda Item 6

Committee:	Date:
Planning Applications Sub Committee	10 September 2024
Subject: Ground Floor and Basement Retail Unit 165 Fleet Street London EC4A 2DY Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).	Public
Ward: Castle Baynard	For Decision
Registered No: 24/00236/FULL	Registered on: 5 th March 2024
Conservation Area: Fleet Street	Listed Building: No

Summary

The proposal seeks planning permission for the change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use (Sui Generis) which would include a noodle bar with cafe and mini golf at ground floor level, and ten pin bowling and ancillary facilities at basement level. No external alterations are proposed as part of this application.

The site, a nine-storey building located on the western end, north side, of Fleet Street between St Dunstan's Court and Johnsons Court, which forms part of the Fleet Street Conservation Area and the Fleet Street Principal Shopping Centre.

The building was refurbished in the early 2000s and provides for office (Class E(g)(i)) use on the upper floors and a retail bank (Class E(c)(i)) at part ground and basement levels. The retail bank premises, which is the subject of this application has been vacant since late 2021.

The building is not listed.

Representations were received from thirty residential and commercial neighbours, including three from Ward Councillors. All object to the proposals. The representations covered the broad themes of (a) impact on residential amenity; (b) anti-social behaviour; (c) public safety; and (d) the impact the character of the Fleet Street Conservation Area. The representations are addressed within the body of the attached report.

In order to address concerns raised in respect of potential impacts on the amenity of Fleet Street and residents in the surrounding courts and alleyways, conditions are attached that would control operational noise and require compliance with an approved Management Statement and dispersal policy which would be subject to review.

The proposal aligns with the changes to the Use Classes Order changes to allow flexibility for businesses to adapt and diversify in order to meet changing demands and supports the primary business function of the City. There would be no loss of active retail frontage, and the application supports the aims of Policy DM20.1: Principal shopping centres, as the use would contribute to the function and character of the PSC, provide facilities for the City's workforce and enhance vibrancy. As such, the proposal is considered acceptable in land use terms.

Extensive, and ongoing, redevelopment works in the area have led to temporarily reduced footfall along Fleet Street. However, when surrounding developments, such as the new Courts building at Salisbury Square and River Court (120 Fleet Street) are completed, contributing to the creation of a new "Fleet Street Quarter", there will be increased local demand for retail and leisure facilities, such as that proposed, to service the increased level of activity in the area.

Fleet Street is a busy main thoroughfare and forms one of the City's five Principal Shopping Centres. It is the established processional route which runs from the boundary with the City of Westminster eastwards to Ludgate Hill, St. Paul's Cathedral and beyond to the Royal Exchange. Although the newspaper industry, which dominated the area from the mid-nineteenth century through to the late twentieth century, has largely been replaced by other commercial activities, such as, banking, insurance and legal services, the perceived character of Fleet Street remains as a busy commercial centre with retail and leisure facilities providing for workers and residents.

Commensurate with the PSC location, there are many retail outlets in the immediate vicinity including eight drinking establishments within 300m of the proposal site, three (The Editors Tap, The Tipperary and Ye Olde Cheshire Cheese) within 100m. It is considered that the proposed mixed-use, comprising food and beverage uses with indoor activities, would not be out of character in this location.

Recommendation

(1) That Planning Permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
165 Fleet Street

CASE No.
24/00236/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



CITY OF LONDON

ENVIRONMENT DEPARTMENT

APPLICATION COVER SHEET

165 Fleet Street London EC4A 2DY

TOPIC	INFORMATION			
1. HEIGHT	EXISTING		PROPOSED	
	N/A			
2. FLOORSPACE GIA (SQM)	USES	EXISTING		PROPOSED
	Class E(c)(i) Retail Bank	1643.54sqm	Sui Generis (mixed-use)	1643.54sqm
	TOTAL	1643.54sqm	TOTAL	1643.54sqm
			TOTAL UPLIFT:	0 sqm
3. OFFICE PROVISION IN THE CAZ	Existing:			
	Proposed:			
	Office uplift:			
4. EMPLOYMENT NUMBERS	EXISTING		PROPOSED	
	0		20 Full-time	
5. VEHICLE/CYCLE PARKING	EXISTING		PROPOSED	
	N/A		N/A	
6. HIGHWAY LOSS / GAIN	N/A			

7. PUBLIC REALM	N/A	
8. STREET TREES	EXISTING	PROPOSED
	N/A	
9. SERVICING VEHICLE TRIPS	EXISTING	PROPOSED
	N/A	
10. SERVICING HOURS	<p>No servicing between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays.</p> <p>The servicing arrangements are in accordance with the original planning permission for this site.</p>	
11. VOLUME OF RETAINED FABRIC	100%	
12. REGULATED Operational CARBON SAVINGS	N/A	
13. OPERATIONAL CARBON EMISSION	N/A	
14. EMBODIED CARBON EMISSIONS	N/A	

15. WHOLE LIFE CYCLE CARBON EMISSIONS	N/A
16. WHOLE LIFE-CYCLE CARBON OPTIONS	
17. TARGET BREEAM RATING	N/A

Main Report

Site

1. 165 Fleet Street is a nine-storey building located on the western end, north side, of Fleet Street between St Dunstan's Court and Johnsons Court.
2. The site lies within the Fleet Street Conservation Area and the Fleet Street Principal Shopping Centre.
3. The building was refurbished in the early 2000s and provides for office (Class E(g)(i)) use on the upper floors and a retail bank (Class E(c)(i)) at part ground and basement levels.
4. The building is not listed.

Relevant Planning History

5. Conditional planning permission (application no. 0485BF) was granted on 16 October 2002 for the "Refurbishment and alteration of [the] existing building including extensions to upper floors to provide 8,239 square metres of offices (B1) and 2,674 square metres shop (A1)".
6. Conditional planning permission (application no. 07/00284/FULL) was granted on 17 July 2007 for the "Use of basement and ground floors as bank, professional and financial use (Class A2) (1766 sq.m.), in lieu of approved Class A1 use, including alterations to the shopfront and installation of three ATM's".
7. At the time planning permission 07/00284/FULL was granted, retail banking/financial services fell within Class A2 of the Town & Country Planning (Use Classes) Order 1987.
8. Revisions to the above Order, which came into force in September 2020, amalgamated Classes A1, A2, A3 and B1 into a new Class E (Commercial, Business and Service) use.

Licensing

9. Following a formal hearing, a premises licence was granted by the Licensing Sub-Committee on 16 April 2024. The licence allows for licensable activities between 10:00 and 00:00 Monday to Wednesday, 10:00 and 01:00 Thursday to Saturday, and 10:00 to 23:00 on Sundays. Opening hours are extended by a further 30mins each day. Conditions have been attached to mitigate potential public nuisance and the operator has agreed to provide CCTV coverage, a Challenge 25 policy, incident recording, and controlled entry and dispersal policies to ensure safety and minimise disturbance.

Proposals

10. Planning permission is now sought for the change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use (Sui Generis) which would include a noodle bar with cafe and mini golf at ground floor level, and ten pin bowling and ancillary facilities at basement level.

11. No external alterations are proposed as part of this application.

Consultations:

12. The planning application was advertised on site and in the press. Neighbouring residential occupiers located in the immediate vicinity at Bolt Court, 53A, 54A and 62A Fleet Street, Pleydell House, Red Lion Court, Crane Court and Pemberton Row were consulted on an individual basis.

13. Thirty-one representations, including three from Ward Councillors and a supplementary submission from residents at Bolt Court, have been received. All object to the proposals.

Copies of the representations are attached in full to this report.

14. The representations covered the broad themes of (a) impact on residential amenity; (b) anti-social behaviour; (c) public safety; and (d) the negative impact on the character of the Fleet Street Conservation Area.

15. The table below summarises the public representations received:

Principal Themes	Nature of representations (Sample)	Number of comments on this theme	Response
Impact on residential amenity	1. ...the proposed facility will have a significantly detrimental effect on local residents on account of noise, pedestrian traffic and antisocial behaviour where consumption of alcohol is involved. 165 Fleet Street is accessible via an alleyway that directly passes the entrance to 6 Bolt Court's and will be an inevitable thoroughfare for the many potential revellers coming and going from the proposed premises. Bolt Court is a peaceful sanctuary enjoyed by residents and this proposed	26	A Management Statement has been submitted that seeks to address the concerns of residents and local businesses.

	<p>premises will certainly disrupt that peace.</p> <p>2. The narrow alley ways would become a thoroughfare and a place to loiter, for the venue's customers which would make it unbearable for the residents of Bolt Court given the layout of the courtyard. Such a venue should not be located near residential buildings.</p>		
Anti-social behaviour	<p>Many guests from the proposed change of use will have drunk alcohol and a proportion will be drunk, unacceptably impacting the amenity of residents and the environmental amenity in St Dunstan's Court, Bolt Court and in other nearby streets. This is from the likely anti-social behaviour, public nuisance and/or crimes of: (a) Public urination and vomiting; (b) Littering of cigarette butts, disposable vapes, and drinks containers; (c) In some cases, abusive/threatening language to residents/office workers; (d) In the worse cases, fights/violent disorder from drunk or high patrons.</p>	20	<p>It is considered that the proposed Management Statement and dispersal strategy, along with the gradual dispersal of smaller groups would help mitigate any anti-social behaviour.</p>

	<p>2. ... increased anti-social behaviour and crime that will seep into the small alleys off of Fleet Street should this new property continue with their plans. These alleys are not designed to be high traffic areas, and by allowing this mixed-use space to open, the increased foot traffic will inevitably lead to more discarded rubbish, dangerous debris such as broken glass, and the increased potential for criminal and unhoused populations to take root</p>		
Public Safety	<p>1. I work late into the evening and am concerned that the environment will become unsafe if a business serving alcohol for 16 hours a day, for consumption on and off the premises, is opened at 165 Fleet Street... the courts off Fleet Street, through which I walk, are, by their historic nature, quiet and labyrinthine and as such lend themselves to various other criminal activities that can be associated with night time venues such as dealing and consumption of illegal substance. There will</p>	2	<p>While the premises would be open to the public throughout the day, it would not operate as a public house. Patrons would have pre-booked time slots during which they would take part in the activities (mini-golf and/or ten pin bowling) eat and drink. Dispersal would be in small groups with the number of</p>

	<p>undoubtedly be the potential for an increase in other crimes.</p> <p>2. I have not previously worried about inevitable late-night working and commuting for male and female employees and residents, young or mature, and my own Family. I will if this Application is granted.</p>		<p>departures increasing towards the terminal hour but managed to ensure a more gradual dispersal and help mitigate any anti-social behaviour.</p>
<p>Impact on character of the Fleet Street Conservation Area</p>	<p>1. contrary to DM12.2 of Local Plan as it doesn't not preserve or enhance the character or appearance of the conservation area. Fleet Street is in a conservation and is the main processional route to St Paul's Cathedral. Conservation areas are defined as designated heritage assets and so this development proposal does not sustain or enhance the setting or its significance. Having a leisure venue that will have a footfall of over 1,500 people a day, selling alcohol inside and outside those premises until 2am, is not in keeping of an area that its rich in history and listed buildings. Its use does not sit at all well within the existing</p>	<p>14</p>	<p>Forming one of the City's designated Principal Shopping Centres, the perceived character of Fleet Street (rather than it's built form) is that of a busy commercial area with commensurate retail and leisure provision.</p>

	<p>street patterns; the setting; nor the frontage it proposes on Fleet Street.</p> <p>2. Notable features of the Fleet Street Conversation Area include legal history, ceremonial grandeur, Dickensian alleyways and courtyards, a Grade 1 listed church, the famous newspaper connection, historic pubs and Dr Johnson's House. The proposed change of use to a late-night bowling alley and mini golf leisure facility (which apparently could see 1,000 to 2,000 visitors per day/night), does not accord with the character of the Fleet Street Conversation Area</p>		
Other	<p>1. Other leisure facilities in the area include historic pubs and wine bars and The Dr Johnson museum. These traditional venues situated in an historic area will suffer damage from a brash venue open 16 hours a day with an active frontage in such close proximity.</p> <p>2. The anticipated increase in footfall around Fleet Street may overwhelm the</p>	2	<p>Competition between businesses is not a planning consideration.</p> <p>Fleet Street is one of the City's five Principal Shopping Centres (PSCs)</p>

	<p>existing infrastructure and disrupt the established character of the financial quarter. This could have adverse effects on the local businesses, including pubs and eateries, by diverting customers and attracting the wrong crowds, particularly after 11pm.</p>		
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16. Several respondents referenced their agreement with comments of Alderwoman Martha Grekos.

The Alderwoman’s comments are laid out in full below:

Objection

As Alderwoman of Castle Baynard Ward. I am writing to submit the below representation on behalf of some of the residents in the ward (especially for those living at 6 Bolt Court which is directly behind 165 Fleet Street) for the planning application to covert the ground floor and part basement into leisure facilities (namely a mini golf, ten pin bowling) noodle bar and cafe and ancillary facilities.

Myself and the residents, as well as many others including the **Planning Department* of the City of London, have objected on strong terms with regards to the licensing application. Those comments still stand not just for the licensing application but also this planning application.

We all want to welcome with open arms new businesses into this area but their planning applications need to be accordance with the City of London’s Adopted Local Plan. I have read the application, but apart from the applicant’s statement that their application will not impact on or reduce the existing office provision in accordance with policies CS1 (Offices) and DM1.1 (Protection of office accommodation) and that it will not have an impact on the setting of the Fleet Street Conservation Area as there are no proposed external changes, thus being in accordance with policy DM12 (Development in Conservation Areas) and the London Plan and the National Planning Policy Framework policies, there is no mention or consideration of Policy DM 3.5 (Nighttime entertainment) or indeed any such considerations for a day-time entertainment,

Local Plan Policy DM 3.5

Policy DM 3.5 states that:

1. Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:

(i) the amenity of residents and other noise-sensitive uses;

(ii) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.

2. Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.

The applicant has failed to provide a Management Statement to detail how these issues will be met. As such, I am objecting to this application as I am not satisfied that the amenity of the residents and other noise-sensitive uses have been considered nor am I satisfied that the environmental amenity has also been taken into account. I give my further reasons below.

Reasons

The applicant has not provided any operating hours of the restaurant or the cafe or the bowling alley/mini golf nor taken into account views from residents and local businesses in designing their premises for night-time entertainment uses and planning the operation of the proposed use to minimise adverse impact on amenity. The only facts as to its operation are in its licensing application - which is separate to this planning application - which states that they will be providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am).

This is an unacceptable impact on residential amenity, contrary to Policy DM 3.5. Behind 165 Fleet Street, there is a large residential community found on Johnson's Court and Bolt Court. There are also flats at 171 Fleet Street and blocks of flats in Red Lion Court and Crane Court. None have been consulted about this planning application nor the licensing application. In addition, we are welcoming, hopefully shortly if granted consent, a large student accommodation block of 750 residential units opposite 165 Fleet Street (namely 65 Fleet Street, next to the Tipperary). The noise, in the early hours (11pm to 2am) will mean large disturbance to residents' sleep given the premises will be open until 2am and customers will be arriving and leaving the premises then. No other premises on Fleet Street is open beyond 11pm in order to fit in with the local context and to respect the residents' amenity as well as the business community.

The sale of alcohol, inside and outside (but especially outside as there is no outdoor sitting area being provided with this planning application) will mean that there will be an acceptable impact on the environmental amenity, which is contrary to Policy DM 3.5. Given the consumption of alcohol off premises till 2am, potentially there will be an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign to leave quietly and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Our alleyways and courtyards just off Fleet Street is where such anti-social behaviour will congregate, impacting residents, given that is where the majority of the residential blocks are situated. In addition, there will be more rubbish in those alleyways and courtyards and on the main street and nothing has been suggested as to how to abate all of this. I am already contacted most mornings by local businesses with concerns over the rubbish they find on the streets as they come into work. The new premises license will just fuel the issues we are already trying to control in the area.

Paragraph 3.3.22 of the Local Plan states that: "Planning applications for new and extended nighttime entertainment uses or for variations of planning conditions must be accompanied by a Management Statement that addresses planning amenity issues, sets out how potential impacts on amenity will be addressed through the design of the premises and how they will operate without causing disturbance including: hours of closure to protect amenity; noise mitigation plans related to both internal and external noise, including measures to reduce sound transfer, such as sound-proofing, noise controls and double entry lobbies; arrangements for the storage, handling and disposal of waste; a timed programme for deliveries and collections and other servicing arrangements; measures to deal with the emission of odours; and location of ventilation ducts and plant."

Paragraph 3.3.23 of the Local Plan also states that "Assessment of the Management Statement will have regard to the City Noise Strategy, the provisions of the City of London Statement of Licensing Policy and to any submitted licence application operating schedule."

No such detail has been provided.

Lastly, the applicant has failed to demonstrate where the mini-golf or cafe will be on the ground/basement plan. On the submitted ground plan, I can see solely the restaurant proposals. On the submitted basement plan, I can see solely the bowling alley proposals.

Conclusion

As such, given the lack of detail and consideration of Local Plan Policy DM3.5 as well as lack of consultation by the applicant with myself as Leader of Castle Baynard Ward, my fellow ward Councillors as well as

residents and businesses in this area, I urge you to decline this application.

[*Note - As a Responsible Authority, the Planning Division raised concerns in respect of the Premises Licence application but noted that any issues “*might be addressed by the imposition of suitable conditions limiting the terminal hour of the licensable activities, particularly the sale of alcohol for consumption on and off the premises, and (if applicable under the licencing regime) requiring a customer management plan.*”

The Licensing Sub-Committee, as part of their considerations, limited the hours of licensable activities, off-sales were removed from the application and a number of conditions relating to noise, odour and fumes were appended to the licence, addressing the concerns raised.]

