



Planning Applications Sub-Committee

ADDENDUM TWO

Date: TUESDAY, 8 JULY 2025
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

5. 85 GRACECHURCH STREET

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 6)

Ian Thomas CBE
Town Clerk and Chief Executive

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Second Addendum to Agenda Item 5 – 85 Gracechurch Street, EC3V 0AA – Planning Application Sub-Committee, 8th July 2025

Committee:	Date:
Planning Applications Sub Committee	8 th July 2025
Subject: 85 Gracechurch Street, EC3V 0AA Phased development comprising; Demolition of existing building and the erection of a new building comprising basement levels and ground floor plus upper storeys including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); a Cultural Space (sui generis); and a public exhibition associated with archaeological findings (Sui Generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works.	Public
Ward: Langbourn	For Decision
Registered No: 25/00433/FULEIA	Registered on: 27 th March 2025
Conservation Area: Leadenhall Market	Listed Building: No

Amendments to the Committee Report

1. Representations

- 1.1 A representation has been received 7th July 2025 from LB Islington, noting that they hold no objection on amenity grounds and requesting a Zone of Theoretical Visibility be submitted. The letter of representation is appended to this addendum report.
- 1.2 Officers' note LB Islington have not drawn attention to any specific heritage asset, and that the proposed building sits within the cluster as well as being of a reduced height than previously consented. Furthermore, in accordance with paragraph 207 of the NPPF, the level of information that has been submitted is deemed sufficient to assess the townscape impacts of the proposal and this is addressed in detail within the full committee report.

PLANNING DECISION NOTICE

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 Planning and Development
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Case Officer: Simon Roberts
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Issue Date: 7 July 2025
Application No: P2025/1106/OBS

(Please quote in all correspondence)

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining Borough – Comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	87 Gracechurch Street, London, EC3V 0AA
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Application Type:	Observations to Adjoining Borough	Application Received	14-Apr-2025
Application Valid:	14-Apr-2025	Application Target	

DEVELOPMENT:

Observation to Neighbouring Bourough - City of London Reference: 25/00433/FULEIA. Phased development comprising; Demolition of existing building and the erection of a new building comprising basement levels and ground floor plus upper storeys including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); a Cultural Space (sui generis); and a public exhibition associated with archaeological findings (Sui Generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works

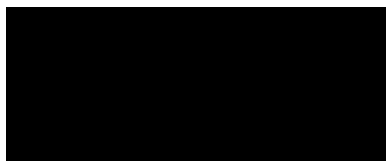
OBSERVATIONS:

London Borough of Islington has the following observations:

No objection is raised with regards to impact on amenity. However, the submitted Townscape Report has no Zone of Theoretical Visibility to understand if there is impact to LBI. It is, therefore, requested that a Zone of Theoretical Visibility is included for London Borough of Islington to determine if there is harm to Islington's heritage assets.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER