



## **Planning Applications Sub-Committee**

### **ADDENDUM PACK**

**Date:** TUESDAY, 28 OCTOBER 2025

**Time:** 10.30 am

**Venue:** LIVERY HALL - GUILDHALL

4. **BALTIC STREET WEST, LONDON, EC1Y 0ST (25/00905/PIP)**

Report of the Chief Planning Officer and Development Director.

**For Decision**  
(Pages 3 - 18)

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Addendum	
<b>Committee:</b>	<b>Date:</b>
Planning Applications Sub-Committee	28 October 2025
<b>Subject:</b>	<b>Public</b>
Baltic Street West, London, EC1Y 0ST  Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2no mature trees to be retained.	
<b>Ward:</b> Cripplegate	<b>For Decision</b>
<b>Registered No:</b> 25/00905/PIP	<b>Registered on:</b> 10 July 2025
<b>Conservation Area:</b> No	<b>Listed Building:</b> No

## 1. Amendments

- 1.1. Please note the following modification to the wording of the Recommendation Refusal Reason 2:

*2. The proposed location and amount of development would be unacceptable in principle as it would likely: have an unacceptable impact on the character and appearance of the area by failing to respect the urban grain, layout, scale and building lines of the existing street scene; cause less than substantial harm to the Grade II Listed Hatfield House and slight levels of **less than substantial** harm to the Golden Lane Estate Registered Park and Garden and Barbican and Golden Lane Conservation Area which cannot be outweighed by the public benefits of the proposals; have an unacceptable impact upon the health and longevity of the two mature trees which occupy the site; have a unacceptable impact with regard to road dangers and the pedestrian environment; and result in poor residential amenity to the existing dwellings on the lower floors of Hatfield House and to the proposed dwelling; contrary to: Policies D3, G7 and HC1 of The London Plan 2021; Policies CS10, CS12, CS19, CS21 DM10.1, DM12.1, DM12.5, DM16.1 and DM21.1 of the Local Plan 2015; and emerging City Plan 2040 Policies S3, S8, S9, S10, S11, DE2, DE3, HS1, OS5, and HE1.*

## 2. Additional Consultation Responses

- 2.1. Comments received from the applicant on 23<sup>rd</sup>, 25<sup>th</sup> and 27<sup>th</sup> October 2025 (attached in full to Addendum). These have been addressed in the Officer report as is explained in further detail in the body of this Addendum report.

- 2.2. Comments received from the City's Environmental Health Officers requested a Scheme of Protective Works Condition should the application be considered for approval. As is stated in Para 74 it is not possible for conditions to be attached to a grant of permission in principle and this would instead be something which is attached at the subsequent technical detail consent stage.

### **3. Response to Applicants Comments**

- 3.1. Officers consider that the points raised in the applicants' comments have already been suitably addressed in the Officers report, as is explained below.
- 3.2. A full assessment on the loss of open space is considered within the Officer report in Paras 56 – 70. Para 57 explains clearly why the site is considered 'Open Space' as defined by the Local Plan glossary.
- 3.3. A full assessment of the proposed car parking is considered in the Officer report Paras 71 – 75. Para 74 explains how it is not possible for conditions to be attached to a grant of permission in principle and so there would be no means of securing any garage proposed as Blue Badge parking only.
- 3.4. The scope of the second reason for refusal has been informed by the UK Government's Planning Practice Guidance and appeal decisions and has also been subject to legal review by the City's legal team. A full breakdown of the various components of this refusal reason has been provided in Paras 76 – 165 of the Officer report.
- 3.5. A full assessment of the provision of housing has been considered in Paras 76 – 92 and the provision of self-build housing has been discussed in Paras 166 – 171.
- 3.6. A full assessment of the design impact has been discussed in Paras 93 – 107 and of the heritage impact in Paras 108 – 150. The NPPF Para 215 balancing exercise is also undertaken in Paras 172 -181. Historic England objected to the application.
- 3.7. A full assessment of the highways impact has been discussed in Paras 157 – 165. There is no evidence that building a dwelling in this location would improve the pedestrian and highway safety over the existing situation within the vicinity of the site.
- 3.8. The status of the emerging local plan is discussed in Para 17 of the report. Neither of the refusal reasons rely solely upon emerging policy. They include policies from both the currently adopted London Plan and Local Plan. The adopted and emerging policies broadly align, and the acceptability of the

