



Planning Applications Sub-Committee

INFORMATION PACK

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

Date: TUESDAY, 11 FEBRUARY 2025

Time: 9.00 am

Venue: LIVERY HALL - GUILDHALL

6. *** VALID PLANNING APPLICATIONS RECEIVED BY THE ENVIRONMENT DEPARTMENT**

Report of the Chief Planning Officer & Development Director.

For Information
(Pages 3 - 8)

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

Report of the Chief Planning Officer & Development Director.

For Information
(Pages 9 - 20)

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Agenda Item 6

Committee(s)	Dated:
Planning Applications Sub-Committee	11 th February 2025
Subject: Valid planning applications received by Environment Department	Public
Report of: Chief Planning Officer and Development Director	For Information

Summary

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

Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

Details of Valid Applications

Application Number & Ward	Address	Proposal	Date Application Valid From	Applicant / Agent Name
25/00019/MDC Bassishaw	1 Basinghall Avenue London EC2V 5DD	Submission of details pursuant to condition 14 of planning permission 23/01297/FULL dated 12.07.2024.	08/01/2025	Zeno Capital UK Limited

24/01349/FULL Bridge And Bridge Without	St Magnus House 3 Lower Thames Street London EC3R 6HD	Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow variation of Condition 42 (approved plans) of planning permission 23/01078/FULL dated 9th July 2024 to allow the following amendments: i) Amendments to the design and layout of the ground floor and 1st floor including removal of bike store; ii) Amendments to the fenestration and facade design of all elevations including relocation and removal of doors; iii) Repositioning the 1st floor facade east elevation by 1.7m; and iv) Amendments to the landscaping including removal of 7(no.) trees and relocation of trees with provision of 2(no.) trees to the reception and 6(no.) trees to the building entrance.	20/12/2024	Pegasi Management Company Limited
24/01362/FULL Broad Street	Cable House 54 - 62 New Broad Street London EC2M 1JJ	Installation of telecommunications equipment on the roof of the existing building consisting of: (i) six radio antennas, (ii) four transmission dishes, (iii) associated equipment, including four small cabinets and ancillary apparatus.	23/12/2024	Mobile Broadband Network Limited 'MBNL'

25/00026/MDC Broad Street	Winchester House 75 London Wall London EC2M 5NG	Submission of Scheme of Protective Works (SoPW) pursuant to condition 22 of planning permission 23/01270/FULMAJ dated 07.06.2024.	09/01/2025	Wessex Winchester PropCo Limited
25/00028/MDC Broad Street	120 Old Broad Street London EC2N 1AR	Submission of Air Quality Neutral Assessment pursuant to Condition 20 of planning permission ref. 23/01384/FULL dated 30.09.2024.	10/01/2025	CLI Dartriver
24/01334/FULL Castle Baynard	Peterborough Court 133 Fleet Street London EC4A 2BB	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 5 (approved plans) of planning permission ref.21/00730/FULL dated 23 December 2021 as amended by Section 73 ref.24/00157/FULL dated 13 September 2024 to accommodate design changes including changes to the size of the plant screen at level 12 and provision of a louvre and louvred door at Shoe Lane.	19/12/2025	Regis Fleet Street Limited
25/00030/MDC Castle Baynard	Land Bounded By Fleet Street, Salisbury Court, Salisbury Square, Primrose Hill & Whitefriars Street, London, EC4Y	Partial discharge of Condition 2B (Procurement Monitoring - Construction) pursuant to planning permission 20/00997/FULEIA dated 30.07.2021.	10/01/2025	Gerald Eve LLP

24/01323/FULL Farringdon Within	1 - 2 St Andrew's Hill London EC4V 5BY	Change of use of 1-2 St Andrew's Hill from commercial offices (Use Class E) to residential (Use Class C3) associated with the creation of 7 units; retention of Class E unit on part ground floor; increase of roof level external amenity space; internal cycle parking and the consolidation of waste storage facilities at ground floor level; part demolition and external alterations including extension associated with lift and stair overrun, creation of new entrances, replacement fenestration, shopfront alterations and installation of vitrines at ground floor level; and other associated works.	13/12/2024	Gerald Eve LLP
25/00025/MDC Farringdon Within	160 Queen Victoria Street London EC4V 4BF	Submission of details of materials, doors, planters, landscaping, balustrades and lighting pursuant to condition 4 of planning permission 23/01203/FULL dated 11.04.2024.	09/01/2025	Generali Real Estate

