



Planning Applications Sub-Committee

ADDENDUM PACK 3.

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
(Pages 3 - 8)

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| Addendum No.2 | |
|--|-------------------------------------|
| 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 Lambeth 29 September 2025 - No objection.
- 1.2. One Objection received from Member of Public 29 September 2025 (attached in full to Addendum).

2. Response to Objection Received

- 2.1. The Arboricultural assessment of the proposal is considered within the Officer report in Paras 955 – 962. Of note Para 957 specifically discusses the requirement for set travel distances from Fire-Fighting Vehicle access and the impact on arboricultural issues.
- 2.2. Equally the Sustainability Issues raised within the letter of objection are considered in detail within the Sustainability Section of the Officer report starting at Para 858. This includes a full breakdown of levels of embodied carbon and the full optioneering process.

- 2.3. Finally, the proposed height and massing is considered with the Officer Report (Para 149 onwards) which includes a full assessment into the principle of a Tall Building in line with the adopted London Plan.

Alex Thwaites

City Of London
PO Box 270
Guildhall

29th September 2025

RE: REQUEST FOR OBSERVATIONS

Dear Alex Thwaites

DECISION NOTICE
TOWN AND COUNTRY PLANNING ACT 1990.

REQUEST FOR OBSERVATIONS

I refer to your application detailed below and have to inform you that this Council has considered the under-mentioned proposal and **RAISES NO OBJECTION**

Application Number: 25/02715/OBS Date of Application: 27.08.2025 Date of Decision 29.09.2025

Proposed Development At:
Adjoining Borough Observations Within The Corporation Of London

| | |
|------|---|
| For: | Observations on a proposed development within the adjoining Borough of City of London with respect to: '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. [RECONSULTATION under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) following receipt of further information in relation to the Environmental Statement, including further testing to wind microclimate for off-site terraces at 50 Fenchurch Street outlined in the letter dated 22 August 2025. Minor amendments to the Proposed Development include changes to balustrade heights to terraces and internal layout alterations].', at: 130 Fenchurch Street London EC3M 5DJ [25/00529/FULEIA] |
|------|---|

Approved Plans

Lambeth Planning
PO Box 80771
London
SW2 9QQ

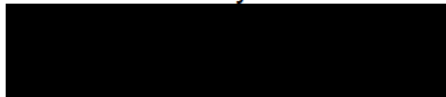
Telephone 020 7926 1180
www.lambeth.gov.uk
planning@lambeth.gov.uk

Conditions

Notes to Applicant:

- 1 The London Borough of Lambeth offers no objection to the proposed development

Yours sincerely



Rob Bristow
Director - Planning, Transport & Sustainability
Climate and Inclusive Growth Directorate

Date printed: 29th September 2025

From: Fred Rodgers [REDACTED]
Sent: Monday, September 29, 2025 5:17 pm
To: Richards, Gwyn [REDACTED]
Cc: Sleight, Tom (Deputy) [REDACTED] Joshi, Shravan [REDACTED]
Subject: 25/00529/FULEIA - 130 Fenchurch Street

THIS IS AN EXTERNAL EMAIL

Dear Mr Richards,

I was very surprised to read in your report to Committee re the above that:

1. You have recommended the removal of a street tree, an elm tree, of all species. Your report, in "Consultation Responses" under paragraph 52, indicates that City Corporation's Aboricultural Officer commented on this - "concern raised over loss of tree". However, no response is shown to this concern, unlike with other comments although it appears the "loss" is required for fire tender access but it's difficult to understand how this can be the case. Certainly comparing existing and proposed ground floor plans don't appear to reveal any need for the loss of the tree.
2. "Overall the proposal would suavely optimise the potential of the site" - Summary, viii - but no concern is raised regarding the high level of embodied carbon per square metre - not meter as stated in 13, 14 and 15 of the "Application Cover Sheet". The proposed 1,571 kgCO₂e/sqm is 9% higher than the GLA Current Benchmark of 1400 kgCO₂e/sqm and 62% higher than the Aspirational Benchmark of 970 kgCO₂e/sqm. As a comparison, the 1 Silk Street application, 25/00829/FULEIA, claims a baseline of 1260 kgCO₂e/sqm, 10% lower than the GLA's with an aspirational baseline of 1170 kgCO₂e/sqm. Even the estimated BREEAM Rating is only "Excellent", not "Outstanding", in 2025!

The optioneering exercise reveals four options with 1 and 2 being in respect of the building with its existing NIA and then with an increase of 3,068sqm but both maintaining 100% of the existing structure. The other two are your recommended option 4, maintaining 0% of the existing structure and option 3 which retains 50% of the existing structure and produces a 73,115sqm GIA building compared with option 4's 70,771sqm. However, the embodied carbon in option 3 is shown as being greater than that of option 4 but when areas are compared there is a difference of .01% in favour of option 4. Presumably, the developer's intention was always to seek permission for option 4 but there must be questions over the efforts applied in ensuring the embodied carbon in both options 3 and 4 was kept to a minimum.

Then, of course, there is the significant increase in size between options 1 and 2 and options 3 and 4. Why is that acceptable, particularly when compared with the height of 120 Fenchurch Street, its much admired roof garden, as well as Fen Court and its also much admired garden? Noticeably, the submitted existing elevations don't even show 120 but the proposed elevations show that not only would that building be completely overshadowed, 136-140 Fenchurch Street would be submerged, if your recommendation

were to be accepted.

Also noticeable are the proposed elevations in the approved scheme, 16/00809/FULMAJ. Although overlooking the buildings to the west and east, the height would have been 78.80/90.50 metres and not 130.70/161.46. Another approved scheme, 14/00496/FULMAJ, would have produced an even less tall building of 79.00/61.69 metres.

In the circumstances, the effect of the proposed increases in height, not just over the existing building but, also the two previously approved schemes, on both 136-140 Fenchurch Street and 120, including its much admired roof garden, as well as Fenn Court and its also much admired garden, is not only unjustified but unjustifiable. Added to the loss of an elm tree, the high embodied carbon level and the recommendation to destroy rather than retrofit, the application should be refused.

Best regards,

Fred Rodgers

100 Breton House
Barbican
London
EC2Y 8PQ
UK
Telephone: [REDACTED]