scheme does not alter depending on which policies are applied meaning the outcome of the recommendation is the same for both the adopted and emerging local plan policies. It is also considered necessary to do so given an appeal could follow the refusal of permission and the appeal decision may be made after the emerging plan is formally adopted.

- 3.9. The applicant references two emails from City officers in 2017 referring to the costs of landscaping and the granting of 'a sufficient number of permissions'. The context of these comments is unknown. Nonetheless, these emails do not form part of the applicant's submission and thus do not form part of the assessment of this application.

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25.05053NPLN PT\_JG25.00905PIP Baltic Street West London

From Austin, Hazel <Hazel.Austin@cityoflondon.gov.uk>  
 Date Mon 27/10/2025 10:38  
 To Grierson, John <John.Grierson@cityoflondon.gov.uk>

Morning John,

I thought I'd responded to this application but am not able to find an email.

So, this department would only request the SoPW / construction condition.

Regards



Hazel Austin | **Environmental Health Officer – Pollution Team**  
 Mobile: 07770966721 | Switchboard: 020 7606 3030  
 City of London | Environment Department | Guildhall | London | EC2V  
 7HH  
[hazel.austin@cityoflondon.gov.uk](mailto:hazel.austin@cityoflondon.gov.uk) | [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)



Katie Stewart  
 Executive Director Environment

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 Privacy Notice, available at [www.cityoflondon.gov.uk/privacy](http://www.cityoflondon.gov.uk/privacy)

**NOTE: Saturdays working hours throughout the City are 09:00 to 14:00.**

Register non-road mobile machinery (NRMM) via this link: [nrmm.london](http://nrmm.london)

NOTE: I work a 9 day fortnight, in every other Friday.

Upcoming leave:

19 Dec 25 – 05 Jan 26, 02-09 Feb 26, 29 Jun – 06 July 26



Re: 25/00905/PIP - APPLICANT'S COMMENTS

Officer's Report

Officer's Report @ 'Land Use' p61

The proposed land use of the site as a private residential dwelling with a parking garage and garden would be unacceptable in principle as it would result in the loss of public open space and would fail to be car free contrary to: Policies

G4 "protected open space "and

T6.1 "entirely car free development."of The London Plan 2021; Policies

CS19 "improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity, by protecting the amenity value of trees and retaining and planting more trees wherever practicable ",

DM16.2 "The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided.... the shortest practicable routes between relevant points. "and

DM16.5 "Developments in the City should be car-free except for designated Blue Badge spaces. " of the Local Plan 2015; and

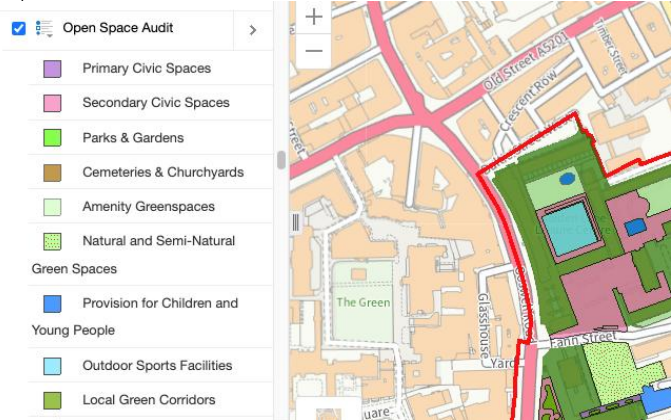
Baltic Street West self-build home

Applicant's comments

The land is NOT shown as public open space in any Planning Department data and a single disabled parking space will be required by current legislation for any dwelling.