17. Objections were also received from Ward Members Henrika Priest CC and Catherine McGuinness CBE CC. These are attached in full to this report.
18. The waste storage and collection facilities indicated in the Design and Access Statement, April 2024, comply with the requirements of the Cleansing Division.
19. Information provided in respect of proposed passive and active safety measures, construction products and materials is sufficient to meet London Plan policies D5 and D12.
20. Environmental Health have raised no objection to the proposed use and proposed operational hours, subject to conditions being imposed to ensure the amenity of the surrounding area is protected. These are included in the attached schedule.

Policy Context

21. The Development Plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
22. The City of London (CoL) is preparing a new draft plan, the City Plan 2040, which was published for Regulation 19 consultation in Spring 2024. It is anticipated that the City Plan will be submitted to the Secretary of State in Summer 2024. Emerging policies are considered to be a material consideration with limited weight with an increasing degree of weight as the City Plan progresses towards adoption, in accordance with paragraph 48 of the NPPF. The emerging City Plan 2040 policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
23. Government Guidance is contained in the National Planning Policy Framework (NPPF) September 2023 and the Planning Practice Guidance (PPG) which is amended from time to time.
24. The National Planning Policy Framework (NPPF) states at paragraph 2 that “Planning Law requires that applications for planning permission

must be determined in accordance with the development plan unless material considerations indicate otherwise.”

25. Chapter 7 of the NPPF seeks to ensure the vitality of town centres.
26. Paragraph 90 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
 - a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
 - b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
 - f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
27. Chapter 8 of the NPPF seeks to promote healthy and safe communities.
28. Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:
 - a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
29. Paragraph 97 states:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

 - a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of

- worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Considerations

30. The Corporation, in determining the planning application has the following main statutory duties to perform:
- to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
31. The principal issues in considering this application are:
- The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the Development Plan.
 - The impact of the proposals on residential amenity.

Land Use

32. Adopted Local Plan (2015) Policy CS20 states that existing retail facilities should be protected unless it is demonstrated that they are no longer required and to resist the loss of retail frontage and floorspace. Paragraph 3.20.6 of the Local Plan sets out that retailing comprises several uses, including restaurants and cafes (Class A3) and drinking establishments (Class A4). By virtue of changes to the Town and Country Planning (Use Classes) Order 1987 introduced by the Business and Planning Act 2020, these use classes have been amalgamated and reclassified within the newly established Class E, which covers a broad range of uses including retail, restaurants and cafes, offices, and other uses. Drinking establishments were reclassified as a sui generis use.

33. The Local Plan was adopted prior to these changes, but it remains the basis for decision-making in the City, subject to other material considerations. In that regard, when considered against adopted policy, it is officers view that the proposed mixed-use which would include a food and beverage offer, as well as indoor activities, would not result in a significant loss of a retail type uses in this location.
34. Although only of limited weight, emerging Local Plan Strategic Policy S22: Fleet Street and Ludgate, seeks to enhance the cultural offer and provide complementary uses to the judicial and retail functions.
35. Paragraph 14.7.7 adds “The PSC is an important aspect of Fleet Street that provides vibrancy along its length; however, the PSC is under-performing and has the potential to diversify. To strengthen the PSC, it should continue to provide comparison and convenience shopping, but also look to extend its retail offer into the evenings and weekends and provide a broader range of retail and leisure uses and extend activity into the evening and weekends in this key area of change.
36. The emerging Local Plan also encourages the provision of active frontages across the City provided they do not impact adversely on the amenity of residents, workers, and visitors.
37. In recent years the Fleet Street PSC has seen an increase in retail vacancy due to reduced footfall associated with extensive redevelopment in the area. The City of London Retail Survey indicates that there are 19 vacant units from the boundary with Westminster to the west side of Ludgate Circus.
38. The unit at 165 Fleet Street, previously occupied by HSBC, has been vacant since late 2021.
39. This application proposes a mixed-use unit, comprising food and beverage uses with indoor activities which aligns with the Use Classes Order changes to allow flexibility for businesses to adapt and diversify in order to meet changing demands and supports the primary business function of the City. There would be no loss of active retail frontage and the application supports the aims of Policy DM20.1: Principal shopping centres, as the use would contribute to the function and character of the PSC and provide facilities for the City’s workforce and enhance vibrancy. As such the proposal is considered acceptable in land use terms.

Impact on Residential Amenity and the Character of the Fleet Street Conservation Area

40. Local Plan Policy DM3.5 (Night-time entertainment) and Draft Local Plan Policy CV4 (Evening and Night-Time Economy) sets out that any proposals for new night-time entertainment and related uses will only be permitted where there is no unacceptable impact on the amenity of residents or on environmental amenity, taking into account the potential for noise, disturbance and odours from the operation of the premises, customers arriving and leaving the premises and the servicing of the premises.

41. London Plan Policy D13 sets out the Agent of Change Principle, under which new noise and other nuisance generating development proposed close to residential should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.
42. Current Policy DM3.5, draft Policy CV5 (Evening and Night-Time Economy) and draft Policy SA2 (Dispersal Routes) states that applications for night-time entertainment and related uses should include a Management Statement setting out how any impacts on residential amenity and environmental amenity will be addressed and setting out proposals for the dispersal of patrons.
43. A 'Management Statement' has been submitted as an appendix to the Design and Access Statement. This outlines the management measures to be taken to avoid disturbance caused by users of the premises to the area generally.
44. It is recommended that a condition be imposed requiring the operation of the premises in accordance with the approved 'Management Statement' that allows for a review of the statement as and when required.
45. Environmental Health Officers have recommended conditions relating to the control of noise and odour nuisance from mechanical plant, disturbance caused by music and hours of servicing.
46. Fleet Street, one of the City's five Principal Shopping Centres, forms the established processional route, including for the Lord Mayor's Show, which runs from the boundary with the City of Westminster eastwards to Ludgate Hill, St. Paul's Cathedral and beyond to the Royal Exchange. It is a busy main thoroughfare that was dominated by the newspaper industry from the mid-nineteenth century through to the late twentieth century; along with a thriving pub trade. Writing in 1879, Charles Dickens junior remarked: 'A tavern-street, as well as a literary centre, Fleet Street was and is' (Fleet Street CA Character Summary and Management Strategy Feb 2016).
47. Although the newspaper industry has largely been replaced by other commercial activities, such as, banking, insurance and legal services, the perceived character of Fleet Street remains as a busy commercial centre with retail and leisure facilities providing for workers and residents. The proposed use does not detract from that established character.
48. It is acknowledged that the extensive, and ongoing, redevelopment works in the area have led to temporarily reduced footfall along Fleet Street. However, when surrounding developments, such as the new Courts building at Salisbury Square and River Court (120 Fleet Street) are completed, all contributing to the creation of a new "Fleet Street Quarter", there will be increased local demand for retail and leisure facilities, such as that proposed, to service the increased level of activity in the area.

49. Commensurate with the PSC location, there are many retail outlets in the immediate vicinity including eight drinking establishments within 300m of the proposal site, three (The Editors Tap, The Tipperary and Ye Olde Cheshire Cheese) within 100m. It is considered that the proposed mixed-use, comprising food and beverage uses with indoor activities, would not be out of character in this location.
50. There are a large number of residential occupiers in the immediate vicinity of the proposal site. They are principally located on the north side of Fleet Street within the neighbouring courts and alleyways, and to the south on Fleet Street.
51. The applicant advises that the nature of the business is not that of a drinking establishment. Patrons would have pre-booked time slots during which they would take part in the activities (mini-golf and/or ten pin bowling) eat and drink. Therefore, arrival and dispersal would be at generally gradual pace. It is acknowledged that this would increase towards the terminal hour, but this would be managed to ensure a gradual dispersal.
52. The business model aims for corporate business during the week with families and groups on the weekend. Some "walk-ins" would be allowed if slots were available.
53. The venue's proposed operating hours are 10:00 - 00:30 Monday to Wednesday, 10:00 - 01:30 Thursday to Saturday and 10:00 - 23:30 on Sunday. This aligns with the opening hours granted by the Licensing Sub-Committee. A planning condition is recommended to ensure that the premises is not open to customers between the terminal hour on one day and 10:00am the next day.
54. The submitted Management Statement advises that during operating hours:
- Customers will not be permitted to use, stand, or consume food or alcoholic drinks purchased within the premises on either St. Dunstan's Court or Johnson's Court at any time.
 - No staff will be permitted to use the side doors or courtyard space for breaks.
 - A weekly risk assessment will be carried out by management, and for expected busy periods like the Christmas season, security will be employed to both monitor the site's entrance but also the side lanes of St Dunstan and Johnson Court.
 - The daily management checklist will include a sweep of these outside areas at closure as an extra preventive measure.
 - All residents to be sent contact details for management of premises.
55. It should be noted that, contrary to points raised in the attached objections, no off-sales of alcohol are permitted under the current premises licence.
56. Officers consider that the measures proposed in the Management Statement, together with the imposition of appropriate and relevant

conditions, would mitigate the concerns expressed by residential and commercial neighbours in relation to any potential impact on local and residential amenity.

57. The applicant has reviewed and agreed the proposed planning conditions and the implementation of an on-going review of the Management Plan. This corresponds with similar requirements imposed through the Licencing regime (see paragraph 9 above).

Anti-social Behaviour and Public Safety

58. There are many licensed premises within the local area, including those just to the west within the City of Westminster's jurisdiction, which operate late hours. It is considered that the proposed Management Statement (including the dispersal strategy contained therein) along with the gradual dispersal of smaller groups would help mitigate any anti-social behaviour.
59. It is noted that objectors have referenced a single incident that took place at a similar venue in the City of Westminster. Such reference is not pertinent to the consideration of this application.

Access

60. The premises has a large sliding door with level access from the street and an internal ramp bringing customers into the main ground floor area where an existing stairwell and lift connects to the basement.
61. There are no changes to the access arrangements proposed as part of this application.

Servicing

62. Due to the location and layout of the building it is necessary for all deliveries to be made via the main door on Fleet Street, and the side service door on St Dunstan's Court.
63. Deliveries will be restricted to between 8am and 1pm in line with the loading restrictions currently in place on Fleet Street.

Waste

64. The waste storage and collection facilities indicated in the Design and Access Statement, April 2024, meet the requirements of the Cleansing Division and accord with Policy DM17.1.

Transport

65. With eight bus routes and nearby underground and overground stations, the site has a Public Transport Accessibility Level (PTAL) rating of 6B.
66. With an average capacity of 250 persons at anyone time, the premises are unlikely to have a detrimental impact on the local transport network.

Cycle Parking

67. The site does not benefit from any external space and, therefore, there is no opportunity to provide for external customer cycle parking.

68. Due to the high level of accessibility via public transport, it is not proposed to provide any onsite cycle parking for staff.

Public Sector Equalities Duty

69. When considering proposed development, the Public Sector Equality Duty requires the City of London Corporation to consider how the determination of the application will affect people who are protected under the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.

70. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

71. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

72. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.

73. It is the view of officers that a decision to grant permission, subject to appropriate conditions, would not disadvantage those who are protected under the Equality Act 2010.

74. In relation to policy GG1 of the London Plan, the proposals are considered to support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

Human Rights Act 1998

75. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights ("ECHR")).

76. It is the view of officers that there would be no infringement of the ECHR.

Conclusions

77. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the development plan and other relevant policies and guidance including SPDs and SPGs, the NPPF, the emerging Local Plan and considering all other material considerations.
78. The proposed change of use of the premises to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis) use is considered acceptable. There would be no loss of active retail frontage, and the application supports the aims of Policy DM20.1: Principal shopping centres, as the use would contribute to the function and character of the PSC providing local facilities for the City's workforce, enhance vibrancy, and retain an active frontage.
79. In order to address concerns raised in respect of potential impacts on the amenity of Fleet Street and residents in the surrounding courts and alleyways, conditions are attached that would control operational noise and require compliance with an approved Management Statement and dispersal policy which would be subject to review.
80. Having assessed the impact of the proposal and recognising the weight to be given to any potential harm, it is considered that the proposals would achieve a use for the premises which would contribute positively to the vibrancy and activity of the Fleet Street Conservation Area and the area in general.
81. Approval of the proposed mixed (Sui Generis) use, which would include a noodle bar with café, mini golf, ten pin bowling and ancillary facilities, is recommended.

Background Papers

Comment 15.03.2024 Dr Rosemarie Hutchinson

Comment 16.03.2024 Mr Arvind Shah

Comment 18.03.2024 Mr Andrew Gavan

Comment 18.03.2024 Alderwoman Martha Grekos CC

Comment 20.03.2024 Mr Michael Harris and Prof. Emerita Rebecca Bailey Harris

Comment 26.03.2024 Ms Martha Grekos

Comment 27.03.2024 Ms Katherine Lau

Comment 27.03.2024 Dr Kirsty Mann

Comment 27.03.2024 Efstathios Kapelis

Comment 27.03.2024 Mr David Canty

Comment 27.03.2024 Mr Yikai Zhang

Comment 27.03.2024 Dr Mark Yates

Comment 28.03.2024 Miss Kristy Fok

Comment 28.03.2024 Mr Christopher Field

Comment 28.03.2024 Mr Michael Radford

Comment 28.03.2024 Dr Charlotte Spencer

Comment 29.03.2024 Mr Allan O'Neill

Comment 29.03.2024 Noel Chun

Comment 29.03.2024 Mrs Margaret Mann

Comment 29.03.2024 Mr Julian Cooper

Comment 31.03.2024 Henrika Priest CC

Comment 01.04.2024 Toby Brown

Comment 01.04.2024 Mr John Griffiths

Comment 01.04.2024 Mr Joseph Sullivan

Comment 01.04.2024 Miss Catherine McGuinness CC

Comment 01.04.2024 Mr Darren Shapland

Comment 02.05.2024 Miss Vasiliki Manta

Comment 03.05.2024 Ms Amanda Singleton

Comment 06.05.2024 Mr Jeremy Simons

Comment 24.05.2024 Mrs Alice Gambato

Comment 14.10.2024 Prof. Emerita Rebecca Bailey and Toby Brown

Appendix A

Relevant London Plan Policies

Policy GG1 (Building strong and inclusive communities) encourages early and inclusive engagement with stakeholders, including local communities, in the development of proposals, seeking to ensure positive changes to the physical environment and provide access to good quality community spaces, services, amenities and infrastructure. In addition, it supports London continuing to generate a wide range of economic and other opportunities promoting fairness, inclusivity and equality.

Policy D14 (Noise) seeks to avoid significant adverse noise impacts on health and quality of life and mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development.

Policy S1 (Developing London's social infrastructure) states that development proposals should provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies. New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.

Relevant GLA Supplementary Planning Guidance (SPGs)

- Accessible London: Achieving an Inclusive Environment SPG (October 2014);
- Social Infrastructure (May 2015);
- Culture and Night-Time Economy SPG (November 2017);
- London Environment Strategy (May 2018);
- Cultural Strategy (2018);
- Central Activities Zone (March 2016).

Relevant Draft City Plan 2036 Policies

S1 Healthy and inclusive city

HL1 Inclusive buildings and spaces

HL3 Noise and light pollution

S2 Safe and Secure City

SA1 Crowded Places
S6 Culture, Visitors and the Night -time Economy
CV2 Provision of Visitor Facilities
DE9 Lighting
S9 Vehicular transport and servicing
S10 Active travel and healthy streets
AT1 Pedestrian movement
AT2 Active travel including cycling
AT3 Cycle parking
S11 Historic environment
CE1 Zero Waste City

Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)

City Public Realm (2016);
Cultural Strategy 2018 – 2022 (2018).

Relevant Local Plan Policies

DM3.5 Night-time entertainment

- 1) Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:
 - a) the amenity of residents and other noise-sensitive uses;
 - b) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.
- 2) Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.
3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.
5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.
6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.

2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.
2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:
 - a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - b) the shortest practicable routes between relevant points.
3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

CS20 Improve retail facilities

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

DM20.1 Principal shopping centres

1. Within Principal Shopping Centres (PSCs) the loss of retail frontage and floorspace will be resisted and additional retail provision will be encouraged. Proposals for changes between retail uses within the PSC will be assessed against the following considerations:
 - a) maintaining a clear predominance of A1 shopping frontage within PSCs, refusing changes of use where it would result in more than 2 in 5 consecutive premises not in A1 or A2 deposit taker use;
 - b) the contribution the unit makes to the function and character of the PSC;
 - c) the effect of the proposal on the area involved in terms of the size of the unit, the length of its frontage, the composition and distribution of retail uses within the frontage and the location of the unit within the frontage.
2. Proposals for the change of use from shop (A1) to financial and professional service (A2) restaurant and cafes (A3) drinking

establishments (A4) or hot food takeaways (A5), use at upper floor and basement levels will normally be permitted, where they do not detract from the functioning of the centre.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

SCHEDULE

APPLICATION: **24/00236/FULL**

Ground Floor and Basement Retail Unit 165 Fleet Street London

Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).
REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.
These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.
- 3 The use hereby approved shall be operated in accordance with the Management Statement attached to document "165 Fleet Street Design and Access Statement April 2024" prepared by Beasley Dickson Architects and received on 10 May 2024. The Management Statement shall be reviewed at the end of Year 1, following the grant of planning permission and, thereafter, as may be required from time to time by the Local Planning Authority. The premises must be operated in accordance with the approved Management Statement for the life of the use.