<p>24/01262/FULMAJ Farringdon Without</p>	<p>319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2</p>	<p>Demolition of existing buildings at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings and construction of new building comprising of two basement levels, ground plus 9 upper stories (65.8m AOD), including a mezzanine at upper ground level and external plant space at roof level, consisting of office floorspace (Class E(g)(i)) on ground and upper levels, retail/food and beverage floorspace (Use Class E(a)-(b)) at ground level and flexible cultural/ exhibition/ performance/ learning/ community/ creative affordable workspace (Use Classes F1(a)-(e)/ F2(b)/ E(g)(i)/ Sui Generis) floorspace at ground and basement levels; creation of public realm, including new hard and soft landscaping, external terraces, provision of new servicing facilities and associated access from Southampton Buildings, cycle parking and other associated works.</p>	<p>28/11/2024</p>	<p>High Holborn Limited</p>
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Agenda Item 7

Committee(s)	Dated:
Planning Applications Sub-Committee	11 th February 2025
Subject: Delegated decisions of the Chief Planning Officer and Development Director	Public
Report of: Chief Planning Officer and Development Director	For Information

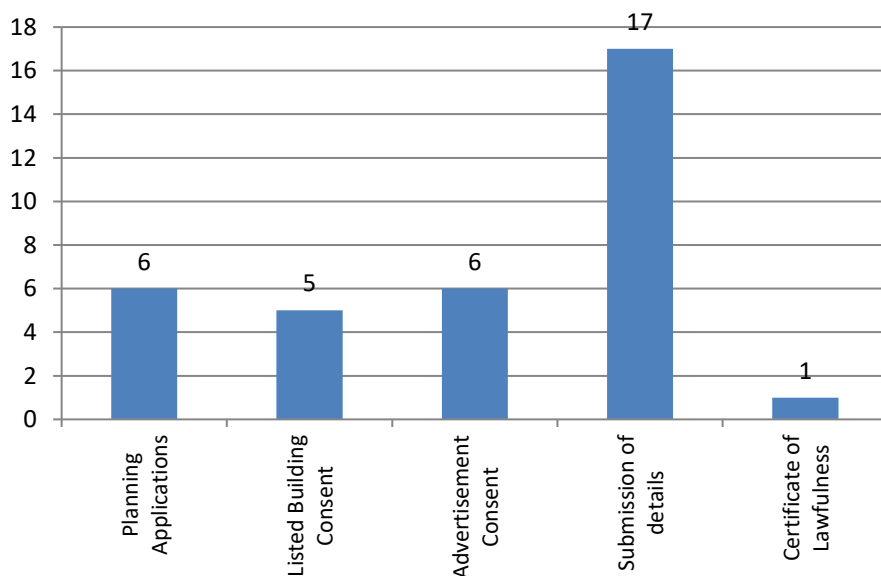
Summary

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

In the time since the last report to Planning & Transportation Committee Thirty Five (35) matters have been dealt with under delegated powers. Five (5) relate to works to Listed Buildings, Six (6) applications for Advertisement Consent. Seventeen (17) relate to conditions of previously approved schemes and One (1) relate to Certificate of Lawfulness.

Six (6) Full applications for development have been approved, Zero (0) refused.