Policy G4 The site is **NOT shown as an 'open space'** in Figure U: Open spaces at Core Strategic Policy CS19: Open Spaces and Recreation; **nothing in the Officer's Report confirms the open space as being 'protected'** **nor is it shown** as a 'green space' or a 'historic open space'

**nor is it shown** as having any open space designation on the City of London interactive planning map visited on 2025.10.24.



In fact the Baltic Wedge is **little used as there are far superior open spaces locally** on the South side of Hatfield House used by residents of GLE and local workers, and more recently at the West end of Baltic Street as provided by Islington Council landscaping and seating works- now used by local workers.

Policy T6 Car parking - B Car-free development should be the starting point for all development proposals E Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking.....Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy. E Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking. G Disabled persons parking should be provided for new residential developments... **as a minimum:** 1) ensure that for three per cent of dwellings, **at least one designated disabled persons parking bay per dwelling is available from the outset**

see Policy G4 above. The site is not shown as an 'open space' - **and I have committed to retain both trees, and improve the space by removing the paving and gardening it**

**A better and safer route exists between the West of Baltic Street and the top of the ramp to the underground garages by continuing across the car park entrance at the barrier and along the continuous pavement to the car park - which is far better maintained and adds only a de minimis few metres to distance.**

see Policy T6 Car parking above.... (one designated disabled persons parking bay per dwelling is available from the outset).

References

see below

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-policies-mapb-adopted-2015-revised-sept-2020.pdf>

So not [https://www.cityoflondon.gov.uk/things-to-do/green-spaces\\_or\\_Historic\\_open\\_spaces\\_-\\_City\\_of\\_London](https://www.cityoflondon.gov.uk/things-to-do/green-spaces_or_Historic_open_spaces_-_City_of_London)

So not [City of London Web Mapping](#)

Extract from [City of London Web Mapping](#)

see the Officer's photographs

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-10-transport#table-of-contents>

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-10-transport#table-of-contents>

Policies S14" work in partnership with developers .....promote a greener City by protecting existing open and green space. ",

OS1 "**emerging** City Plan 2040 states that the quantity, quality and accessibility of public open space will be maintained and improved. Existing open space will be protected and enhanced. Any loss of existing open space should be wholly exceptional, and it must be replaced on redevelopment by open space of equal or improved quantity and quality on or near the site. The loss of historic open spaces will be resisted."

VT3 "**emerging** City Plan 2040 states that development in the City should be car-free except for designated Blue Badge spaces. Where other car parking (including motorcycle parking) is exceptionally provided it must not exceed London Plan standards." of the emerging City Plan 2040.

Officer's Report @ 'Location and Amount' p62

The proposed location and amount of development would be unacceptable in principle as it would likely: have an unacceptable impact on the character and appearance of the area by failing to respect the urban grain, layout, scale and building lines of the existing street scene; cause less than substantial harm to the Grade II Listed Hatfield House and slight levels of harm to the Golden Lane Estate Registered Park and Garden and Barbican and Golden Lane Conservation Area which cannot be outweighed by the public benefits of the proposals; have an unacceptable impact upon the health and longevity of the two mature trees which occupy the site; have an unacceptable impact with regard to road dangers and the pedestrian environment; and result in poor residential amenity to the existing dwellings on the lower floors of Hatfield House and to the proposed dwelling; contrary to: Policies

**D3 Optimising site capacity through the design-led approach',**

**G7'Trees and woodlands' and**

**HC1 'Heritage conservation and growth' of The London Plan 2021; and Policies**

**CS10 'Design',**

**CS12 'Historic Environment',**

**CS19 'Open Spaces and Recreation',**

**CS21 'Housing',**

**DM10.1 'New development',**

**DM12.1 'Managing change affecting all heritage assets and spaces',**

**DM12.5 'Historic parks and gardens',**

see Policy G4 above. The site is not shown as an 'open space' - **and I have committed to improve the space by removing the paving and gardening it with as yet no encouragement to partner in greening having been offered by CoL.**

