



Planning Applications Sub-Committee

ADDENDUM PACK 2

Date: TUESDAY, 9 SEPTEMBER 2025

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. **SUGAR QUAY JETTY**

Report of the Chief Planning Officer and Development Director.

For Decision
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Agenda Item 4

ADDENDUM 2 TO ITEM 4 - SUGAR QUAY - PLANNING APPLICATIONS SUB-COMMITTEE 9 SEPTEMBER 2025

Committee:	Date:
Planning Applications Sub Committee	9 September 2025
Subject: Sugar Quay Jetty Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches.	Public
Ward: Billingsgate	For Decision
Registered No: 24/01196/FULL	Registered on: 13 November 2024
Conservation Area: N/A	Listed Building: No

Amendments to the Committee Report

Additional Representations

1. A representation has been received from Rachel Blake MP, dated 4th September 2025. The objection raises concerns that the proposal is inconsistent with planning policy and would negatively affect the Thames Path and Tower Hill area. The letter cites policies from the emerging City Plan 2040 relating to cultural facilities, public realm, and pedestrian movement. It argues that the jetty is a key public amenity for residents and tourists, and that the proposal would denigrate enjoyment of the area, restrict pedestrian movement, and cause noise disruption. The MP requests that the application be withdrawn. A full copy of the representation is appended to this addendum.
2. Officers note that the issues raised by Rachel Blake MP have also been raised by other objectors and are addressed in the main body of the report. The policies cited from the City Plan 2040 have been considered in the officer assessment. The proposal retains the secured public route around the jetty, introduces public benches and greening, and maintains pedestrian comfort levels in line with TfL and City standards. Residential amenity impacts are mitigated through conditions including restricted hours, seated service only, and a detailed Operational Management Plan.
3. This representation does not alter the recommendation to approve the application, subject to conditions.

Additional Condition

4. Officers recommend the following additional condition:

No awnings, canopies, parasols, space heaters or other such paraphernalia above 1.5m in height shall be installed within the proposed seating area.

REASON: To maintain the sense of openness and protect views towards the Tower of London World Heritage Site from the jetty and City Walkway, in accordance with Local Plan policies CS10, DM10.1, DM10.4 and DM12.1; London Plan Policy HC2; and emerging City Plan 2040 policies S14, DE1 and S17.



Rachel Blake

Member of Parliament for the Cities of London and Westminster
House of Commons, London, SW1Y 5AA

Common Councillor Tom Sleigh,
City of London Corporation
Guildhall
London
EC2P 2EJ
(Send by email)

4th September 2025

Dear Common Councillor Sleigh,

I am writing to voice my objection to this application, which I believe is inconsistent with existing planning policy and represents a change to a key part of the City of London's residential, commuter and tourist infrastructure at Sugar Quay Jetty which is not supported by planning policy.

Millions of people visit the Square Mile each year as tourists, and the City of London is home to 2 million jobs. The Thames Path is a key thoroughfare for these individuals, not only connecting Blackfriars and London Bridge stations to the City and the Tower Hill area, but reallocating pedestrian traffic from Lower Thames Street to allow for a generally free-flowing traffic experience for road users. Sugar Quay Jetty in its current form represents not just a key enrichment of this route, but an important point at which pressure on pedestrian routes is eased.

In addition, the waterfront around Sugar Quay Jetty is home to hundreds of residents. The Jetty (whose costs are paid entirely by Sugar Quay leaseholders) is a key public amenity for residents.

With regard to public space, the City of London Plan 2040 contains a clear commitment to "Protecting and enhancing existing areas of cultural significance including cultural buildings and leisure and recreation facilities, particularly where they provide an anchor for cultural regeneration or where a continuing need exists and ensuring there is no overall loss of cultural facilities or diversity in the City;". It also contains policy to "maintaining and enhancing the City's open spaces and public realm".

With regard to pedestrian movement, the City of London Plan 2040 also promotes both "publicly accessible ground floors for improved pedestrian movement, where feasible" and "pedestrian routes that are of adequate width, step-free and follow best practice in street design to encourage ease of movement".

It is beyond question that this planning application would denigrate the enjoyment of the broader cultural space of the Thames Path and the broader Tower Hill area, while prohibiting pedestrian movement, and this is before questions regarding the noise disruption from dining would impact residents.

I sincerely hope that the substantive concerns of residents are heard in this discussion and that this application is withdrawn.

Yours sincerely,

A handwritten signature in black ink, reading 'Rachel Blake'. The signature is written in a cursive, flowing style with a large initial 'R' and a stylized 'B'.

Rachel Blake MP

Cities of London and Westminster