



Planning and Transportation Committee

Date: TUESDAY, 5 JULY 2016
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

Members:

Christopher Hayward (Chairman)	Deputy Henry Jones
Deputy Alastair Moss (Deputy Chairman)	Gregory Jones QC
Randall Anderson	Alderman Vincent Keaveny
Alex Bain-Stewart	Oliver Lodge
David Bradshaw	Paul Martinelli
Henry Colthurst	Brian Mooney
Revd Dr Martin Dudley	Sylvia Moys
Peter Dunphy	Graham Packham
Emma Edhem	Judith Pleasance
Sophie Anne Fernandes	Deputy Henry Pollard
Deputy Bill Fraser	James de Sausmarez
Marianne Fredericks	Tom Sleigh
George Gillon	Graeme Smith
Alderman David Graves	Angela Starling
Deputy Brian Harris	Patrick Streeter
Graeme Harrower	Deputy James Thomson
Alderman Peter Hewitt	Michael Welbank (Chief Commoner)
Alderman Robert Howard	

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Lunch will be served in Guildhall Club at 1PM
NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and summary of the meeting held on 24 May 2016.

For Decision
(Pages 1 - 6)
4. **RESOLUTIONS FROM THE GRAND COURT OF WARDMOTE**
To consider Orders of the Court of Common Council of 23 June 2016 referring to the Committee resolutions of the Grand Court of Wardmote.

For Information
(Pages 7 - 8)
5. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 9 - 36)
6. **VALID APPLICATIONS LIST FOR COMMITTEE**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 37 - 40)
7. **SUICIDE PREVENTION: BRIDGE SIGNS**
Report of the Director of Community and Children's Services.

For Decision
(Pages 41 - 46)
8. **REPORTS RELATIVE TO PLANNING APPLICATIONS**
 - a) Historic Telephone Kiosks (Pages 47 - 64)
 - b) Planning Appeal Decisions (Pages 65 - 70)

For Decision

For Information

9. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

a) Kiosk Outside 8 Ludgate Circus (Pages 71 - 82)

For Decision

b) Flat 6 Amen Lodge Warwick Lane London (Pages 83 - 98)

For Decision

c) Adoption of Statement of Community Involvement (Pages 99 - 146)

For Decision

10. **REVENUE OUTTURN 2015/16**

Joint report of the Chamberlain, the Director of the Built Environment, the Director of Culture, Heritage and Libraries and the City Surveyor.

For Information
(Pages 147 - 160)

11. **HOUSING AND PLANNING ACT**

Report of the Remembrancer.

For Information
(Pages 161 - 166)

12. **PUBLIC LIFT UPDATE**

Reports of the City Surveyor.

For Information
(Pages 167 - 170)

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

15. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

For Decision

Part 2 - Non-public Agenda

16. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 24 May 2016.

For Decision
(Pages 171 - 174)

17. **DEBT ARREARS - BUILT ENVIRONMENT**
Report of the Director of the Built Environment.

For Information
(Pages 175 - 180)

18. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

At the end of the meeting Members are invited to attend a short presentation/ training session on the Eastern Cluster/ modelling.

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 24 May 2016

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 10.30 am

Present

Members:

Christopher Hayward (Chairman)	Graeme Harrower
Deputy Alastair Moss (Deputy Chairman)	Alderman Peter Hewitt
Randall Anderson	Alderman Robert Howard
Alex Bain-Stewart	Alderman Vincent Keaveny
Henry Colthurst	Sylvia Moys
Emma Edhem	Graham Packham
Sophie Anne Fernandes	Deputy Henry Pollard
Marianne Fredericks	Angela Starling
Alderman David Graves	Patrick Streeter

Officers:

Ian Hughes	- Department of the Built Environment
Amanda Thompson	- Town Clerk's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Alison Hurley	- City Surveyor's Department
Iain Simmons	- Department of the Built Environment

1. **APOLOGIES**

Apologies for absence were received from Revd Dr Martin Dudley, Emma Edhem, Sophie Ann Fernandes, Deputy Bill Fraser, Deputy Henry Jones, Oliver Lodge, Judith Pleasance, James de Sausmarez, Deputy James Thomson and Michael Welbank.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no Declarations of Interest.

3. **PLANNING AND TRANSPORTATION COMMITTEE MINUTES**

RESOLVED – That the minutes of the meeting held on 26 April 2016 be agreed as a correct record.

In response to a question concerning an update on the City Attro, Members were advised that it was being advertised shortly.

4. **STREETS AND WALKWAYS SUB-COMMITTEE MINUTES**

RESOLVED – That the draft minutes of the Streets and Walkways Sub Committee meeting held on 9 May 2016 be received.

5. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertisement applications dealt with under delegated authority.

RESOLVED – That the report be noted.

6. **VALID APPLICATIONS LIST FOR COMMITTEE**

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the department since the last meeting.

In relation to the two applications concerning change of use for telephone boxes, it was agreed that both applications should come to the Committee for decision.