Breakdown of applications dealt with under delegated powers



Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

Details of Decisions

Application Number & Ward	Address	Proposal	Decision & Date of Decision	Applicant / Agent Name
24/01212/LBC Aldersgate	123 Shakespeare Tower Barbican London EC2Y 8DR	Internal alterations comprising the (i) the removal of non-original openings between kitchen and living spaces; (ii) strip out and refurbishment of Kitchen, Bathroom and WC and (iii) the installation of new doors.	Approved 15/01/2025	Thomson Brothers (London) Limited
25/00024/PODC Billingsgate	5 - 10 Great Tower Street London EC3R 5AA	Submission of 'Be Seen' Monitoring spreadsheets pursuant to Schedule 3, Paragraph 9.1 of the S106 Agreement dated 04 June 2024 (Planning Ref: 23/01254/FULMAJ).	Approved 20/01/2025	Dominus
25/00023/PODC Billingsgate	5 - 10 Great Tower Street London EC3R 5AA	Submission of a Highway Schedule of Condition Survey pursuant to Schedule 3, Paragraph 6.1 of the S106 Agreement dated 04 June 2024 (Planning Ref: 23/01254/FULMAJ).	Approved 20/01/2025	Dominus
24/00960/MDC Bishopsgate	110-114 Middlesex Street London E1 7HY	Submission of details of a Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the new retail uses pursuant to condition 3 of planning permission 20/00173/FULL dated 31/03/2020.	Approved 16/01/2025	Seaforth Land Holdings Limited

<p>24/00367/LBC Bishopsgate</p>	<p>10 Devonshire Square London EC2M 4YP</p>	<p>Alterations comprising of: (i) removal of a water feature, benches, and planters; (ii) installation of heel-safe mesh floor panels; (iii) installation of reconfigured doors and ventilation louvres; (iv) installation of planters alongside retained benches; (v) installation of ventilation extract planters; (vi) internal alterations to the internal layout, fit-out and finishes, including the installation of non-permanent partition walls, installation of new lighting, works to the kitchen services and store/cold rooms, and associated works (revised drawings).</p>	<p>Approved 17/01/2025</p>	<p>CG Cutlers Gardens LP</p>
<p>24/00366/FULL Bishopsgate</p>	<p>10 Devonshire Square London EC2M 4YP</p>	<p>Alterations to the western courtyard, including the: (i) removal of a water feature, benches, and planters; (ii) installation of heel-safe mesh floor panels; (iii) installation of reconfigured doors and ventilation louvres; (iv) installation of planters alongside retained benches; (v) installation of ventilation extract planters; and all other associated works (revised drawings).</p>	<p>Approved 17/01/2025</p>	<p>CG Cutlers Gardens LP</p>

<p>24/01032/MDC Bishopsgate</p>	<p>Eldon House 2 - 3 Eldon Street London EC2M 7LS</p>	<p>Submission of a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the relevant parts of the existing building(s); a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the relevant parts of the development; and a scheme of protective works pursuant to conditions 2, 3 and 4 of planning permission 22/00795/FULL dated 13/04/2023.</p>	<p>Approved 21/01/2025</p>	<p>Eldon Street Limited</p>
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<p>24/01024/MDC Bishopsgate</p>	<p>Eldon House 2 - 3 Eldon Street London EC2M 7LS</p>	<p>Submission of (a) particulars and samples of all new materials to be used on all external faces of the building; (b) details of all new fenestration, including all new windows to north and east elevations and doors to terraces; (c) details of the smoke vents to Wilson Street (design and materials); (d) balustrades/handrails to roof terraces including materials; (e) detailed design of glazed roof stair/pavilion including ways to minimise light spill; (f) details of the mansard roof extension including fenestration, elevational treatment (fins/louvres to windows) and show junction with retained chimneystack on Wilson Street; (g) details of all landscaping to roof terraces and pavilion roof including floor coverings, green roof, and planting, including the contribution of the planting to biodiversity and rainwater attenuation; (h) details of the ground floor entrance/courtyard including entrance gates, cycle parking, lighting and landscaping pursuant to condition 5 of planning permission 22/00795/FULL dated 14/04/2023.</p>	<p>Approved 24/01/2025</p>	<p>DP9</p>
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23/01196/MDC Bishopsgate	Eldon House 2 - 3 Eldon Street London EC2M 7LS	Submission of details of samples of all new materials and fenestration pursuant to condition 5 (part a and b)of planning permission 23/01196/MDC dated 20.08.2021.	Approved 24/01/2025	Eldon Street Limited
24/00393/MDC Bridge And Bridge Without	Adelaide House London Bridge London EC4R 9HA	Submission of details of M&E on the typical office floors pursuant to Condition 8(d) of planning permission 19/01338/FULL dated 04/06/2021.	Approved 24/01/2025	St Martins Property Investments Ltd
24/00392/LDC Bridge And Bridge Without	Adelaide House London Bridge London EC4R 9HA	Submission of details of M&E on the typical office floors pursuant to Condition 2 (d) of listed building consent 19/01339/LBC dated 3rd of June 2021.	Approved 24/01/2025	St Martins Property Investments Ltd
24/01210/ADVT Broad Street	85 London Wall London EC2M 7AD	Express consent for: (i) one halo-illuminated fascia signage measuring 650mm x 3980mm & (ii) one internally-illuminated circular projecting sign measuring 610mm in diameter at a height of 3000mm.	Approved 20/01/2025	Mr Duncan Forsey
24/00803/FULL Broad Street	The Railway Tavern Public House 15 Liverpool Street London EC2M 7NX	Removal and replacement of stepped entrance and new hardwood glazed doors and sidelights to improve fire escape provisions.	Approved 22/01/2025	Greene King
23/00774/MDC Cheap	14 King Street London EC2V 8EA	Submission of a Construction Logistics Plan pursuant to Condition 16 of planning permission 20/00396/FULL dated 08/09/2020.	Approved 24/01/2025	Gerald Eve LLP