The Application should not be required to comply with future legislation\_ see Policy G4 above. (The site is NOT shown as an 'open space' - **and I have committed to improve the space by removing the paving and gardening it.** nor is it shown as a 'green space' or a 'historic open space')

The Application should not be required to comply with future legislation. see Policy T6 Car parking above..... **(one designated disabled persons parking bay per dwelling is available from the outset).**

At Permission in Principle stage, it is surely **impossible to comment on these issues until a detailed proposal for Full Planning Permission is submitted.** The Officer appears to be jumping the gun. ps The site is outside Golden Lane Estate Registered Park!

Policy D3 is the framework for the City of London Local Plans which provide the detail to which I respond above and below.

Policy G7 is the framework for the City of London Local Plans which provide the detail to which I respond above and below.

Policy HC1 is the framework for the City of London Local Plans which provide the detail to which I respond above and below.

Policy CS 10 2. Encouraging design solutions that **make effective use of limited land** resources. **This is exactly what I propose.**

Policy C12 is only relevant in terms of my proposals effects on the Grade2 Listed GLE which **English Heritage show as minimal**; and the site is **outside the Conservation Area**, and the space is **NOT a 'Historic Garden'**.

see Policy G4 above. The site is not shown as an 'open space'

Policy CS21 ....and **provide additional housing** in the City, concentrated in or near identified residential areas, 1. Exceeding the London Plan's minimum annual.. 4. Requiring all new ....units to meet Lifetime Homes standards and 10% of all new units to meet Wheelchair Housing Standards (or be easily adaptable to meet these standards). **which is exactly what I am proposing!!!!**

Surely this is for a detailed NOT an Outline Application? Policy DM 10.1 To require all developments... to be of a high standard of design. I will maintain that I have been **a skilled architect and will only construct my own dwelling to the highest standards! (and I hope to finally win a RIBA Gold Medal for it)**

Policy DM 12.5 Development proposals..... that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development. **This has been provided by English Heritage who note only minor impact.** and 3.12.7 The information provided should be proportionate to the level of change or impact a proposal will have on the heritage asset or assets.

Policy DM 12.5 is about 'open spaces, gardens and churchyards which are of historic importance and is irrelevant!! see Policy G4 above **The site is NOT shown as an 'open space' nor is it shown as a 'green space' or a 'historic open space'**

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/london-plan-2021>

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/london-plan-2021>

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/london-plan-2021>  
<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

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<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

DM16.1 'Transport impacts of development' and

Policy DM 16.1 states "3.16.8 Development has the potential to create significant changes in transport demands and patterns which must be assessed at an early stage." but I would maintain that **a single dwelling will NOT make any significant change as I park further from my current dwelling and, if continuing to rent a garage, further from this proposed dwelling.**

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

DM21.1 'Location of new housing' of the Local Plan 2015; and Policies

Policy DM 21.1 - 1. New housing should be located on suitable sites in or near identified residential areas, and not result in poor residential amenity within existing and proposed development, including excessive noise or disturbance. 3.21.8 New housing includes ....housing for the elderly. 3.21.12 Housing proposals for nine units or fewer will be assessed to determine if they are capable of delivering more units and consequently an affordable housing contribution. **This proposal complies with all requirements.**

<https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

S3 Housing,

The Application should not be required to comply with future legislation.

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

S8 Self and custom housebuilding,

The Application should not be required to comply with future legislation and I am proposing **a development which fully complies "to maximise housing supply" ie supply the most possible and "in conjunction with large housing developments ie the Golden Lane Estate."** I note with concern that Policy S8 specifically states "**The City Corporation will encourage the provision of self and custom build units within large residential scheme's**" but sadly 10 years of negotiations prior to this submission have proved fruitless and discouraging.