REASON: To safeguard the amenity of the adjoining public square and the area generally in accordance with the following policies of the Local Plan: DM3.5, DM15.7, DM19.4, DM21.3.

- 4 The Sui Generis use hereby permitted shall not be open to customers between the hours of 00:30hrs on one day and 10:00hrs the next day Tuesday to Thursday; 01:30hrs on one day and 10:00hrs the next day Friday to Sunday; and between 23:30hrs on one day and 10:00hrs the next day Sunday to Monday.

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.

- 5 Unless otherwise approved by the Local Planning Authority the doors on the St. Dunstan's Court elevation shall be kept closed and only used in an 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.

- 6 No live or recorded music shall be played that can be heard outside the premises.

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

- 7 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 23:00 and 07:00 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.

- 8 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

- 9 The proposed Sui Generis use, hereby approved, sharing a party element with office premises shall be designed and constructed to provide resistance to the transmission of sound. The sound insulation

shall be sufficient to ensure that NR40 is not exceeded in the existing neighbouring premises and shall be permanently maintained thereafter. A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of occupiers of the building in accordance with the following policy of the Local Plan: DM15.7.

- 10 No cooking shall take place within the Sui Generis unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission.
REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.
- 11 Before any new mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.
- 12 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 13 All parts of the existing and any future ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated

version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.

REASON: To protect the occupiers of any adjoining premises and public amenity in accordance with the following policies of the Local Plan: DM 15.7 and DM 21.3

- 14 The existing refuse storage facilities within the building shall be used by the operators of the use hereby approved, and no waste shall be placed on the public highway.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.

- 15 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission:
Drawing nos. 4-C-43130 -01, 4-C-43133 -01; Unnumbered - External Area Extent; Site Location Plan (EGL542149).
Documents: The Aldgate Tap: External Management Plan rec'd 19.11. 2023
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 Planning permission is hereby granted only for the change of use. Any works that would materially affect the external appearance of the building or, in the case of a listed building, its special architectural and historic interest, will require a separate application for planning permission and/or listed building consent.

- 3 Access for disabled people is a material consideration in the determination of planning applications. The City of London's Access Advisor has assessed the planning application to ensure that the proposal meets the highest standards of accessibility and inclusive design required by London Plan 2021 Policy D5, Local Plan 2015 Policy DM 10.8 and Draft City Plan 2036 Policy HL1. The Access Advisor promotes good practice standards of inclusive design and encourages early consideration of accessibility in the design process so that a truly inclusive environment can be achieved that everyone will be able to visit, use and enjoy.

Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.

- 4 The Environment Department (Planning Division) should be consulted on:

(a) The display of any advertisement material on the premises. Advertisements may be subject to the City of London Corporation's Byelaws.

- 5 Ventilation for any kitchens will need to be provided to roof level. Planning permission will be required for any ducts, vents or plant that would materially affect the external appearance of the building. It cannot be assumed that ductwork will be permitted on the exterior of the building.

- 6 The Director of Markets and Consumer Protection states that any building proposal that will include catering facilities will be required to be constructed with adequate grease traps to the satisfaction of the Sewerage Undertaker, Thames Water Utilities Ltd, or their contractors.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr rosemarie Hutchinson

Address: Flat4 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The application does not fit within the objectives of the Local Plan:

- "To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors"

Specifically by:

- Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.
- Safeguarding the character and setting of the City's gardens of special historic interest

Furthermore the local plan states:

- "Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.

This leisure venue will undoubtedly change the character of the area:

- Particularly if the sale of food and alcohol for off site consumption continues into the early hours of the morning. There is potential for disorderly behaviour, nuisance, littering and crime. It will be detrimental to the quiet and intimate character of Bolt Court and Gough Square due to their

proximity to the venue and the seating facilities provided for community use.

- The applicants have explicitly stated that it is their intention that the proposed venue will have an impact on the character of the area:

"This use will maintain an active frontage along Fleet Street positively enhancing the street scene and contributing to an enlivened wider neighbourhood"

- The reality of the character of the area is at odds with the description given (in the Design and Access Statement) where the character of the area is described as "principal shopping centre "

- The leisure venue proposed is not sympathetic to the area. Other leisure facilities in the area include historic pubs and wine bars and The Dr Johnson museum. These traditional venues situated in an historic area will suffer damage from a brash venue open 16 hours a day with an active frontage in such close proximity.

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Case Officer: Liam Hart

Customer Details

Name: Mr Arvind Shah

Address: 167 Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Sir

I understand there is a licensing application and planning application both which are receiving consideration for the ground floor and basement of 165 Fleet Street for a mini golf and bowling alley, with a possible associated activity involving consumption of alcohol and food from 10 am to 2 am seven days a week. Late night refreshments and alcohol would be consumed inside and outside from 12.30 - 2.00 am, with the premises closing at 2.30 am.

My business is based next door at 167 Fleet St (referred to as 167 herein after).

We are a professional services firm as are many other tenants at 167. You will no doubt appreciate that the planned activity is not likely to receive approval by us as it will lead to a mix which would change the character of the area (which is a mixture of residential and professional services area - mainly lawyers and accountants) including the building at 165 and others nearby.

There is already an unprecedented amount of development in this area - all catering for professional services and residents as well as the legal quarter - for example, the 22 storey office tower, Peterborough Court/ Daniel House which I am led to believe will attract legal tenants and opposite the road which we are to have the City Police and new Courts.

It seems to me that inviting a Leisure based operator in the immediate vicinity would likely lead to a disruptive anti-social and noisy behaviour given the hours of selling alcohol (in and out) into the narrow pedestrian pathway and probably result in disharmony with the many local users. I fear that as a professional services firm we may see a decline in business given such a use would not fit in this historical area, especially as it does not cater for the current market (legal, accountants, residential).

We would therefore like to register ourselves as a party who "objects" to the granting of any permission to allow any part of the premises next door to be used as a "entertainment" venue

Comments for Planning Application 24/00236/FULL

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We would therefore like to register ourselves as a party who "objects" to the granting of any permission to allow any part of the premises next door to be used as a "entertainment" venue

Alderwoman Martha Grekos
Leader of Castle Baynard Ward
City of London
Guildhall
EC2V 7HH

18th March 2024

C/O: Planning Officer Liam Hunt
Planning Department
City of London Corporation

BY EMAIL: PLNComments@cityoflondon.gov.uk

Dear Liam,

Re: Planning application for change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis) - Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Objection

As Alderwoman of Castle Baynard Ward. I am writing to submit the below representation on behalf of some of the residents in the ward (especially for those living at 6 Bolt Court which is directly behind 165 Fleet Street) for the planning application to covert the ground floor and part basement into leisure facilities (namely a mini golf, ten pin bowling) noodle bar and cafe and ancillary facilities.

Myself and the residents, as well as many others including the Planning Department of the City of London, have objected on strong terms with regards to the licensing application. Those comments still stand not just for the licensing application but also this planning application.

We all want to welcome with open arms new businesses into this area but their planning applications need to be accordance with the City of London's Adopted Local Plan. I have read the application, but apart from the applicant's statement that their application will not impact on or reduce the existing office provision in accordance with policies CS1 (Offices) and DM1.1 (Protection of office accommodation) and that it will not have an impact on the setting of the Fleet Street Conservation Area as there are no proposed external changes, thus being in accordance with policy DM12 (Development in Conservation Areas) and the London Plan and the National Planning Policy Framework policies, there is no mention or consideration of Policy DM 3.5 (Night-time entertainment) or indeed any such considerations for a day-time entertainment,

Local Plan Policy DM 3.5

Policy DM 3.5 states that:

1. *Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:*
 - (i) *the amenity of residents and other noise-sensitive uses;*
 - (ii) *environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.*

2. *Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.*

The applicant has failed to provide a Management Statement to detail how these issues will be met. As such, I am objecting to this application as I am not satisfied that the amenity of the residents and other noise-sensitive uses have been considered nor am I satisfied that the environmental amenity has also been taken into account. I give my further reasons below.

Reasons

The applicant has not provided any operating hours of the restaurant or the cafe or the bowling alley/mini golf nor taken into account views from residents and local businesses in designing their premises for night-time entertainment uses and planning the operation of the proposed use to minimise adverse impact on amenity. The only facts as to its operation are in its licensing application - which is separate to this planning application - which states that they will be providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am).

This is an unacceptable impact on residential amenity, contrary to Policy DM 3.5. Behind 165 Fleet Street, there is a large residential community found on Johnson's Court and Bolt Court. There are also flats at 171 Fleet Street and blocks of flats in Red Lion Court and Crane Court. None have been consulted about this planning application nor the licensing application. In addition, we are welcoming, hopefully shortly if granted consent, a large student accommodation block of 750 residential units opposite 165 Fleet Street (namely 65 Fleet Street, next to the Tipperary). The noise, in the early hours (11pm to 2am) will mean large disturbance to residents' sleep given the premises will be open until 2am and customers will be arriving and leaving the premises then. No other premises on Fleet Street is open beyond 11pm in order to fit in with the local context and to respect the residents' amenity as well as the business community.

The sale of alcohol, inside and outside (but especially outside as there is no outdoor sitting area being provided with this planning application) will mean that there will be an acceptable impact on the environmental amenity, which is contrary to Policy DM 3.5. Given the consumption of alcohol off premises till 2am, potentially there will be an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign to leave quietly and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Our alleyways and courtyards just off Fleet Street is where such anti-social behaviour will congregate, impacting residents, given that is where the majority of the residential blocks are situated. In addition, there will be more rubbish in those alleyways and courtyards and on the main street and nothing has been suggested as to how to abate all of this. I am already contacted most mornings by local businesses with concerns over the rubbish they find on the streets as they come into work. The new premises license will just fuel the issues we are already trying to control in the area.

Paragraph 3.3.22 of the Local Plan states that: "*Planning applications for new and extended night-time entertainment uses or for variations of planning conditions must be accompanied by a Management Statement that addresses planning amenity issues, sets out how potential impacts on amenity will be addressed through the design of the premises and how they will operate without causing disturbance including: hours of closure to protect amenity; noise mitigation plans related to both internal and external noise, including measures to reduce sound transfer, such as sound-proofing, noise controls and double entry lobbies; arrangements for the storage, handling and disposal of waste; a timed programme for deliveries and collections and other servicing arrangements; measures to deal with the emission of odours; and location of ventilation ducts and plant.*"

Paragraph 3.3.23 of the Local Plan also states that “Assessment of the Management Statement will have regard to the City Noise Strategy, the provisions of the City of London Statement of Licensing Policy and to any submitted licence application operating schedule.”

No such detail has been provided.


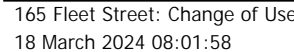
Lastly, the applicant has failed to demonstrate where the mini-golf or cafe will be on the ground/ basement plan. On the submitted ground plan, I can see solely the restaurant proposals. On the submitted basement plan, I can see solely the bowling alley proposals.

Conclusion

As such, given the lack of detail and consideration of Local Plan Policy DM3.5 as well as lack of consultation by the applicant with myself as Leader of Castle Baynard Ward, my fellow ward Councillors as well as residents and businesses in this area, I urge you to decline this application.

With best wishes,

Alderwoman Martha Grekos
Leader of Castle Baynard ward

From: 
To: 
Cc:
Subject: 165 Fleet Street: Change of Use: Objection: 24/00236/FULL PP-12861651
Date: 18 March 2024 08:01:58

THIS IS AN EXTERNAL EMAIL

Change of Use Planning Application 165 Fleet Street, EC4A 2DY : Objection

References: 24/00236/FULL
PP-12861651

Application by Bloomsbury Leisure Holdings Limited re “Tokyo Hit” Castle Baynard Ward My London Flat Address: Flat 14, 6 Bolt Court (off Fleet Street) EC4A 3DQ

I write in support and agreement to the measured and precise submissions of my Ward Councillors (e.g. Graham Packham, Henrika Priest, Martha Grekos) and the objections raised by my neighbours. My understanding is that they are also not in support of the proposals.

My own comments are based on observing and participating in the rhythm of work and life in this specific ward, over two decades of work in this ward, and one decade of living in this ward in our second family home. This is currently let to a fellow mature professional while I work in Scotland before return to the City of London. It is located just behind the Application Premises, adjacent to Dr Johnson’s historic house.

I hope my comments are pertinent to the Council’s review of this Planning Application.

The proposals are directly contrary to the Amenity, Character (both historic and current), and Appearance of this Ward, and to the working and personal lives of those who live or attend here.

It is the wrong activity in the wrong place. My view is that it should not be tempered with concessions, and instead be rejected outright. I am interested in attending the relevant Planning Meeting, subject to work commitments.

My specific observations on the Ward and how the Proposals directly clash are below.

The Ward and immediately neighbouring area are dominated by Professional Service Firms (Legal, Accounting, Financial) and Judicial/Police functions

(Salisbury Square, Royal Courts). The proposed Venue is not an appropriate neighbour in this location.

The historic Ward of Castle Baynard and its immediate neighbourhood is a fine architectural and historic and healthy environment, well placed and connected. The immediate vicinity includes the gothic Royal Courts of Justice, Temple Church and Inns and Lincoln Inns of Court, St Paul's Cathedral and St Brides Church, and in construction Salisbury Square Courts and Police. There is even a Fleet Street Statue to our Mary Queen of Scots. It has distinct Style and identity, with which the proposed Application and Development clashes.

The Proposal may be appropriate to other entertainment areas such Soho or Covent Garden or Camden. Not here.

I have not previously worried about inevitable late night working and commuting for male and female employees and residents, young or mature, and my own Family. I will if this Application is granted.

The Ward and its historic surrounds are an enclave of remarkable calm and civility, during and after work hours, in a network of foot lanes.

The proposed venue will attract large groups who are not committed to and responsible for continuing work or living in the Ward.

The Evening Standard reported the implications at the Applicants' site in Camden:

<https://www.standard.co.uk/news/crime/bloomsbury-bowling-lanes-scraps-hip-hop-and-urban-music-nights-in-wake-of-nearfatal-stabbing-a3174186.html>.

The Police made urgent demands for Camden Council to review critically the late night Alcohol and Entertainment Licenses, to deal with the aftermath of a mass brawl and near fatal stabbing linked to the venue. Camden did not withdraw the License, demonstrating that a fait accompli is too late to amend.

I have lived in Brighton and seen the impact of Amusement Emporia, in terms of the Clientele attracted, the ensuing behaviours, and the ambience created. All negative.

I have lived and worked in Edinburgh and am embarrassed at the view of Princes Street Georgian New Town buildings from Princes Street Gardens and Edinburgh Castle, trashed by gaudy and transitory and unedifying retail outlets.

I hope this is not allowed to happen here.

Andrew Gavan
[REDACTED]

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Andrew Gavan

Address: Flat 14 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I write in support and agreement to the measured and precise submissions of my Ward Councillors (e.g. Graham Packham, Henrika Priest, Martha Grekos) and the objections raised by my neighbours. My understanding is that they are also not in support of the proposals.

My own comments are based on observing and participating in the rhythm of work and life in this specific ward, over two decades of work in this ward, and one decade of living in this ward in our second family home. This is currently let to a fellow mature professional while I work in Scotland before return to the City of London. It is located just behind the Application Premises, adjacent to Dr Johnson's historic house.

I hope my comments are pertinent to the Council's review of this Planning Application.

The proposals are directly contrary to the Amenity, Character (both historic and current), and Appearance of this Ward, and to the working and personal lives of those who live or attend here.

It is the wrong activity in the wrong place. My view is that it should not be tempered with concessions, and instead be rejected outright. I am interested in attending the relevant Planning Meeting, subject to work commitments.

My specific observations on the Ward and how the Proposals directly clash are below.

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(Legal, Accounting, Financial) and Judicial/Police functions (Salisbury Square, Royal Courts). The proposed Venue is not an appropriate neighbour in this location.

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The proposed venue will attract large groups who are not committed to and responsible for continuing work or living in the Ward.

The Evening Standard reported the implications at the Applicants' site in Camden:

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The Police made urgent demands for Camden Council to review critically the late night Alcohol and Entertainment Licenses, to deal with the aftermath of a mass brawl and near fatal stabbing linked to the venue. Camden did not withdraw the License, demonstrating that a fait accompli is too late to amend.

I have lived in Brighton and seen the impact of Amusement Emporia, in terms of the Clientele attracted, the ensuing behaviours, and the ambience created. All negative.

I have lived and worked in Edinburgh and am embarrassed at the view of Princes Street Georgian New Town buildings from Princes Street Gardens and Edinburgh Castle, trashed by gaudy and transitory and unedifying retail outlets.

I hope this is not allowed to happen here.

Flat 9.

6 Bolt Court

London EC4A 3DQ

19 March 2024

Re: Change of Use Planning Application 165 Fleet Street EV4A 2DY: Objection References:
24/00236/FULL

Applicant: Bloomsbury Leisure Holdings Limited re “Tokyo Hit”

My name is **Michael Harris**. I am a Director of Gough House Limited, the owner of the freehold of the building at 6 Bolt Court known as Gough House. I and my wife (**Professor Emerita Rebecca Bailey-Harris** who prepared our Objection to the company’s Licensing Application) are the joint owners of Flat 9, one of twenty-two in the building. We have lived in our flat since February 2007. I write to object to the above Planning Application. Like my neighbour **Mr Andrew Gavan** who has already submitted an objection I seek an outright rejection of this application and, to quote him, I too do not believe the committee’s decision should be “tempered with concessions”. I now set out my reasons for this view (which my wife has authorized me to say are adopted by her in their entirety).

