



Planning Applications Sub-Committee

ADDENDUM PACK 2

Date: TUESDAY, 30 SEPTEMBER 2025

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. **130 FENCHURCH STREET, EC3M 5DJ (25/00529/FULEIA)**

Report of the Chief Planning Officer and Development Director.

For Decision
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Addendum	
Committee:	Date:
Planning Application Sub-Committee	30 September 2025
Subject:	Public
<p>130 Fenchurch Street London EC3M 5DJ</p> <p>Phased development for the demolition of all buildings and structures to existing slab level, erection of a new building comprising 3 basement levels, ground plus 34 storeys (161.46m AOD, 145.86m AGL) to provide a mixed use office (Class E(g)), culture (Class F1/E), public viewing gallery (Sui Generis), flexible retail (Class E(a)-(b)) development with soft and hard landscaping, pedestrian and vehicular access, cycle parking, flexible public realm including programmable space with associated highway works and all other works associated with the development.</p>	
Ward: Langbourn	For Decision
Registered No: 25/00529/FULEIA	Registered on: 17 April 2025
Conservation Area: No	Listed Building: No

1. Additional Consultation Responses

- 1.1. London Borough of Tower Hamlets 17 September, 2025 – No comment.
- 1.2. Royal Borough of Greenwich 17 September 2025 – No objection.

2. Amendments and Corrections to Main Report

- 2.1. Please note the following minor errata and clarification corrections:
- 2.2. Para 41 to read as: ... *The proposed development would be set back the ground floor façade line and create approximately 316sqm of accessible pathway round the building...*
- 2.3. Para 144 to read as: *Linking to the cultural space on level 17, the northwest portion (220sqm) of the Level 20 space is earmarked to be used as 'the Exchange'. This space would potentially be utilised by the future cultural organisations as an extension of the programming for the gallery, to host talks, panel discussions, workshops with art and design students, also utilising the location of the building and its views to the City of London. Final*

details of the operation and management of the Cultural Space would be required by condition and within the S106 agreement.

2.4. Part of Para 1019 to read as:

- Provision of Cultural Space, to include but not limited to the following provisions:...
- *Public admission (including for restricted public events which may require booking) to the cultural space between the hours of 10:00 to 18:00 seven days a week, excluding Christmas Day, Boxing Day and New Year's Day (save for circumstances of force majeure, requirement to carry out essential cleaning, maintenance, fit-out or other structural or non-structural alteration or occasional temporary closure not exceeding one day per calendar year to assert rights of proprietorship) unless otherwise agreed within Cultural Management Plan.*
- *No private events to take place in any part of the Cultural Space between the hours of 10:00 to 18:00 save for any events that would require prior booking provided that those tickets are openly available to obtain by the general public unless otherwise agreed within Cultural Management Plan.*