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

S9 Transport and Servicing,

The Application should not be required to comply with future legislation but I intend to provide **"private transport for people with particular access needs.**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

S10 Active Travel and Healthy Streets,

The Application should not be required to comply with future legislation. See DM16.2 above - **better and safer pedestrian route exists**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

S11 Historic Environment,

The Application should not be required to comply with future legislation. See Policy DM 12.5 above and **English Heritage's report who note only minor impact and in the year I lived in Hatfield House I never once saw any architectural students viewing this aspect of the estate.**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

DE2 Design Quality,

The Application should not be required to comply with future legislation. See Policy DM 10.1 above **I will only construct my own dwelling to the highest standards!**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

DE3 Public Realm,

The Application should not be required to comply with future legislation. **This is all for consideration in detail at a Full Planning Application level.**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

HS1 Location of New Housing,

The Application should not be required to comply with future legislation. See Policy DM 21.1 above. **This proposal complies with all requirements.**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

OS5 Trees, and

The Application should not be required to comply with future legislation. Policy OS5 at 1. Requiring the retention of existing mature and semi-mature trees and encouraging additional tree planting to be integrated into the design and layout of developments **I intend to retain both trees and to plant more in the proposed garden** and at 4. Ensuring that existing trees located on or adjacent to development sites are considered during the planning process and are protected from damage during construction works; **I intend to retain both trees**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

HE1 Managing Change to the Historic Environment, of the emerging City Plan 2040.

The Application should not be required to comply with future legislation. **This is all for consideration in detail at a Full Planning Application level.**

UNADOPTED <https://www.cityoflondon.gov.uk/assets/Services-Environment/City-Plan-2040.pdf>

Officer's Report @ 'informative' p62

"the proposals are contrary to planning policies, do not demonstrate other overriding material considerations, and negotiations could not overcome the problems."

**I believe I have complied with all policies, and that the need to MAXIMISE housing overrides most objections. There have been no negotiations since submission of the application other than over the fee payable and refusal for the Applicant to speak at the meeting.** (10 years of negotiations prior to submission have proved fruitless and discouraging hence this Application.)

Officer's Report @ p27

59. With regard to subparagraph A above, the site is in the City's ownership. In June 2025, the Housing Sub-Committee recommended the site should not be declared surplus to housing requirements by the Community and Children's Services Committee. On 17 September, the application went to the the Community and Children's Services Committee with the recommendation to reject the application to declare this parcel of land surplus for housing purposes, which the committee voted to reject in line with the officer recommendation.

The sub-committee were misinformed in the earlier Officer's Report that I intended to remove the mature trees! **I seek to maintain the trees AND the housing use of the site.**

NOT in Officer's report

"In case it should become relevant in due course, could I put a marker down regarding the **landscaping costs in excess of £200k**. This does seem very high (and may be higher now than when the estimate was made)."

Date: 9 February 2017 09:05:23 GMT From: "Graves, David"  
<David.Graves@cityoflondon.gov.uk>

NOT in Officer's report

" the City Corporation has a register and we are currently considering how we can meet the requirement to grant sufficient permissions to meet the demand evidenced by this register.....**the statutory requirement is merely to provide a sufficient number of permissions.**"

On 30 Jan 2017, at 16:53 -Peter Shadbolt, Assistant Director (Planning Policy),  
Department of the Built Environment

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**Fw: The CURRENT route is inherently UNSAFE - Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S COMMENTS to be communicated to the committee members via email prior to the meeting**

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**From** Grierson, John <John.Grierson@cityoflondon.gov.uk>

**Date** Mon 27/10/2025 15:02

**To** Grierson, John <John.Grierson@cityoflondon.gov.uk>

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**From:**

**Sent:** Monday, October 27, 2025 13:09

**To:**

**Cc:**

**Subject:** The CURRENT route is inherently UNSAFE - Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S COMMENTS to be communicated to the committee members via email prior to the meeting

THIS IS AN EXTERNAL EMAIL

copied to:

for circulations to:

Dear Committee Members

So busy reading the 64 page Officer's Report that I neglected to get out and take photos of the **existing dangerous shortcut pedestrian route across the site.**

Officer's Report

DM16.2 "The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided.... the shortest practicable routes between relevant points. "

Applicant's comments

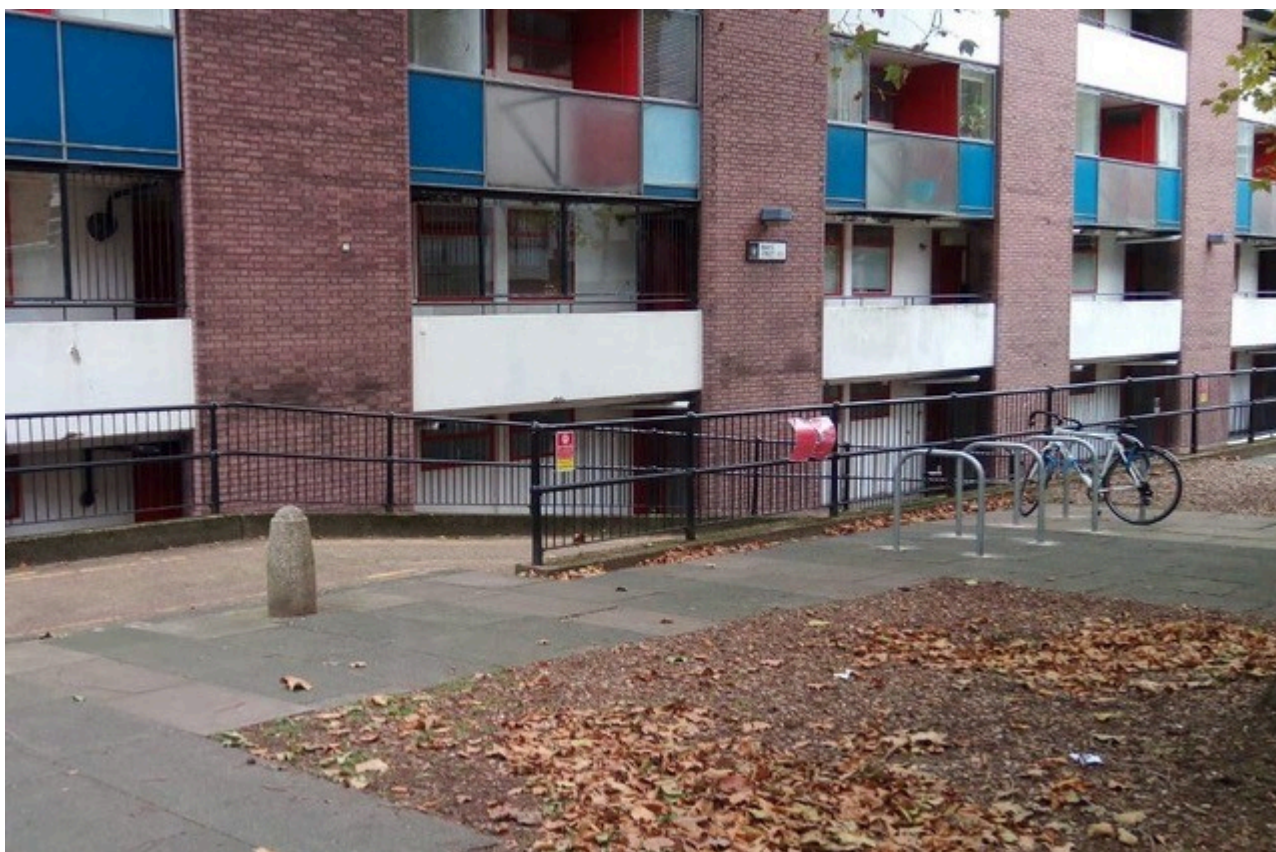
**The CURRENT route across the site is inherently UNSAFE.....the current marginally-shorter route takes pedestrians to the top of the ramp where there is only a crush space on the ramp. Shortcutting across the site delivers pedestrians to a section of the ramp which is fenced off from the footpath. There are Listed railings designed to prevent/ discourage pedestrians being trapped on the vehicular ramp.**