The starting point must be **Local Plan Policy DM 3.5** (of which there is no mention in Applicant’s statement) which states:

1. Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:

(i) the amenity of residents and other noise sensitive uses;

(ii) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of premises, customers arriving at and leaving the premises and the servicing of the premises.

2. Applicants will be required to submit Management Statements detailing how these issues will be addressed during the .operation of the premises.

As **Alderwoman Grekos’s** excellent objection demonstrates the disclosed facts of the application show that the operation of the enterprise, especially the sale of alcohol until the incredible hour of **02:00**, and also extraordinary, closure of the building not until **02:30**, must inevitably produce an unacceptable impact on *residential amenity*, not only for our building, but also for the numerous other residential properties in the precinct as well as for the projected student accommodation. I adopt in its entirety her argument on this point. As I do the excellent and trenchant observations (with supporting photographs) in the objection of **Mr Toby Brown** a resident of 6 Bolt Court. As he observes, the conditions of sale of alcohol as envisaged in the application will, as “experience and common sense” tell us, inevitably mean that some of the patrons will be drunk and will spill out into Bolt Court and into other areas of this historic precinct, notably Gough Square, and that they will “inevitably cause a public nuisance and/or

commit [a variety of] criminal offences” which he proceeds to identify. He goes on to say that “these are not academic or unlikely concerns”, but rather the ineluctable conclusion reached on the basis of common sense. He concludes, as do I, that the impact of this wholly predictable outcome will have a devastating impact on the lives of residents: “In reality, such noise, urination etc. will blight their lives given the proposed licensing hours end at 2am” and to exacerbate matters these hours run through the weekend. Similar arguments are made by **Alderwoman Grekos** in her powerful treatment of the predictable consequences of the way alcohol is to be sold and the hours of its sale, especially outside the premises, on *environmental amenity*: “Given the consumption of alcohol off premises till 2am, potentially there will be an increase in anti-social behaviour at those hours... No other premises in that area [are] open until 2am and [sell] alcohol offsite at those hours.” Both she and **Mr Brown** refute the idea that the applicant’s “mitigations of CCTV and signage to leave quietly” will in reality do anything to obviate the risks of public nuisance and the other forms of disgusting anti-social behaviour **Mr Brown** identifies in his objection.

I ought in closing to pick up on two other eloquent and important objections by resident owners in our building, those of **Mrs. Rosemarie Hutchinson** and **Mr Andrew Gavan**. Both emphasise the impact the proposed application will have on the *special historic interest* of this part of the City. **Mrs. Hutchinson** points up the crucial fact that “this leisure venue will undoubtedly change the character of the area ... The leisure venue proposed is not sympathetic to the area. Other leisure facilities in the area include historic pubs and the Dr Johnson museum. These traditional venues situated in an historic area will suffer damage from a brash [*good word!*] venue open ****sixteen hours** [my emphasis] a day with an active frontage in such close proximity.” **Mr Gavan** makes the important point that the area affected by the proposal is “dominated by Professional Service Firms (Legal, Accounting , Financial) and Judicial/Police functions (Salisbury Square, Royal Courts [of Justice and the Inns of Court]) ... The Ward and its historic surrounds [is] an enclave of remarkable calm and civility [*most important to our quality of life*] ...” He concludes that we must not allow a development that in his experience will encourage behaviour destructive of this special character and ambience.

I completely agree and for this and all the other reasons set out in this objection urge the rejection of this unmeritorious proposal. I conclude by adopting **Alderwoman Grekos’s** impeccable **Conclusion** on this ill- conceived Application: “[G]iven the lack of detail and consideration of Local Plan Policy DM3.5 *as well as lack of consultation* [my emphasis - utterly deplorable] by the applicant with myself as Leader of Castle Baynard Ward, my fellow Ward Councillors as well as residents and businesses in this area, I urge you to decline this application.”

As indicated at the outset of this objection I too urge its outright rejection.

Michael Harris

** In fact **161/2** hours!

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Ms M G

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing in my capacity as Director of a company based a few doors away from the proposal. I object to this application. The trading hours of 2am and serving of alcohol inside and outside will have a huge detriment to the amenity of the area. Especially when there is no outdoor space for such clientele and also narrow alleys ways and courtyards which will attract antisocial behaviour. Residents will be impacted by noise and businesses will be affected by the nuisance they will find on their doorsteps, especially the next morning (vomit; litter; urine etc). The floor plates of the proposed scheme are enormous and it looks like the footfall will be about 1,000-2,000 people daily. How can this amount of people be catered in the Fleet Street area given the narrow pavements and also as a processional route to St Paul's Cathedral? The intensity of the use is certainly not appropriate for this conservation area or heritage area. As much as we want to welcome new businesses into the area, these businesses need to be mindful of the area they are coming into and the people that work and live here. This scheme will also attract business away from current pubs and eateries and will certainly attract the wrong crowd after 10/11pm at night. Everything closes for a very good reason around this area come 10/11pm. Because there are residents and also businesses. It is the legal quarter after all and we want to retain it as such. I urge you to decline the application given the applicant has not considered the impact it will have on the area and also that they have not consulted anyone about their scheme.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

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Case Officer: Liam Hart

Customer Details

Name: Ms Katherine Lau

Address: Flat 8, 6 Bolt Court city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: build it elsewhere please! as much as the bar can try to diminish and regulate the behaviour of patrons, its often hard to do so especially when the customers leave for a smoke/do drunk stuff on the street post pints and whatnot. and the people that would suffer the most are arguably the people living in the area (i used to live above a club. its quite jarring to hear people talking, smoking and going crazy on the street so loudly when you're right in your room trying to wind down)

residents in the area really wish to get a good nights rest or like. A peaceful night. and we pay quite abit for rent in such an area so please dont build something like that so close to us! Soho and covent garden are literally so close so go ahead and build that bar thing there! i would support it wholeheartedly i looove a good noodle bar and bowling whatever if its not smack in my home yea?

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr Kirsty Mann

Address: Flat 19, 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I OBJECT to the planning application for 165 Fleet Street.

I am the owner of Flat 19, 6 Bolt Court, London EC4A 3DQ, a residential building within metres of 165 Fleet Street.

It is my opinion that the proposed facility will have a significantly detrimental effect on local residents on account of noise, pedestrian traffic and antisocial behaviour where consumption of alcohol is involved. 165 Fleet street is accessible via an alleyway that directly passes the entrance to 6 Bolt Court's and will be an inevitable thoroughfare for the many potential revellers coming and going from the proposed premises. Bolt Court is a peaceful sanctuary enjoyed by residents and this proposed premises will certainly disrupt that peace.

I do not believe that a mini golf course/ bowling alley adds any value to local residents and is likely to attract antisocial behaviour. This kind of venue would be better suited in an area that is not residential.

I object to this planning request.

Yours Sincerely

Kirsty Mann

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Efstathios Kapelis

Address: 6 Bolt Court Flat 20 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I agree with Alderwoman Martha Grekos

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr David Canty

Address: 10 4 crane court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: i live very close to this venue between red lion and crane court. I believe this change of use will lead to significant additional noise and anti social behaviour. The potential market for this proposed business are not local so there may also be disruption from car traffic and additional badly parked ebikes.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Yikai Zhang

Address: Flat 7, 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am the owner of Flat 7, 6 Bolt Court, London EC4A 3DQ, a residential building within metres of 165 Fleet Street. I strongly object to the development of this venue as it will cause disturbance to the residential neighbourhood and introduce more antisocial behaviour.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr Mark Yates

Address: 24 Middleton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object to this planning application.

I used to live and work near Fleet Street and believe the proposed development is not in keeping with the local area, and is within 20 metres of a residential building making noise and other disturbances inevitable if permission is granted.

The application is clearly not in keeping with the Local Plan, and the intended use will impact on nearby residents' right to quiet enjoyment of their property, and uninterrupted sleep between 11pm and 7am.

This is not an appropriate development for this historic area of the city, in very close proximity to a residential building.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

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Case Officer: Liam Hart

Customer Details

Name: Miss Kristy Fok

Address: Flat 21, 6 Bolt Court Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Agree with Alderwoman Martha Grekos

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Christopher Field

Address: Flat 22 6 Bolt Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My wife and I strongly object to the plans to develop 165 Fleet Street into a bowling and golfing venue for the reasons set out by Martha Grekos. It will attract anti social behaviour in sn areas that is close to a quiet residential building - 6 Bolt Court. The narrow alley ways would become a thoroughfare and a place to loiter, for the venue's customers which would make it unbearable for the residents of Bolt Court given the layout of the courtyard. Such a venue should not be located near residential buildings.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Michael Radford

Address: 6 Market Mews Market Mews Godalming

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I agree with and support the comments submitted by Alderwoman Martha Grekos.

Regards Michael Radford for Rozecroft Limited

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr Charlotte Spencer

Address: 2 Warwicks Bench Road Guildford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:.

I reside in a flat in Gough House, Bolt Court several nights a week whilst working as a Research Pathologist at the Cancer Research UK (CRIK) Laboratories at UCL (University College Hospital).

I work late into the evening and am concerned that the environment will become unsafe if a business serving alcohol for 16 hours a day, for consumption on and off the premises, is opened at 165 Fleet Street in such close proximity to Bolt Court. I have no wish to encounter individuals who have been consuming alcohol just to get to my door. Furthermore the courts off Fleet Street, through which I walk, are, by their historic nature, quiet and labyrinthine and as such lend themselves to various other criminal activities that can be associated with night time venues such as dealing and consumption of illegal substance. There will undoubtedly be the potential for an increase in other crimes.

I have first hand experience, as an Accident and Emergency doctor, of the damage done by excessive alcohol consumption such as is facilitated by licensing hours of 16 hours a day. My experience includes dealing with the personal injuries incurred by individuals as a result of being drunk, and also includes treating the perpetrators and victims of alcohol fuelled violence, including murder.

The area has immense historic character and is currently a quiet residential area and an important business and legal hub. A night time venue at 165 Fleet Street with extended opening hours would have a profound adverse effect on the peaceful character of the area and lead to disturbance for the residents, it is an inappropriate business for the site.

I strongly object.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

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Case Officer: Liam Hart

Customer Details

Name: Mr Allan O'Neill

Address: Spyways Doverdale Droitwich

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I write in support and agreement to the measured and precise submissions of my Ward Councillors (e.g. Graham Packham, Henrika Priest, Martha Grekos) and the objections raised by my neighbours. My understanding is that they are also not in support of the proposals.

My own comments are based on observing and participating in the life of this specific ward for over 10 years, having spent the majority of that time living in Bolt Court during the week for professional reasons. I am now a landlord and let the flat to a professional Public Affairs consultant. My flat (15 Bolt Court) is located just behind the Application Premises, adjacent to Dr Johnson's historic house.

I hope my comments are pertinent to the Council's review of this Planning Application.

The proposals are directly contrary to the Amenity, Character (both historic and current), and Appearance of this Ward, and to the working and personal lives of those who live or attend here.

It is the wrong activity in the wrong place. My view is that it should not be tempered with concessions, and instead be rejected outright. I am interested in attending the relevant Planning Meeting, subject to work commitments.

The Ward and immediately neighbouring area are dominated by Professional Service Firms (Legal, Accounting, Financial) and Judicial/Police functions (Salisbury Square, Royal Courts). The proposed Venue is not an appropriate neighbour in this location.

The midweek noise from straggling drunks is already a noticeable problem and one which will be seriously exacerbated by a golf and bowling alley with an all day alcohol license that runs until 2am with the freedom for live music. The ward will just become an anti-social mess of your own making. It is just simply ridiculous and unnecessary to grant this application in this specific area. There are no positives to the existing residents or businesses in this area and it merely reduce the character of the ward.

Please find a nice quiet restaurant to open up!

From: [REDACTED]
To: [REDACTED]
Subject: OBJECTION to 165 Fleet street proposal 24/00236/FULL
Date: 29 March 2024 15:17:15

THIS IS AN EXTERNAL EMAIL

Dear Mr. Hunt,

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

From: [REDACTED]
To: [REDACTED]
Subject: OBJECTION to 24/00236/FULL - 165 Fleet St
Date: 29 March 2024 15:31:58

THIS IS AN EXTERNAL EMAIL

Dear Mr. Liam Hunt,

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

From: [REDACTED]
To: [REDACTED]
Subject: 24/00236/FULL - 165 Fleet St
Date: 29 March 2024 15:36:43

THIS IS AN EXTERNAL EMAIL

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Noel Chun

Address: 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT in accordance with Policy DM 3,5 and thus, must be REJECTED.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mrs Margaret Mann

Address: 11 Lonsdale Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this planning application. I have a close connection to this area as my husband works in Fetter Lane, our daughter owns a flat in Bolt Court and I have attended St Bride's Church for 45 years.

I consider the planning proposal to be entirely inappropriate for an area which consists of professional service firms and residential accommodation. It is inconsistent with the Local Plan to conserve the City's heritage assets.

This development will inevitably bring noise and antisocial behaviour to the area and particularly to Bolt Court which is situated just metres away.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Cooper

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a planning and property consultant based at Fetter Lane, just round the corner from 165 Fleet Street where the new bowling alley and mini golf course is seeking consent.

I object to the planning application for the following reasons:

(1) contrary to DM12.2 of Local Plan as it doesn't not preserve or enhance the character or appearance of the conservation area. Fleet Street is in a conservation and is the main processional route to St Paul's Cathedral. Conservation areas are defined as designated heritage assets and so this development proposal does not sustain or enhance the setting or its significance. Having a leisure venue that will have a footfall of over 1,500 people a day, selling alcohol inside and outside those premises until 2am, is not in keeping of an area that its rich in history and listed buildings. Its use does not sit at all well within the existing street patterns; the setting; nor the frontage it proposes on Fleet Street.

(2) contrary to DM3.5 of the Local Plan as the applicant has not demonstrated that there is no unacceptable impact on residents and other noise sensitive users as well as the environmental amenity. Behind 165 Fleet Street are residential courtyards where many residents live. Opposite 165 Fleet Street is the new proposals for over 750 student housing accommodation. Given 165 Fleet Street has no outdoor space, its proposed clients will create nuisance and anti social behaviour given alcohol can be consumed outside and inside until 2am. Residents will not be able to sleep and businesses will be disturbed too. No level of security or CCTV will reduce these impacts. The new court and police station are also just being built on Fleet Street, so they will also be impacted by such a use in the area. If the Corporation is trying to regenerate this area into a

stronger legal quarter and bring forward a museum of print to celebrate the history of this area, then a bowling alley/mini golf course is certainly not in keeping or an appropriate use locally.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Cooper

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a planning and property consultant based at Fetter Lane, just round the corner from 165 Fleet Street where the new bowling alley and mini golf course is seeking consent.

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stronger legal quarter and bring forward a museum of print to celebrate the history of this area, then a bowling alley/mini golf course is certainly not in keeping or an appropriate use locally.

From: [REDACTED]
To: [REDACTED]
Subject: Objection: Planning Application - 165 Fleet Street EC4A 2DY
Date: 31 March 2024 13:03:31
Attachments: [image001.png](#)
Importance: High

Dear Sir / Madam

I am writing to strongly object to the planning application – item number below – via email as I was unable to do so online due to a fault with your server:

[24/00236/FULL | Change of use of part ground floor and part basement floor from commercial use \(Class E\) to a mixed use including a noodle bar with cafe and part leisure \(mini golf\) at ground floor level, and ten pin bowling and ancillary facilities at basement level \(Sui Generis\). | Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY](#)

I understand that the anticipated daily footfall will be in the region of 1,000 to 2,000 people. This coupled with a closing time of 2.00 am (recent licence application) would be absolutely disastrous for the surrounding residential area given the impact that this footfall would have in terms of noise and antisocial behaviour. The surrounding alleyways and courts, and Fleet Street itself would not be able to handle this number of people. To this point, I'd also like to stress that there is no management statement, contrary to Policy DM3.5 which requires it, from the applicant to demonstrate that there will be no unacceptable impact on the local amenity. Moreover, this area is part of the processional route to St Pauls, close to the Fleet Street conservation area with its rich press history, and will be the centre of the new law courts: I fail to see what this type of business can bring to those who live and work here? It's a pure destination venue for people who have no links to the area, and because of its size with the anticipated footfall will cause issues which will then be left to the locality to deal with.

Finally, there's been no contact or consultation with local councillors, or stakeholders as to how this venture could benefit the local area, or as the applicants must now understand, given the number of objections, alleviate our concerns which shows an astonishing disregard and arrogance.

Yours faithfully

Henrika Priest

(Local resident and Common Councilman)



Henrika Priest | Common Councilman – Castle Baynard Ward
City of London Corporation | Guildhall | Gresham Street | London EC2V 7HH

[REDACTED]
www.cityoflondon.gov.uk | <https://castle-baynard.org.uk/>

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr John Griffiths

Address: Rocket Science Tallis House, 2 Tallis Street London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am writing to oppose the application for the change of use to the ground floor retail unit at 165 Fleet Street, EC4A 2DY which contravenes policy DM 3.5 of the Local Plan.

The proposed mixed uses, including a late-night leisure offer of mini-golf and ten-pin bowling, will significantly impact on the quality of life of the local area which has an increasing residential component.