24/01160/LDC Coleman Street	94 Moorgate London EC2M 6UR	Submission of details of proposed ventilation louvres pursuant to Condition 3 of listed building consent 24/00434/LBC dated 21/10/2024	Approved 16/01/2025	NatWest Group Plc
24/00967/PODC Coleman Street	101 Moorgate London EC2M 6SA	Submission of draft cultural plan pursuant to paragraph 12.1, schedule 3 of planning permission 20/00325/FULEIA dated 28th July 2021.	Approved 16/01/2025	Aviva Life And Pensions
24/01159/MDC Coleman Street	94 Moorgate London EC2M 6UR	Submission of details of the proposed ventilation louvres pursuant to conditions 2 of planning permission 24/00433/FULL dated 21/10/2024.	Approved 16/01/2025	NatWest Group PLC
24/01224/ADVT Cornhill	15 Bishopsgate London EC2N 3AR	Express consent for the display of four signs comprising of: (i) one non-illuminated fascia sign on the North-West elevation measuring 2090mm x 410mm, (ii) one non-illuminated fascia sign on the South-East elevation measuring 640mm x 3000mm, (iii) one non-illuminated mounted sign on the South East elevation measuring 600mm x 500mm, (iv) one illuminated projecting sign measuring 380mm x 900mm at a height of 3050mm	Approved 17/01/2025	Colliers
24/01214/LBC Cripplegate	123 Andrewes House Barbican London EC2Y 8AY	Internal alterations comprising (i) Strip out and replacement of the kitchen, bathroom and WC (ii) Removal and replacement of floor finishes.	Approved 17/01/2025	Quinn Architects

24/01109/LBC Cripplegate	402 Gilbert House Barbican London EC2Y 8BD	Internal alterations including: (i) removal of partition wall between bedrooms, including doors and installation of new partitions to create walk-in wardrobe space and utility cupboard; (ii) installation of sliding doors to bathroom and WC; (iii) re-fitting the kitchen and bathroom; (iv) removal of existing curved and nib walls between kitchen and living room; and (v) installation of suspended ceiling throughout	Approved 17/01/2025	Ms Alexandra Epps
23/01037/MDC Dowgate	108 Cannon Street London EC4N 6EU	Submission of a details of: (i) scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects; (ii) Non-Road Mobile Machinery Register; (iii) details of suicide prevention measures to prevent jumping or falling from the development pursuant to Conditions 5,6 and 7 of planning permission dated 19.06.2023 (ref: 23/00322/FULL).	Approved 22/01/2025	Endurance Land c/o Savills
24/01164/MDC Farringdon Within	20 Giltspur Street London EC1A 9DD	Submission of a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development pursuant to condition 7 of planning permission 22/00867/FULMAJ dated 14/09/2023.	Approved 15/01/2025	NBIM Edward Partners LP Acting Through NBIM Edward GP Ltd