A better and safer route exists between the West of Baltic Street and the top of the ramp to the underground garages - by continuing East towards the school across the car park entrance outside the barrier and along the continuous pavement to the West of Hatfield House entrance, down the steps and along the footpath to the car park - which is far better maintained and adds only a de minimis few metres to distance.



ramp with safe pedestrian footpath to South (right) of Listed railings; crush space to North (left)





Listed railings to discourage pedestrian use of ramp.

Again I look forward to working with all to bring this project **safely** to fruition.

Yours faithfully

Iain Meek DipArch FBIS MRAS & RIAS Chartered Member (Retired)

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From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S ADDITIONAL PRESENTATION. (The presentation must be submitted electronically by 5pm on the Thursday before the Committee.) and APPLICANT'S COMMENTS to be communicated to the committee m...  
Date: 23 October 2025 16:45:28  
Attachments: [Screenshot 2025-10-23 at 14.35.39.png](#)  
[Screenshot 2025-10-23 at 14.33.59.png](#)  
[Screenshot 2025-10-23 at 14.50.55.png](#)

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

Does Planning forward to Committee or is that my responsibility?

copy to:

Tom Sleigh Deputy (Chair) Shravan Jashvantrai Joshi MBE (Deputy Chairman)

and

Tana Adkin KC Samapti Bagchi Matthew Bell The Honourable Emily Sophia Wedgwood Benn Deputy John Ernest Edwards Deputy Anthony David Fitzpatrick Marianne Bernadette Fredericks Deputy Alison Gowman CBE (Alderman) Prem Goyal CBE (Alderman) Madush Gupta Deputy Josephine Hayes Jaspreet Hodgson Deputy Amy Horscroft Philip Kelvin Elizabeth Anne King BEM JP (Alderman) Charles Edward Lord OBE JP Antony Geoffrey Manchester Tim McNally Sophia Mooney Alastair Michael Moss Deputy Jennette Rachel Newman (Alderman) Deborah Oliver TD Chief Commoner James Henry George Pollard Deputy Simon Pryke (Alderman) Nighat Qureishi Deputy Gaby Robertshaw Hugh Selka Naresh Hari Sonpar William Upton KC Matthew Waters Jacqueline Roberts Webster

sent at 16:24

Dear Mr Watson and Mr Grierson

**Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S ADDITIONAL PRESENTATION.** *(The presentation must be submitted electronically by 5pm on the Thursday before the Committee.)* and **APPLICANT'S COMMENTS** to be communicated to the committee members via email prior to the meeting.

I understand from your [John.Grierson@cityoflondon.gov.uk](mailto:John.Grierson@cityoflondon.gov.uk) that I cannot defer to a future meeting in order to gain permission to speak. Please do confirm this is correct.

I attach comments [I] have [to] be communicated to the committee members via email prior to the meeting, if deferment is impossible, and additional presentation documents.

for **Planning Applications Sub-Committee - Tuesday, 28th October, 2025 10.30 am (Item 4.)**