The area comprises numerous surrounding alley ways and small courtyards which will not support the anticipated numbers visiting the proposed premises late into the evening, generating noise and anti-social behaviour. The proposal is also out of keeping with the ongoing development plans for the area which are to combine Fleet Street's heritage and traditional function as a processional route with its new status as the centre for the City's courts and police.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Joseph Sullivan

Address: 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: My wife and I live on the ground floor of a nearby building and we have serious concerns about the levels of increased noise and public nuisance that this a mixed use noodle bar/cafe/mini golf course/ten pin bowling alley would bring. Speaking plainly, allowing live and recorded music and the sale of alcohol until 2am will naturally cause a significant disturbance to our sleep as well as the sleep of other residents. No other premises in this area are open as late as this one hopes to be, and the nature of this quiet community will change overnight for the worse if this is allowed to proceed.

We also have concerns about increased anti social behaviour and crime that will seep into the small alleys off of Fleet Street should this new property continue with their plans. These alleys are not designed to be high traffic areas, and by allowing this mixed use space to open, the increased foot traffic will inevitably lead to more discarded rubbish, dangerous debris such as broken glass, and the increased potential for criminal and unhoused populations to take root.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Miss Catherine McGuinness

Address: Guildhall London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is an entirely inappropriate application for the location.

It is clearly aimed at attracting custom into the early hours. That is likely to have a negative impact, particularly for the residents in what is a mixed business/residential area with an already delicate balance between the two. Many residents live in the courts and alleys off Fleet Street, or in flats above Fleet Street, and any addition of footfall late into the night - even if it is quiet, which footfall to and from a place of entertainment of the type proposed may very well not be - is likely to cause disturbance.

In this context I understand that no Management Statement has been provided to demonstrate the impact on the local amenity. As such this application contravenes policy DM 3.5 of the local plan.

The proposal is also out of keeping with the heritage of the area - close to Dr Johnson's House, and already at the heart of legal London, even before the new courts complex at Salisbury Square is opened.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Darren Shapland

Address: Flat 11 Gough House Bolt Court City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:As per my comments per the main planning application, this proposal is ridiculous in a quiet part of London in the evening. It would be absolutely out of character with the area and is not appropriate

Toby Brown
Flat 10
6 Bolt Court
London, EC4A 3DQ

1 April 2024

Dear City of London Planning

Re: objection to planning application 24/00236/FULL “Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis). | Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY”

I write as a local resident to object strongly to the above planning application. By way of background, I live next door at 6 Bolt Court, where I have been permanent resident for 13 years, and I work nearby as a barrister.

Publicity of planning application

Before making my four objections, I would like to flag that it is unclear whether the planning application was publicised properly. Whilst over 40 people have submitted objections to the related application for a premises license, as of today’s deadline, far fewer have submitted objections to the planning application, likely because they are unaware of it.

For example, no notice was posted to the side of the building in St Dunstan’s Court (unlike the notice about the premises license), being where residents of 6 Bolt Court would more likely see any notice. Nor were residents at 6 Bolt Court sent notice in the post, notwithstanding we live next door.

Accordingly, it should be assumed that the same local residents who objected to the related premises application would also have objected to this planning application.

(1) Fleet Street Conversation Area

My first objection is that the proposed change of use would **not accord with the character of Fleet Street per the Conservation Area**.

Notable features of the Fleet Street Conversation Area include legal history, ceremonial grandeur, Dickensian alleyways and courtyards, a Grade 1 listed church, the famous newspaper connection, historic pubs and Dr Johnson’s House.

The proposed change of use to a late-night bowling alley and mini golf leisure facility (which apparently could see 1,000 to 2,000 visitors per day/night), does not accord with the character of the Fleet Street Conversation Area.

(2) Unacceptable impact on amenity to residents: street noise

Per the City of London’s Local Plan, Policy DM 3.4 on night-time entertainment:

“1. Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:

- the amenity of residents and other noise-sensitive uses;*
- environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.*

2. Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.”

The application has failed to demonstrate (in a Management Statement or otherwise) that there will be no unacceptable impact on the above issues.

In any event, it is clear from the 40+ objections to the related application for a premises license that local residents believe that the proposed change of use would lead to an **unacceptable impact on the amenity of local residents.**

Next door to the premises is Bolt Court, where our residential building is located. Residents also live next door or nearby including on Fleet Street, Johnston’s Court, Red Lion Court.

St Dunstan’s Court, showing the premises at 165 Fleet Street on the right (looking South towards Fleet Street)



Bolt Court, showing the residential premises 6 Bolt Court on the left (looking East from the edge of St Dunstan’s Court i.e. just next to the proposed licensed premises)



The proposed change of use will clearly lead to unacceptable impact of **noise from guests arriving and leaving, and in congregating such as to smoke and vape.** The scale of the venue means that hundreds if not thousands of guests could pass through each day and night. As the above photo shows, such guests will inevitably fill the narrow St Dunstan’s Court, and many will spill into and congregate in Bolt Court.

Many guests will obviously be noisy and rowdy. The impact on residents of 6 Bolt Court and elsewhere from this noise will be unbearable to our ability to sleep. Particularly given that the related licensed premises application seeks a closure hour of 2.30am.

This will be worsened by the acoustics of Bolt Court, the shape of which amplifies sound from the bottom of the courtyard.

As Mr Tony Newman, Senior Planning Officer (Planning Enforcement) at the City notes in his email dated 28 February 2024 regarding the related licenses premises application:

“There are a large number of nearby residential occupiers, particularly those immediately to the south of the site, that could be negatively affected by the proposed operation of licensable activities, namely the provision of alcohol sales for consumption on and off the premises until 2am Monday to Sunday, and the spilling out of large numbers of people into the surrounding streets and alleyways in the early hours of the morning when (02:00 Monday to Sunday) when there is an expectancy for local residential occupiers to be able to sleep.” (emphasis added)

(3) Unacceptable impact from bowling activities, noise spill and cooking odours etc

Thirdly, the proposed change of use may also result in unacceptable levels of **sound escaping the premises**, given that the planning application seeks to operate a bowling alley and mini-golf leisure centre, and given that the related premises application seeks to play recorded and live music.

Yet no measures such as sound proofing have been proposed to explain how noise levels from the proposed operations will be managed to avoid disturbance.

Nor is any information given as to how kitchen **odours** from the noodle bar will be addressed.

As Ms Claire Callan-Day, Environmental Health Technician in the City’s Pollution Control Team states in her representation dated 26 February 2024 regarding the related premises license application:

“In the absence of adequate information as to how noise at, or associated with, the premises will be controlled I wish to make a representation in respect of this application on the basis of public nuisance.

I have particular concerns as to how amplified music spill, noise associated with the bowling, noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is a significant risk that if not managed robustly there will be a detrimental impact to those in the environs of the premises, in particular residents and other noise sensitive receptors.

*I also believe that there is risk that public nuisance could be caused by noise associated with the offering of food at a late terminal hour, i.e. **the noise associated with bins being emptied and other food-service related noise.***

Furthermore, there is a potential risk of **public nuisance caused by odour and fumes** from the premises given that I have no information to inform me to the contrary.” (emphasis added)

(4) Unacceptable impact for residents and environment from drunk patrons

Fourthly, **many guests from the proposed change of use will have drunk alcohol** and a proportion will be drunk, unacceptably impacting the amenity of residents and the environmental amenity in St Dunstan’s Court, Bolt Court and in other nearby streets. This is from the likely anti-social behaviour, public nuisance and/or crimes of:

- (a) Public urination and vomiting;**
- (b) Littering of cigarette butts, disposable vapes, and drinks containers;**
- (c) In some cases, abusive/threatening language to residents/office workers;**
- (d) In the worse cases, fights/violent disorder from drunk or high patrons.**

Such impact will be worsened by the fact that the narrow St Dunstan’s Court, Bolt Court and other nearby alleyways/court yards are unfortunately “perfect” places for people to urinate and conduct other such activities, given they are away from the spotlight of the main road. Please see the photos from St Dunstan’s Court and Bolt Court of recent public urination:



Conclusion

Finally it is noted that the Applicant, in contravention of Policy DM 3.5 at para 3.3.21, has made no effort to engage with local residents who would be affected by the proposed change of use.

Regrettably this suggests that the Applicant cares little about understanding the local context and local sensitivities, and does not suggest that the Applicant has or will ensure the proposed operation avoids the likely adverse impact on amenity.

In reality, a 10 pin bowling alley and mini-golf facility which runs until 2.30am 7 days a week with music and the sale of alcohol is simply incompatible with preserving the amenity of the residents who live next door and nearby.

For these reasons, the Corporation is asked to reject the planning application.

I would be grateful to be given notice of any oral hearing of the application.

Yours sincerely,
Toby Brown

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Miss Vasiliki Manta

Address: 108 Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am writing in my capacity as a Manager of an Optical Practice a few doors away from the proposal. I object to this application. The proposed area lacks sufficient outdoor space to accommodate the visitors drinking until 2 am. Moreover, the lack of adequate monitoring infrastructure raises concerns about potential antisocial behaviour, which could negatively affect the well-being of residents and businesses in the vicinity. Hosting late-night activities without proper infrastructure for noise control and aftermath cleanup poses a significant risk to the tranquility of the area. Increased footfall could result in excessive noise disturbances and lead to issues such as littering and public intoxication, creating an unwelcome environment for both residents and businesses. The anticipated increase in footfall around Fleet Street may overwhelm the existing infrastructure and disrupt the established character of the financial quarter. This could have adverse effects on the local businesses, including pubs and eateries, by diverting customers and attracting the wrong crowds, particularly after 11 pm. It is essential to prioritize the preservation of the unique character of the financial quarter while welcoming new businesses and footfall. Any developments should be mindful of the existing residents and businesses, ensuring that they are not adversely affected by changes that compromise the area's identity and charm. In light of these concerns, I urge the relevant authorities to decline this application. It is crucial to strike a balance between promoting economic growth and preserving the quality of life for residents and businesses in the area.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Ms Amanda Singleton

Address: Flat 7, 7 Wine Office Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object on the same grounds detailed in the document submitted by Alderwoman Martha Grekos.

Fleet St is not a late night entertainment area and I am concerned about the noise disturbance and increase in anti social behaviour that this venue would cause to myself and other local residents.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: RE: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT
Date: 09 May 2024 12:02:27

THIS IS AN EXTERNAL EMAIL

Hallo,

My address is Flat 4, 4 Pemberton Row, EC4A 3BA

If the street address would suffice, could you use 4 Pemberton Row, EC4A 3BA.

If you need to use my full address, I am content for my flat number to be included.

Kind regards,

Jeremy

----- Original Message -----

From: PLNComments@cityoflondon.gov.uk

To: [REDACTED]

Sent: Thursday, May 9th 2024, 11:06

Subject: RE: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT

Hello,

For this comment to be registered, please provide an address.

Thanks,

Rianne

From: [REDACTED]
Sent: Monday, May 6, 2024 7:27 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Cc: Callan-Day, Claire [REDACTED]
Subject: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT

THIS IS AN EXTERNAL EMAIL

I write to object to planning application 24/00236/FULL for 165 Fleet Street London EC4A 2DA.

I have both worked in and am a resident of the area. I worked in Pemberton House for a number of years prior to its conversion to apartments by Barratt Homes, and have been a resident of Pemberton Row for the last 26 years. I have known the area for well for over 40 years.

Having read recent submissions about the application, I am in agreement with the various representations, in particular on the following areas of concern:

- i. the unacceptable loss of amenity to residents. The application is not in conformity with the City's Local Plan Policy DM3.5;
- ii. the unacceptable noise break-out that is likely to result from the proposed activities, in particular from the bowling alleys;
- iii. the potential for considerable nuisance to local residents late at night and in the early hours of the morning in the historic lanes and alleys to the north of Fleet Street whether from crapulence, vomiting, urination, littering or public disorder; preventing the quiet enjoyment of people's homes.

I will not repeat in detail the concerns already raised.

However a couple of points deserve mention:

At the Licensing Hearing for the premises held on 10 April 2024, Appendix 2 i) of the Public Document Pack included the following statement from Claire Callan-Day of the City's Environmental Control Team:

" I have particular concerns as to how amplified music spill, noise associated with the bowling, noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is significant risk that if not managed robustly there will be a detrimental impact on those in the environs of the premises, in particular residents and other noise sensitive receptors."

Ms Callan-Day makes a very pertinent point, which the Planning Committee will need to consider carefully in their deliberations.

The Committee should also consider the Supplementary Planning Document "Fleet Street Conservation Area Character Summary and Management Strategy" adopted on

23 February 2016. In the section on character analysis - reference is made to the alleys and courts north of Fleet Street:

" As well as their historic value, the courts provide a series of intimate spaces and pleasing incidents in the townscape that contrast dramatically with the hubbub of Fleet Street."

The Committee should note the comment about the "hubbub of Fleet Street", contrasting dramatically with the *"series of intimate spaces and pleasing incidence"* in the alleys and courts.

Would the City of London Corporation be happy to damage the amenity of these intimate spaces which have existed for more than three centuries, as clearly shown by the famous map of John Rocque, published by Act of Parliament in October 1746? This close patchwork of business and residential properties is an important part of the Fleet Street Conservation Area.

I have discussed this planning application with other long leaseholders at my address. They are also concerned about this application and are in agreement with these representations.

We would ask that the planning application 24/00236/FULL be rejected.

Thanks you.

Jeremy Simons

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Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Mrs Alice Gambato

Address: Flat 3 4-7 red lion court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: 1. Safety

This chain already created public disturbance (stabbing) the area is not equipped with sufficient security for the type of club that they are establishing.

2. Animal welfare (rare species of nocturnal predators)

Further representations in objection to planning application 24/00236/FULL (“Tokyo Hit”)

As nearby residents, we supplement our earlier letters of objection, in light of the Applicant’s subsequent Design and Access Statement (“**DAS**”) and Management Statement submitted after the Licensing Sub-Committee’s grant of a premises licence for the development. This representation contains additional points following consultation with a planning consultant and specialist counsel.

We have appealed the licensing decision to the Magistrates Court, on the basis it breached the Corporation’s Statement of Licensing Policy that “*residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00*”. With the agreement of all parties, the hearing of the appeal is postponed until after the Planning Committee’s decision, given that the appeal would be rendered nugatory in the event the planning application is rejected or planning conditions are imposed to reduce the operating hours in accordance with the Policy. We have been advised that the Planning Committee’s judgement on appropriate conditions to restrict the hours of operation, if permission is granted, is entirely independent and not fettered in any way by the Licensing Sub-Committee’s previous decision.

1. PROXIMITY OF LOCAL RESIDENTS AND NATURE OF THE AREA

The DAS is misleading in saying there are “*none [residential buildings] in the very immediate vicinity of the proposed Site, the closest being on Gough Square*”. As the Applicant should know, had it either consulted residents or considered their many written representations, **our residential building at 6 Bolt Court is connected with the proposed Site by only one building** (and not as the DAS elsewhere asserts in referring to Gough Court (sic) “*is separated...by three substantial office buildings*”).

As shown in Annex 1, there are **various other residential buildings in close proximity**, namely in Johnsons Court, Red Lion Court and to the south on or off Fleet Street (including Pleydell St and Tudor St/Temple Avenue). As Mr Tony Newman, Senior Planning Officer at the Corporation said in his licensing representation dated 28 February 2024 “***There are a large number of nearby residential occupiers***”. The DAS is therefore similarly misleading in asserting that the area is a “*shopping centre with a mix of office buildings and commercial spaces*” and that “*the proposed use of the Site is anticipated to harmonise with the existing commercial and office spaces that are situated in close proximity*”.

The planning application before the Committee therefore proceeds on a factually flawed basis.

2. THE UNDISCLOSED DISPROPORTIONATE SCALE, NOT IN KEEPING WITH LOCAL CHARACTER

The DAS also fails to disclose transparently and accurately the scale and nature of the development, and accordingly its likely impact. It will fundamentally change the local character, as existing pubs and shops are much smaller with fewer customers and reasonable hours of opening. They are proportionate to the area and happily co-exist alongside residents by producing no or little evening noise.

First, the Applicant confirmed during the licensing hearing that the number of patrons would be **up to 2,500 per day, with 250** at any given time. The DAS voices the ambition that the offering “*draws clientele into the City at weekends*”. Inevitably this will include large groups, whether corporate teams (with their alcohol paid for) or stag/hen parties. This is important context for the DAS’s acknowledgment that “*it is however likely that a concentrated number of patrons will leave at the end of the evening*”.

Second, although the Fleet Street area does have some night-time economy, the existing type of use is very different from the proposed development. It comprises **much smaller traditional pubs and bars, none of which open late into the small hours**.

Third, the DAS’s portrayal of the development primarily as a mini-golf leisure centre is incomplete. The activities for which the licence has been obtained include supply of alcohol, films, live and

recorded music and late-night refreshment. Patrons would be able to attend **purely to drink alcohol or consume food, without pre-booking** or playing mini golf (or bowling). Indeed, the Applicant at the licensing hearing relied on the fact that patrons who had drunk at pubs could, at closing time, be sent onto the proposed development. The reliance on very late hours (1.30am Thursday to Saturday) exposes the truth that the venture aims to be **a very late-night bar or club**.

3. AMENITY IMPACT CONTRARY TO POLICIES

The proposal does not comply with the requirements of Local Policy DM 3.5 “Night Time Entertainment” (see Annex 2). This policy goes to the essence of the application.