24/01237/MDC Farringdon Within	150 Aldersgate Street 3-4 Bartholomew Place London EC1A	Submission of details of the provision to be made in the building's design to enable the discreet installation of street lighting on the development, including details of the location of light fittings, cable runs and other necessary apparatus pursuant to condition 30 of planning permission 20/00371/FULMAJ dated 20/05/2021.	Approved 16/01/2025	Arindel Properties Limited
24/00439/FULL Farringdon Without	27 Bream's Buildings London EC4A 1DZ	Various works of refurbishment, repair and replacement of windows, including installation of double glazing.	Approved 16/01/2025	Greystoke Place Management Limited
24/00440/LBC Farringdon Without	27 Bream's Buildings London EC4A 1DZ	Various works of refurbishment, repair and replacement of windows, including installation of double glazing.	Approved 16/01/2025	Greystoke Place Management Limited
24/01158/FULL Farringdon Without	Haberdashers Hall 18 West Smithfield London EC1A 9HQ	Installation of access stairs on the roof for maintenance purposes.	Approved 20/01/2025	The Haberdashers Company
24/01197/ADVT Farringdon Without	30 - 31 Furnival Street London EC4A 1JQ	Application for express consent for the display of fascia signage panels measuring 366mm x 2707mm including non illuminated metal lettering and 366mm x 802mm, matching stallriser sheet measuring 802mm x 567mm, 2707mm x 567mm, vinyl window sticker measuring 1155mm x 855mm & a non-illuminated projecting sign measuring 366mm x 366mm at a height of 2820mm	Approved 22/01/2025	Ms Olga McMurdo

23/00198/FULL Langbourn	Unit 1 20 Gracechurch Street London EC3V 0BG	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to remove Condition 2(i)(j) and to vary Condition 15 and 17 pursuant to planning permission ref 05/00956/FULL (13th April 2006) to extend the permitted delivery hours for Unit 1.	Approved 21/01/2025	Amazon EU Sarl
24/01179/ADVT Langbourn	120 Fenchurch Street London EC3M 5AL	Express consent for the display of two non- illuminated projecting signs measuring 500mm x 638mm at a height of 3.9m	Approved 22/01/2025	Joe & The Juice UK Ltd
24/01078/MDC Lime Street	Leadenhall Court 1 Leadenhall Street London EC3V 1PP	Submission of details of ground level surfaces to reflect S278 agreements, pursuant to partial re-discharge of condition 19 (parts A, G and H) of planning permission 18/00740/FULEIA dated 28/03/2019, as amended by 22/01187/NMA dated 9 May 2023.	Approved 20/01/2025	1 Leadenhall Limited Partnership
21/00406/FULL Queenhithe	60 Upper Thames Street London EC4V 3EH	Application under S.73A of the Town and Country Planning Act 1990 for the retention of a safety gantry oversailing the public highway on the east facade of the development. The works to be retained having been carried out without the benefit of planning permission.	Approved 24/01/2025	Pinboard ltd

24/01105/PODC Tower	S G House 41 Tower Hill London EC3N 4SG	Submission of details of utility connection requirements pursuant to Schedule 3, Paragraph 8.1 of the Section 106 Agreement dated 10th July 2023, ref. 21/00795/FULMAJ.	Approved 15/01/2025	CR Construction UK
24/01152/ADVT Tower	70 Mark Lane London EC3R 7NQ	Express consent for the display of two non-illuminated projecting signs measuring 0.68m x 0.68m at a height of 4m.	Approved 24/01/2025	Pick Your Own Fenchurch Street Limited
24/01295/ADVT Tower	70 Mark Lane London EC3R 7NQ	Express consent is sought for the display of two non illuminated vinyl window signs: (i) Fascia sign measuring 1120mm x 532mm, (ii) Door sign measuring 624mm x 575mm	Approved 24/01/2025	Sampson Associates
24/01177/CLOPD Vintry	Flat 14 30 Queen Street London EC4R 1BR	Lawful Development Certificate for proposed internal works to subdivide a single suite "Unit 14" into two suites to be used as short-term serviced accommodation.	Grant Certificate of Lawful Development 17/01/2025	Marlin Apartments Ltd.

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