4. **Baltic Street West, London, EC1Y 0ST (25/00905/PIP)** ☐ PDF 3 MB

#### APPLICANT'S COMMENTS

- comply with the Corporations policy HS8 of the current City Plan 2040 to **encourage** self build homes (after 10 years of discouragement).
- **maximise** housing - ie supply the most possible as policy HS8.
- save the Corporation something in the order of £224,000 (2015 estimate) for landscaping the site.
- no doubt **add to the Corporations funds** by paying a substantial but reasonable sum for the freehold of the site.
- **inside residential estate** as identified by the Corporation - see attached plan - as Policy HS8.
- **outside English Heritage Listed area** - see attached plan - to refute some public objections.
- **far less harmful to the setting of the Listed Estate than the new school**, which has been consented and built and occupied.
- once this Outline Application has been consented, to submit **detailed planning application** as my email to Members dated 3 August 2025 to deal with all outstanding detail issues.
- the site appears to currently offer **public amenity rather than residential amenity** to refute officers' opinion.
- **daylighting to existing dwellings will be unaffected** as the sky horizon is well above my proposal for a single-storey construction - to refute some public objections.
- **future-proof my home** by including a garage as I approach old age and a disabled driver status - to refute officer's requirement for all new dwellings to be car free.
- add a water feature to **counteract Climate Change** for locals and visitors.
- **finally make use of an almost derelict piece of land 60 years after GLE built :**)

from CoL City Plan 2040

Policy HS8

4.10.1 "To **maximise** housing supply" and "in conjunction with large housing developments"

Foreword states "The City Corporation will **encourage** the provision of self and custom build units within large residential schemes"

from Self-build and Custom Housing Act 2015

2A Duty to grant planning permission etc

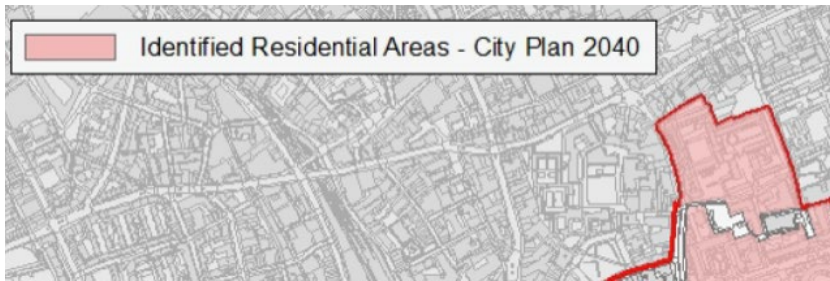
An authority to which this section applies **must** give development permission [F7 for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area [F8 in respect of] each base period.

from Golden Lane Listed Building Management Guidelines clause 2.7.1.4e confirming a part of the 1950s estate.

"To the North of the ramp, two mature London Plane trees ... grow within a triangular paved area." ... as identified by Geoffry Powell, one of the estate's award-winning architects in 1952

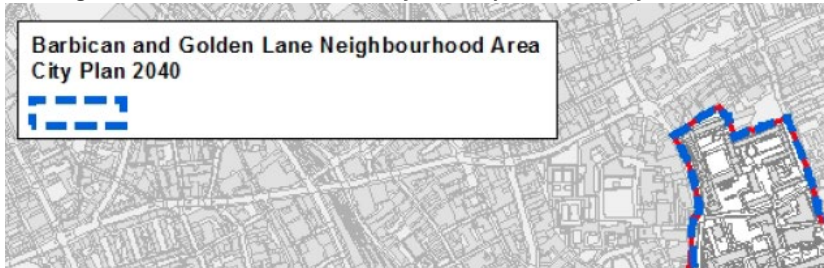
**APPLICANT'S ADDITIONAL PRESENTATION.** *(The presentation must be submitted electronically by 5pm on the Thursday before the Committee.)*

**Showing within residential estate boundary, so complies with Policy HS8**



from City-Plan-Policies-Map-Changes-2024

Showing within residential estate boundary, so complies with Policy HS8



from City-Plan-Policies-Map-Changes-2024

Showing site outside Listed boundary, refuting statement by some objectors.



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from Golden Lane Listed Building Management Guidelines September 2013

Finally to thank Planning Officers for their exhaustive attention to the detail and direction of all relevant legislation and guidance including:

from <https://democracy.cityoflondon.gov.uk/documents/s224802/04%20Baltic%20Street%20West%20report.pdf>

Officer's report:

32. Paragraph 125

(d) promote and **support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively

Yours sincerely

Iain Meek DipArch FBIS MRAeS & RIAS Chartered Member (Retired)  
Massterra Ltd

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