- The Site has no outside space. Many of the patrons will **congregate to smoke/vape** in the covered areas of St Dunstan’s Court during their visit as well as after leaving.
- **Bolt Court is the direct pedestrian route from the Site to Farringdon Station** (the closest station for the Elizabeth, Hammersmith & Bakerloo lines).
- At present the area is **extremely quiet in the evenings** and especially Friday to Sunday.
- Bolt Court, as a small square, is an **echo chamber** in which noise is amplified.
- 6 Bolt Court is a historic grade II listed building, so modern double glazing is not possible.
- The **noise disturbance of up to 250 patrons/hr** (many of whom will have drunk alcohol) will accordingly have an unacceptable impact on amenity of residents, particularly after 11pm.

Granting planning permission would therefore be contrary to DM 3.5, as well as DM 21.3 (Annex 2).

The Corporation’s officers had similar concerns in their licensing representations, which are equally relevant to planning considerations. Claire Callan-Day, email dated 26.2.24: *“I have particular concerns as to how amplified music spill, noise associated with the bowling, **noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is a significant risk that if not managed robustly there will be a detrimental impact to those in the environs of the premises, in particular residents and other noise sensitive receptors.**”* Per Tony Newman, above: *“There are a large number of nearby residential occupiers...that could be negatively affected by the proposed operation **..the spilling out of large numbers of people into the surrounding streets and alleyways in the early hours of the morning when (02:00 Monday to Sunday) when there is an expectancy for local residential occupiers to be able to sleep.**”*

4. APPLICATION FAILS TO DEMONSTRATE COMPLIANCE WITH POLICES

Under the planning policies (including DM 3.5, 21.3 and London Plan Policy D13C) and caselaw, **the burden is on the Applicant to demonstrate that there will be no unacceptable impact on amenity and to establish that mitigation measures will be effective.** It has failed to do so.

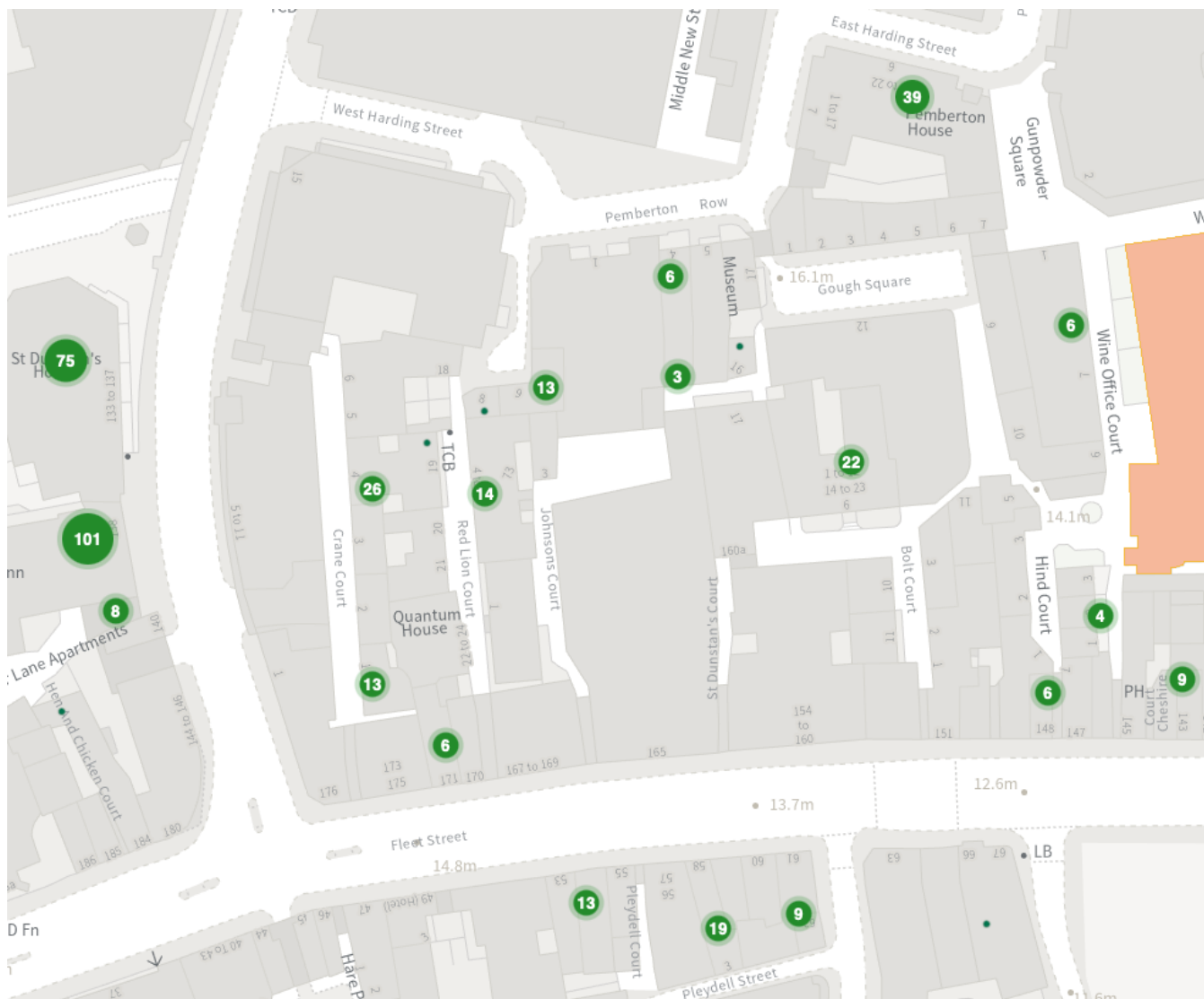
- **No noise survey has been produced.** Alleged mitigation measures are meaningless without knowing the existing background noise levels (which as stated above are very quiet). In consequence, the application fails to assess and demonstrate that the surrounding residential premises will not be adversely impacted by noise.
- The Management Statement **fails to include earlier closure hours to protect amenity as required by DM 3.3.22.** Further, the alleged measures will clearly fail to stop disruption to residents’ quiet enjoyment late at night, because once patrons have left the premises (either temporarily or finally), the **Applicant has no legal power to control patrons’ behaviour.** It is impossible to adequately eradicate noise created by patrons off the Site.
- Further, the District Surveyor’s Office (representation dated 31 May 2024) states that the proposal does **not comply with policies D5 and D12 on fire safety.**
- Contrary to DM 3.3.22, no information is provided how **cooking odours** from the noodle bar will be addressed. The plans do not disclose the location of kitchens or ventilation ducts.

In conclusion, in light of the above, we urge the Planning Committee to refuse the application. Alternatively, if permission is granted, we consider a condition restricting hours of operations to 10am until 11pm (10pm on Sunday) is necessary to reduce the impact on local residents.

Rebecca Bailey-Harris, Toby Brown, Flats 9 and 10, 6 Bolt Court, London EC4A 3DQ

ANNEX 1: PLAN SHOWING SURROUNDING RESIDENTIAL UNITS

The following plan is a screenshot from www.mapping.cityoflondon.gov.uk showing residential units surrounding the proposed site at 165 Fleet Street (which is in the lower centre of the map).



ANNEX 2: RELEVANT PLANNING POLICIES

Granting planning permission would be contrary to a number of planning policies:

Para 191 of the National Planning Policy Framework 2023 requires that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions. In doing so they should “(a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;* b) **identify**

and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”.

Per Local Plan (2015) DM 3.5 on night-time entertainment: “**1. Proposals for new night-time entertainment... will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:** - **the amenity of residents and other noise-sensitive uses;** - **environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises....**

3.3.17 *The control of night-time entertainment and licensed premises is undertaken through the operation of both planning and licensing regimes. In general, the planning regime controls the location, design and planning use of premises to protect the amenity of an area or local residents...*

3.3.22 *Planning applications for new and extended night-time entertainment uses or for variations of planning conditions must be accompanied by a Management Statement that addresses planning amenity issues, sets out how potential impacts on amenity will be addressed through the design of the premises and how they will operate without causing disturbance including:*

- *hours of closure to protect amenity;*
- *noise mitigation plans related to both internal and external noise, including to reduce sound transfer, such as sound-proofing, noise controls and double entry lobbies;*
- *arrangements for the storage, handling and disposal of waste;*
- *a timed programme for deliveries and collections and other servicing arrangements;*
- *measures to deal with the emission of odours; and*
- *location of ventilation ducts and plant.*

...3.3.24 *To safeguard quiet times and amenity, particularly for residents and other noise-sensitive uses, the City Corporation will attach planning conditions or seek s106 planning obligations to ensure compliance with agreed Management Statements. The City Corporation will normally apply conditions to limit the hours of operation where there is potential for unacceptable disturbance to local residents and others.”*

Per Local Plan (2015) Policy DM 21.3 on residential environment: “**1. The amenity of existing residents within identified residential areas will be protected by:** - **resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;** - **requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.** **2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity....**

3.21.15 *Where required, planning conditions will be imposed which limit the hours of operation and servicing.”*

Per London Plan (2021) Policy D13 on agent of change: “**A The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development.** Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby....**C New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.** ...**E Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.”**

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Begum, Shupi

From:
Sent: 14 March 2024 11:13
To: PLN - Comments
Subject: 3rd Party Planning Application - 24/00236/FULL

THIS IS AN EXTERNAL EMAIL

Corporation of London
Department of Planning & Transportation
PO Box 270
Guildhall
London
EC2P 2EJ

Our DTS Ref: 76747
Your Ref: 24/00236/FULL

14 March 2024

Dear Sir/Madam

Re: 165, FLEET STREET, LONDON, EC4A 2DY

Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarge-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898302157%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=iDxrwjwI9Vdks9yacFQZxb1D06YfQ9nqsuKIPdHVV%2BA%3D&reserved=0>

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarge-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898312292%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=1qmNGexJsnG%2Bs2mHXm%2B7%2FwMHG76G%2Bq4WDA%2B2RlcPDI%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will

be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898318255%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=jBy0r4mxipXJ3mtzBk%2FrZmmdhaupvkXBkpc%2FkC8Li5U%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information :

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2Fhelp&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898322517%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=%2BTapEMUJYjqTcWC%2FIXzmPWfCezLH5Xm6P6HERKjx%2Fcm%3D&reserved=0>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898326694%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=bYrtvYGRG%2FTFLFq%2F1iur7MilrXcFcBn98BtlnJroE4Y%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarge-scale-developments%2Fplanning-your-development%2Fworking-near-our->

pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898330895%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=tNLn7Q2VaW7r6BWOWfUuEa7QoNCna5tXTqtGtMKXHCQ%3D&reserved=0

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898335443%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=VGJRfYellUT4xOyD2%2BtKLehFopX3pauqfCoDiZoRj5M%3D&reserved=0> , follow us on twitter

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.twitter.com%2Fthameswater&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898339628%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=mPpGkw65d4f0%2BM%2FGJLPDnSV6gOSxWZRQfDV007Mt9ao%3D&reserved=0> or find us on

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2Fthameswater&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C6384601158983343665%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=tLRQuVelNn1ZTRi7hz8Oj5ksg6Cw2GPP23Ns1p3sqe4%3D&reserved=0>. We're happy to help you 24/7.

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From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED] - Ground Floor Retail Unit 1st Floor Street
Date: 11 July 2024 11:01 AM

-----Original Message-----

From: Yamao, Yumai
Sent: Thursday, April 18, 2024 2:33 PM
To: Mark, Simon
Cc: Yamao, Yumai
Subject: 24002265FULL - Ground Floor Retail Unit 1st Floor Street

Hi Simon,

The waste storage and collection facilities indicated in the Design and Access Statement, April 2024, comply with our requirements. This Division will, therefore, take no objection to this application. Please note, waste stores must comply with BS7596 specifications.

Thanks

Yumai

-----Original Message-----

From: [REDACTED]
Sent: Monday, March 11, 2024 2:54 PM
To: Yamao, Yumai; Yamao, Yumai
Subject: Planning Application Consultation: 24002265FULL

Dear Sir/Madam

Please see attached consultation for Ground Floor Retail Unit 1st Floor Street London E16A 2DY.
[REDACTED]

Kind Regards

Planning Administration

On behalf of

Lisa Hart
Environment Department
City of London

Memo

To Assistant Director (Development Management)
Department of the Built Environment
Email: plncomments@cityoflondon.gov.uk



From Ms Hazel Austin
Environmental Health Officer
Environment Department
Telephone

Date 03 April 2024
Our Ref 24/01639/NPLN
Your Ref PT_LH24/OO236/FULL

Subject 165 Fleet Street London EC4A 2DY

Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

This department acknowledges receipt for the above application and have the following comments and observations to make:

Fumes from Use Class E / Sui Generis affecting offices or residential:

No cooking shall take place within any Sui Generis (Pubs with expanded food provision, hot food takeaways) use/Class E (Restaurant) unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission. REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.

Noise and vibration from mechanical systems or other plant:

Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

Ventilation & extraction:

All parts of the ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.

REASON: Reason: To protect the occupiers of existing and adjoining premises and public amenity in accordance with Policies DM 10.1, DM 15.7 and DM 21.3

No music audible outside the premises:

No live or recorded music shall be played that it can be heard outside the premises or within any residential or other premises in the building.

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.

Hours of servicing:

No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

Noise control:

- (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
- (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
- (c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Scheme of protective works:

Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may

be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.

Noise from use Class E / Sui Generis affecting offices / non offices:

The proposed Class E / Sui Generis development sharing a party element with office / non-office premises shall be designed and constructed to provide resistance to the transmission of sound. The sound insulation shall be sufficient to ensure that NR40 is not exceeded in the existing neighbouring premises and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results shall submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of occupiers of the building in accordance with the following policy of the Local Plan: DM15.7.

Regards

Hazel Austin
Environmental Health Officer
Pollution Team

Environment Department
City of London, PO Box 270,
Guildhall, London, EC2P 2EJ



Memo

To Assistant Director (Development Management)
Department of the Built Environment

From District Surveyors Office
Environment Department

Telephone [REDACTED]

Email [REDACTED]

Date 31 May 2024

Our Ref DS/ FS24/0023

Your Ref PT_TPN/24/00236/FULL

Subject Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

In response to your request for comments in relation to the application the District Surveyors Office has the following comments to make:

The District Surveyors Office has reviewed the design and access statement section on fire and has the following comments:

No information has been provided in relation to the following requirements of policy D12(a):
Information on passive and active safety measures; Information and data on construction products and materials.

The proposal is considered not to comply with policies D5 and D12.

From: [REDACTED]
To: [REDACTED]
Subject: FW: 165 Fleet Street (Application No. 24/00236/FULL)
Date: 17 July 2024 14:15:46
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)

Hi Team,

Final comments from District Surveyor's.

All the best

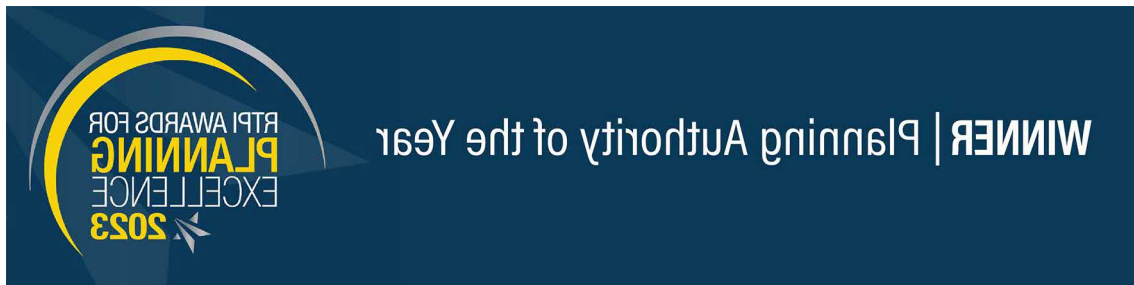
Tony



Tony Newman
Senior Planning Officer (Enforcement)
Planning Enforcement Team

Mobile: [REDACTED] | Switchboard: 020 7606 3030
City of London | Environment Department | Guildhall | London | EC2V 7HH
www.cityoflondon.gov.uk

Please note I will be away from the office from Tuesday 30 July returning on Wednesday 21 August.



From: Pundsack, Mark [REDACTED]
Sent: Wednesday, July 17, 2024 1:47 PM
To: Newman, Tony [REDACTED]
Subject: RE: 165 Fleet Street (Application No. 24/00236/FULL)

Tony,

That is sufficient for this project. I consider the policies D5 and D12 to be met.

Regards

Mark Pundsack BEng(Hons) CEng MRICS AIFireE FStructE MIoL
Assistant District Surveyor

Registered Building Inspector

District Surveyor's Office



Environment Department
City of London Corporation

[website](#) | [LinkedIn](#)



[LABC Grand Finals Winners and Highly Commended 2023 | LABC](#)

From: Newman, Tony [redacted]
Sent: Wednesday, July 17, 2024 1:10 PM
To: Pundsack, Mark [redacted]
Subject: 165 Fleet Street (Application No. 24/00236/FULL)
Importance: High

Hi Mark,

Please see a response from the applicant in respect of fire safety.

All the best

Tony



Tony Newman
Senior Planning Officer (Enforcement)
Planning Enforcement Team

Mobile: [redacted] | Switchboard: 020 7606 3030
City of London | Environment Department | Guildhall | London | EC2V 7HH
www.cityoflondon.gov.uk

Please note I will be away from the office from Tuesday 30 July returning on Wednesday 21 August.



From: Beasley Dickson Architects [REDACTED]
Sent: Wednesday, July 17, 2024 10:43 AM
To: Newman, Tony [REDACTED]
Subject: Re: Attn: Mr David Dickson - - 165 Fleet Street (Application No. 24/00236/FULL)

THIS IS AN EXTERNAL EMAIL

Dear Tony,

With regard to the general fire safety approach.

An L2 compliant fire alarm system is proposed interlinked with the other building occupiers, and the basement currently has a sprinkler system which will be integrated into the new fire alarm system. The building benefits from multiple existing means of escape that are well spread out over the floorplan, and there are no internal rooms considered high risk. New interior finishes will predominantly be Class 1 Surface Spread of Flame with small amounts of Class 3.

The above is of course subject to landlord approval, a fire risk assessment and building control approval.

I hope this is sufficient for planning purposes.

Kind regards,

David

Beasley Dickson Architects
1st Floor, 12-20 Baron Street, London N1 9LL

[REDACTED]
- Melissa Beasley
- David Dickson
info@beasleydickson.com
www.beasleydickson.com

[REDACTED]

AJ Retrofit Award 2023 - shortlisted (Aldeburgh House)
NLA Don't Move Improve 2023 - longlisted (Gladsmuir House)
NLA Don't Move Improve 2022 - longlisted (Carmalt House)
AJ Retrofit Award 2021 - shortlisted (The Music Agency)
'New Architects 4', The Architecture Foundation, 2021 - '...the best British architectural practices established in the past 10 years.'

Young Architect of the Year [YAYA], Architect of the Year Awards 2020 - shortlisted
NLA Don't Move Improve 2021 - longlisted (Chiswick House)
NLA Don't Move Improve 2021 - longlisted (Vine House)
Sunday Times British Homes Award 2019 - shortlisted (Orchard House)
NLA Don't Move Improve 2019 - longlisted (Writers Studio)
NLA Don't Move Improve 2019 - shortlisted (Tile House)
NLA Don't Move Improve 2018 - shortlisted (The Copper Lookout)

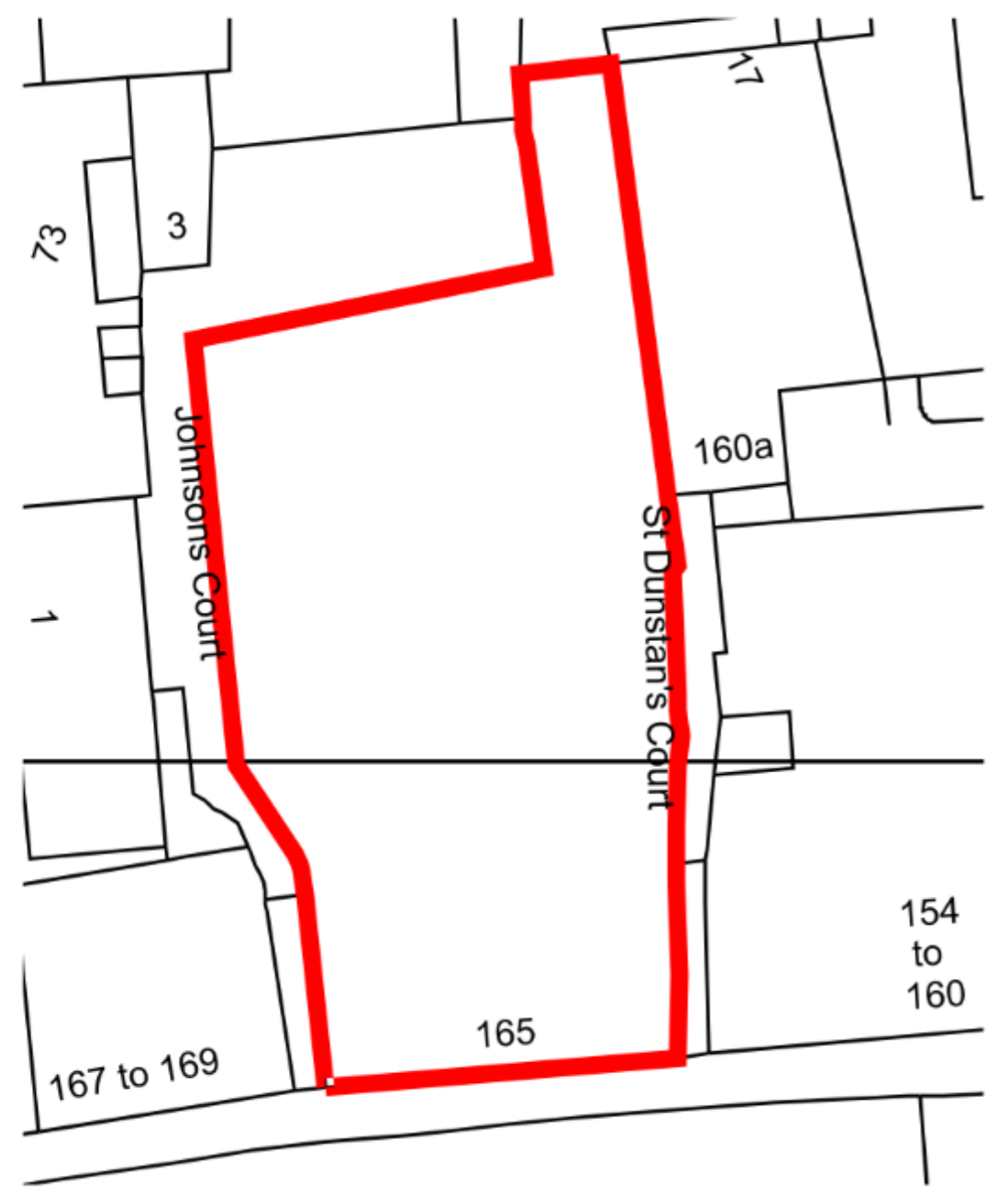
Beasley Dickson Architects Limited, registered in England and Wales. Registration no. 08932952

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165 Fleet Street
Planning Applications Sub Committee
29th October 2024



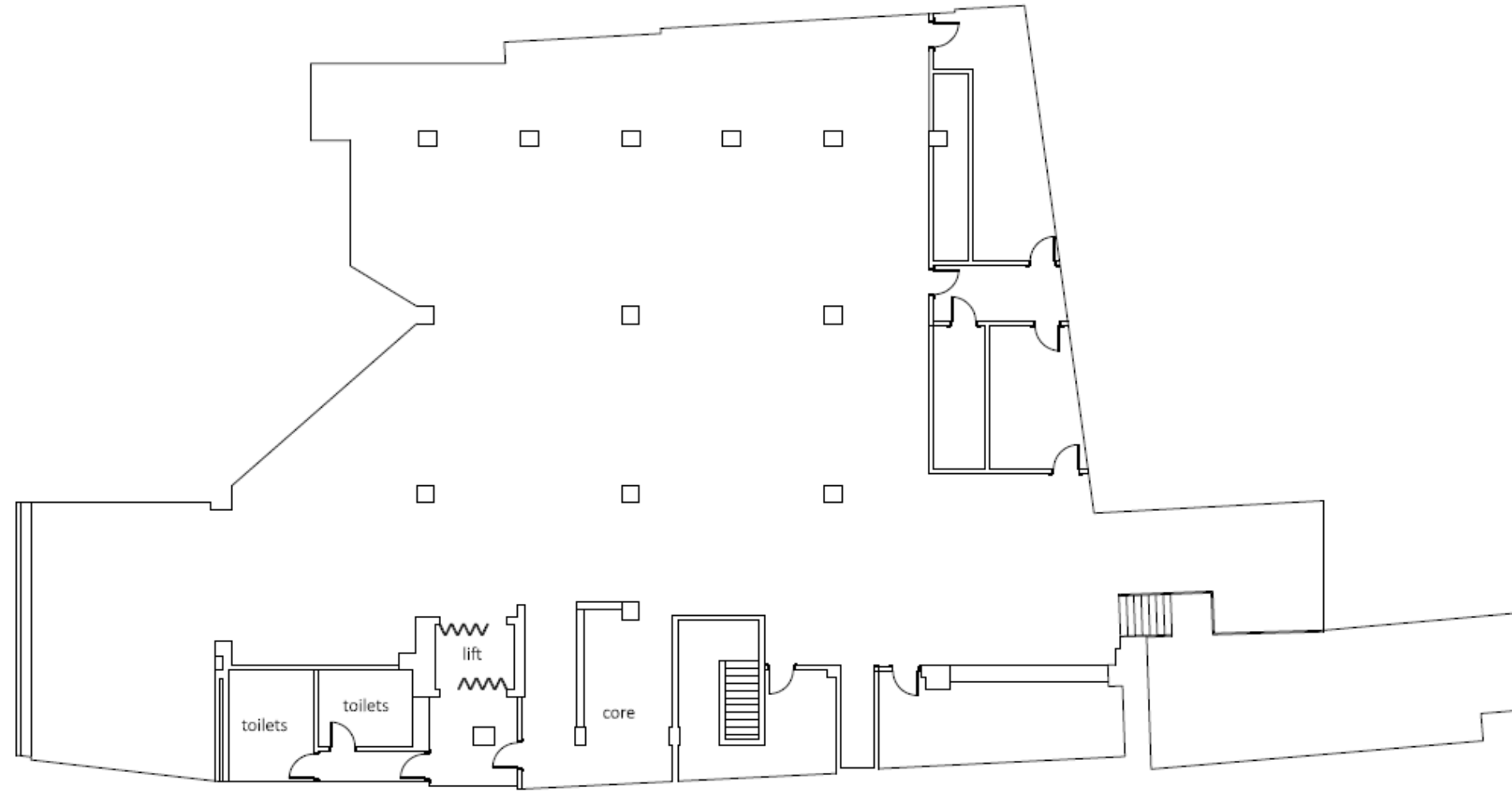
Site Location Plan



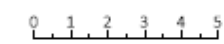
Existing Building – aerial view



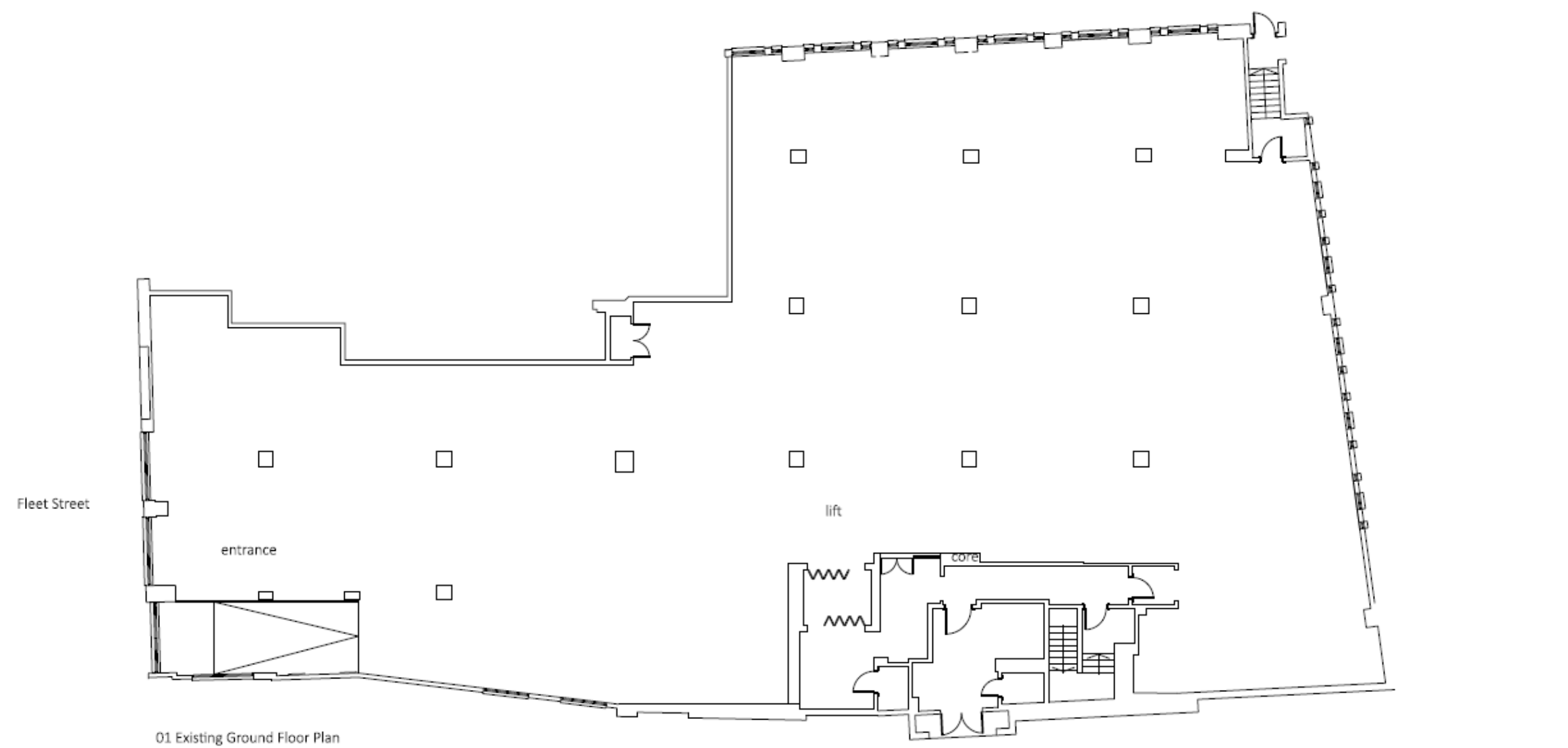
Existing Unit – Fleet Street elevation



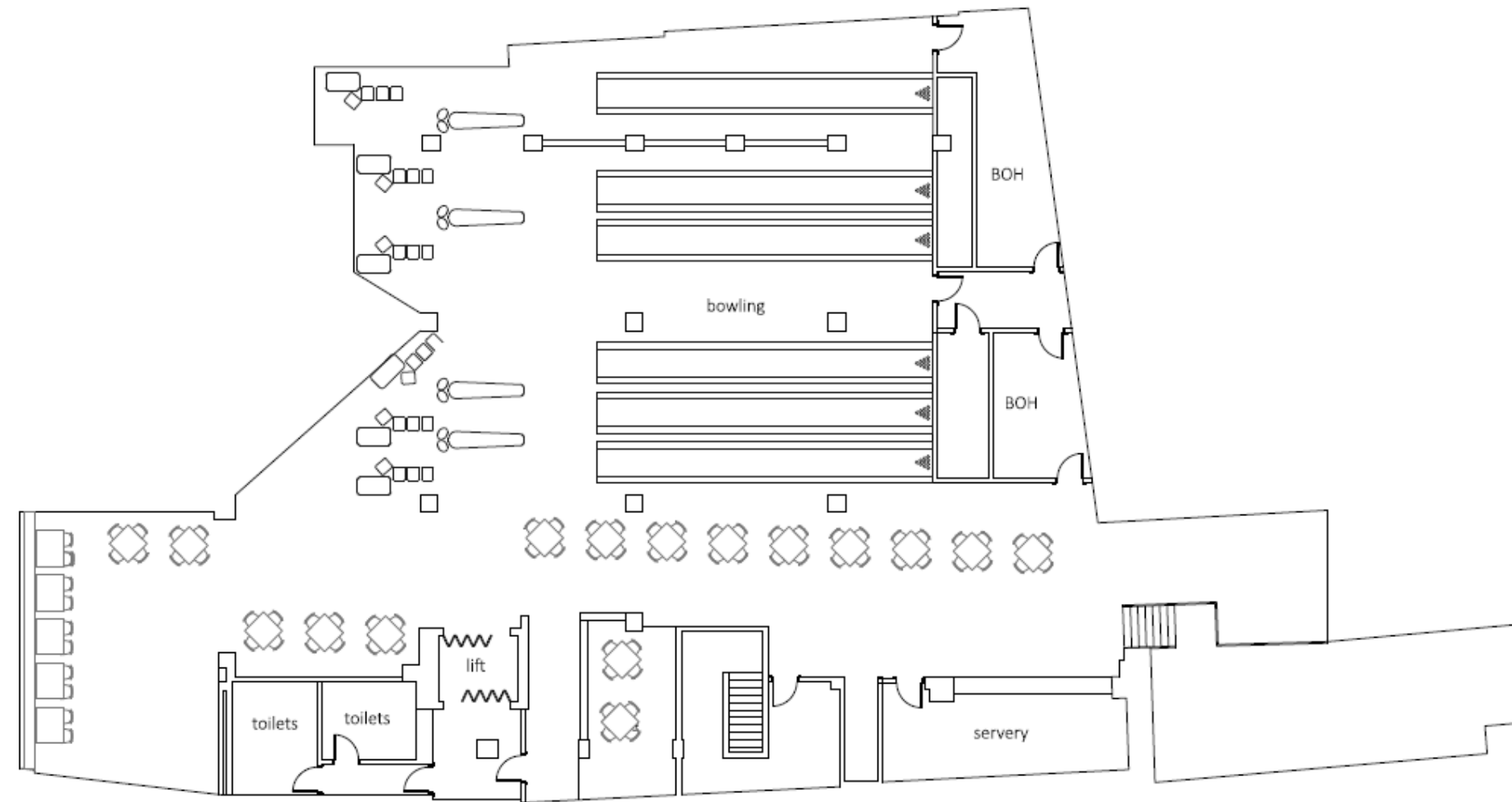
01 Existing Basement Floor Plan



Existing Basement Plan



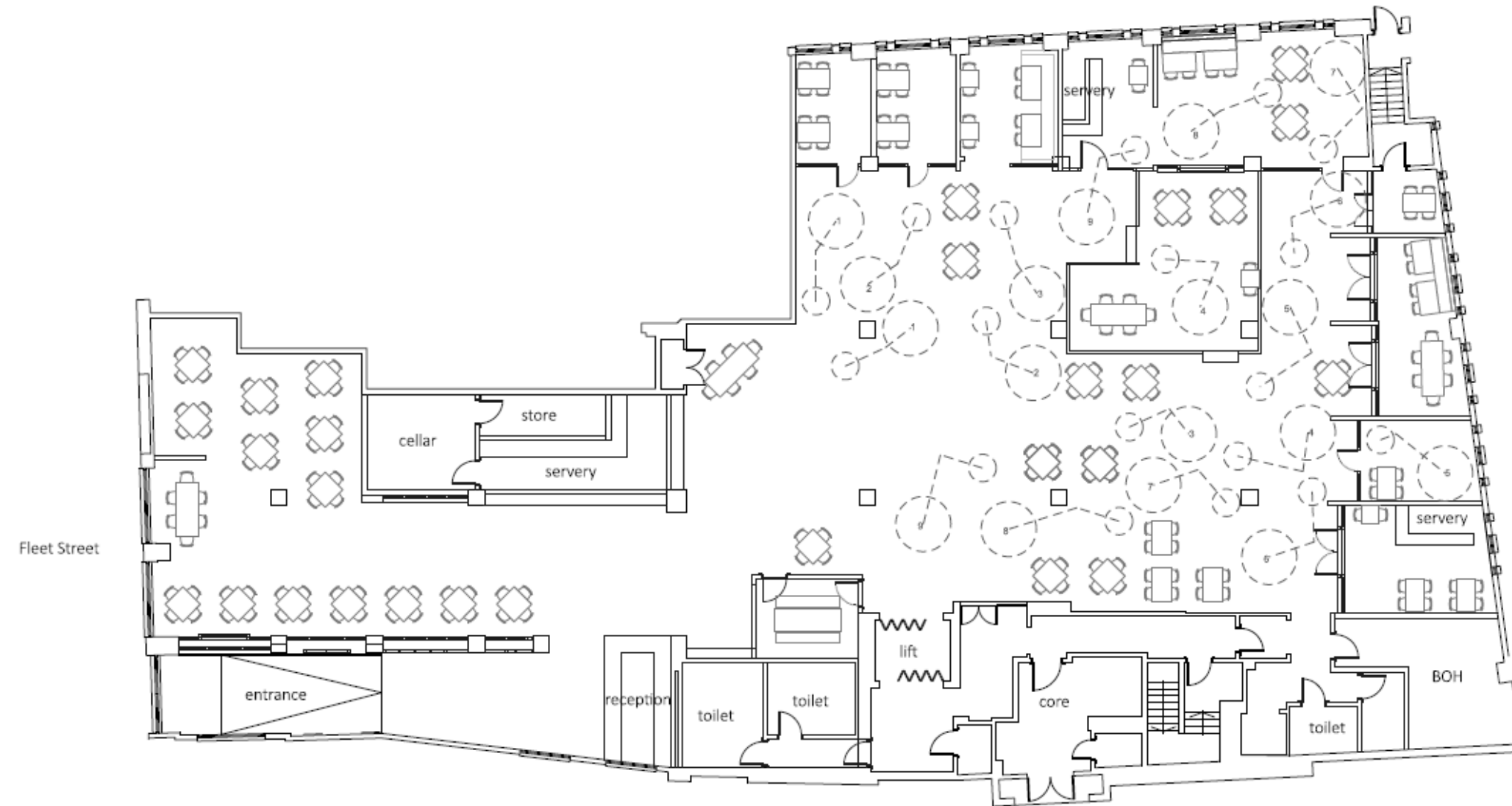
Existing Ground Floor Plan



01 Proposed Basement Floor Plan

0 1 2 3 4 5
Scale / m

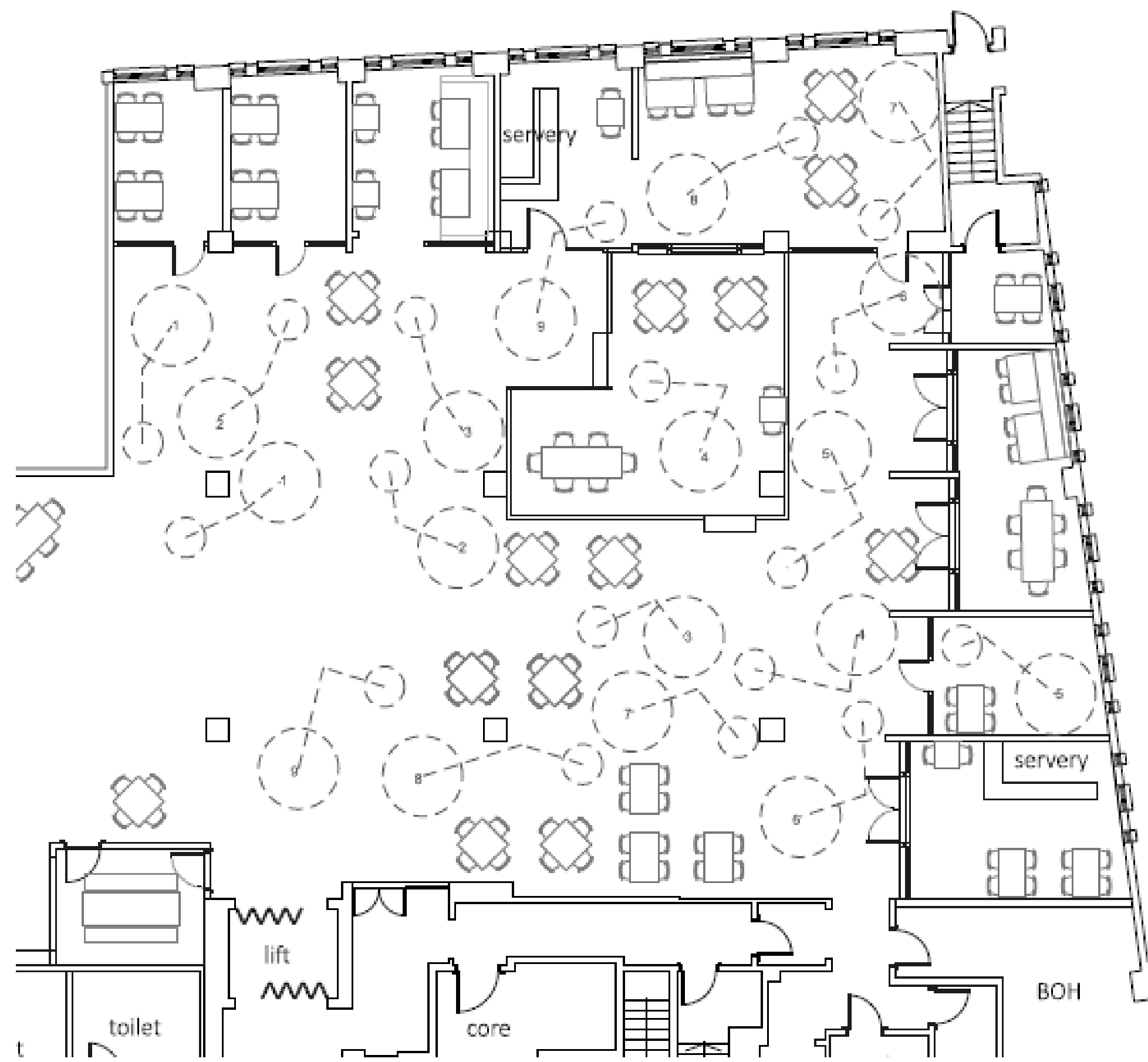
Proposed Basement Plan – 10 Pin Bowling



01 Proposed Ground Floor Plan

0 1 2 3 4 5
Scale / m

Proposed Ground Floor – Themed Mini-golf



Mini-golf - Indicative Layout



Existing Unit – Fleet Street View East



Existing Unit – Fleet Street View West



West Elevation – Johnson's Court



Rear Elevation – Johnson's Court



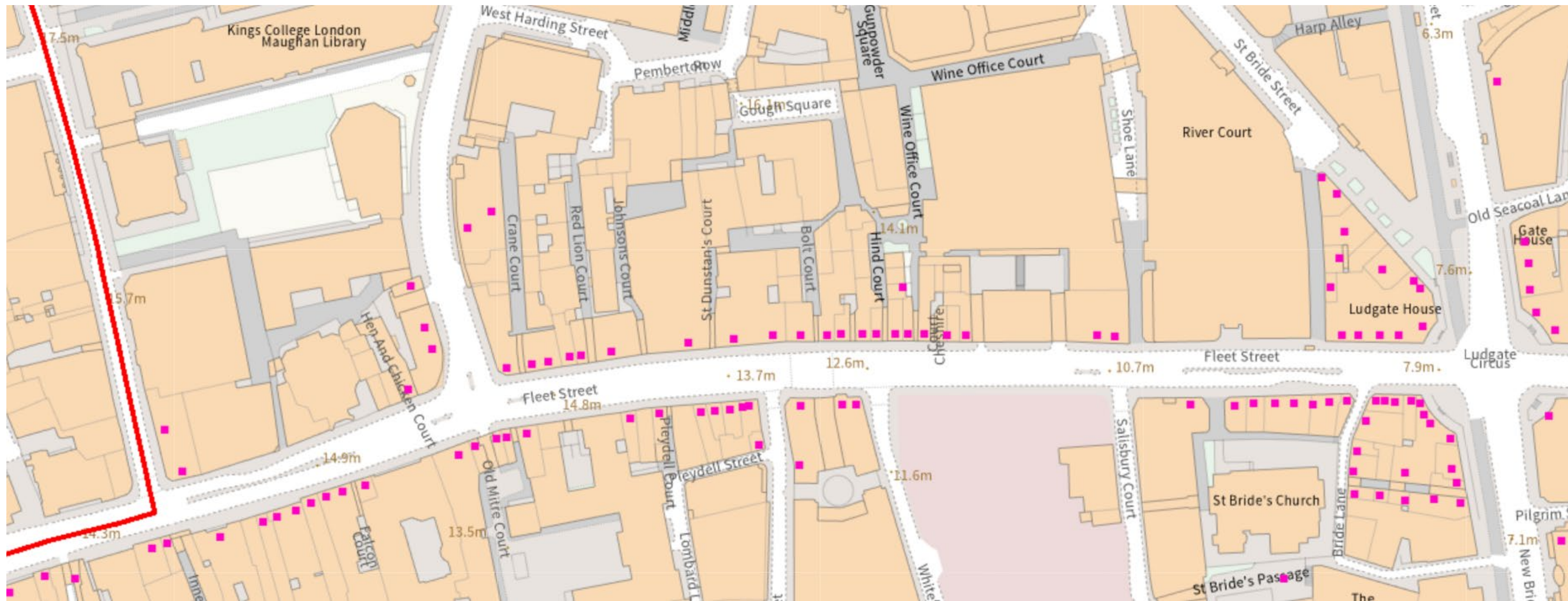
East Elevation – St Dunstan's Court



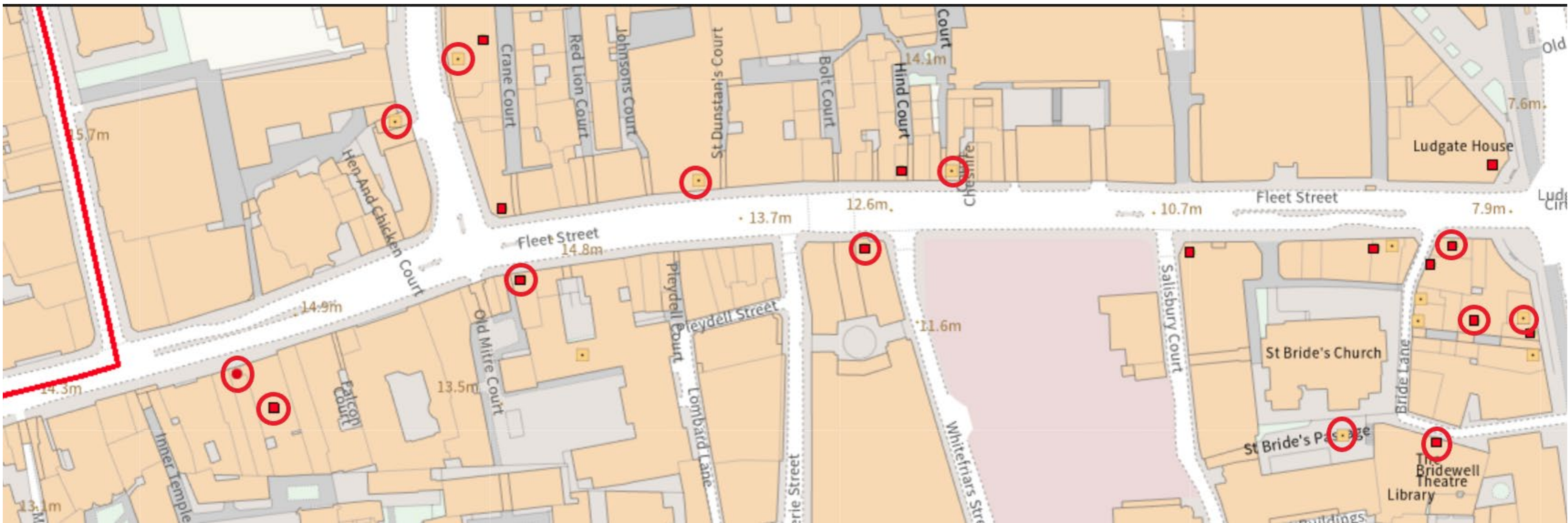
St Dunstan's Court view to Bolt Court



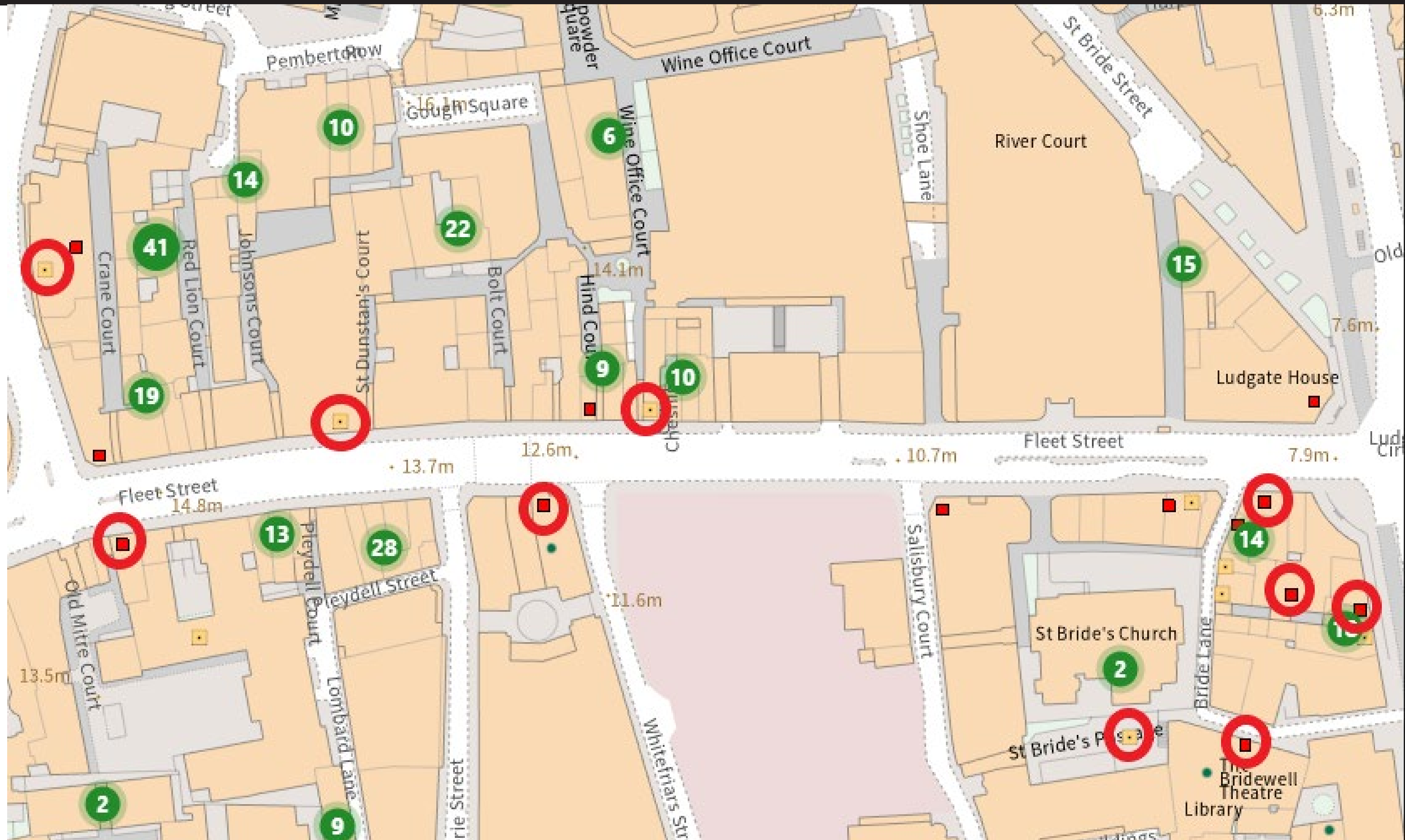
Bolt Court view West to St Dunstan's Court



Retail Units – Fleet Street



Alcohol Licensed Premises with licenced hours to mid-night and later – Minimum two days per week - Circled Red



Alcohol Licensed Premises (mid-night and later) and Residential locations



Next Committee

2024