RESOLVED – That the report be noted

7. **INTRODUCTION OF PLANNING PERFORMANCE AGREEMENTS**

The Committee received a report of the Chief Planning Officer and Development Director regarding the introduction of Planning Performance Agreements.

RESOLVED - to consider the principle of the introduction of PPAs and agree the principle that:

- 1) The introduction of PPAs are the subject of consultation with key stakeholders;
- 2) A draft indicative agreement or agreements are prepared (to take account of different circumstances and scales of development) and
- 3) the draft (s) are the subject of consultation with key stakeholders;
- 4) that a scale of charges is prepared and subject to consultation with key stakeholders; and
- 5) the agreed PPA format(s) and scale of charges be delegated to the Chief Planning Officer in consultation with the Chamberlain and Chairman and Deputy Chairman of the Planning & Transportation Committee

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Risk Management - Quarterly Report

The Committee received a report of the Director of the Built Environment updating on the current risks that existed in relation to the operations of the Department of the Built Environment and, therefore, Planning & Transportation Committee and/or Port Health and Environmental Services Committee.

RESOLVED – That the report and the actions taken in the Department of the Built Environment to monitor and manage effectively risks arising from the department's operations be noted.

9. REPORTS OF THE CITY SURVEYOR

9.1 **Marché International des Professionnels d'Immobilier (MIPIM property conference) 2016 / 2017**

The Committee received a report of the City Surveyor informing of the City's activities at the MIPIM property exhibition in March 2016, and seeking approval for attendance in 2017.

The Committee raised a number of questions in relation to the costs and timing of the event, which was at the same time as the Member elections, and was advised that the most cost effective means of travel would be found. Unfortunately nothing could be done about the timing of the event.

RESOLVED

- 1) That the report on MIPIM 2016 be received;
- 2) That the additional cost of attending MIPIM 2016 be noted; and
- 3) That the City of London Corporation should attend MIPIM 2017 with a total budget not exceeding £95,000.

9.2 **Public Lift Update**

The Committee received a report of the City Surveyor in relation to the public lifts service.

10. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

Daytime Population

In response to a question regarding the monitoring of and planning for the daytime population in the City, the Director of the Built Environment advised

that this was monitored by the Local Plan team who took into account current and future demands.

Noise Complaint – Brookfield 70 Farringdon Street

In response to a question relating to noise from building works and how variation orders worked, the Member was asked to put in a complaint and advised that this would be looked into.

Junction at Southwark Bridge/Thames Street

In response to a question concerning the safety issues relating to the Cycle Superhighway, the Committee was advised that a full analysis of the issues was being undertaken and the site was being monitored.

Air Pollution

The Committee was advised that a meeting had been arranged with TfL in consultation with the Port health Committee.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.
12. **EXCLUSION OF THE PUBLIC**
RESOLVED - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.
13. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the meeting held on 26 April be agreed as a correct record subject to the question relating to the North-South Cycle Superhighway at Minute 17 being moved into the public minutes.
14. **GATEWAY 3&4 ISSUES REPORT: STRUCTURAL REPORT FOR MINORIES CAR PARK**
The Sub-Committee considered an Issues report and Gateway 3/4 Options Appraisal report of the City Surveyor and the Director of the Built Environment regarding structural work to Minories Car Park.
15. **LONDON WALL CAR PARK**
The Committee considered and approved a report of the City Surveyor and the Director of the Built Environment relating to parking spaces within London Wall Car Park.

16. **OUTCOME REPORT - TOWER BRIDGE GLASS VIEWING PANELS**
The Committee considered and approved a joint report of the Director of Culture, Heritage and Libraries and the Director of the Built Environment.
- RESOLVED – That the project be closed.
17. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no non-public questions.
18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were no urgent items of business.

The meeting closed at 12.10 pm

Chairman

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WARDMOTE RESOLUTIONS:

Ward of Candlewick *[Planning & Transportation Committee]*

“That the Planning and Transportation Committee be asked to improve the arrangements for access to St Swithin’s Lane such that the bollards controlled by N M Rothschild on behalf of the City of London Corporation are raised only in times of high alert and that when they are raised they are physically manned so that access is clearly available to those visiting other businesses in St Swithin’s Lane.”

Ward of Farringdon Within *[Planning and Transportation Committee]*

“This Wardmote deplores the City Corporation’s lack of progress in addressing the problem of night-time noise and disturbance to residents of Cloth Fair, which was the subject of a resolution passed at our Ward Mote 12 months ago. In particular, we are concerned that, following consultation with residents and other local stakeholders, a paper to the Streets and Walkways Sub-committee setting out a proposed solution was withdrawn, without discussion, following a representation from Smithfield Market. We recognise that the interests of residents and businesses can at times be difficult to balance, but consider that on this occasion longstanding residential concerns are being ignored. We therefore urge the Planning and Transportation Committee to undertake, as a matter of urgency, to find a solution whereby neither taxis nor market vehicles need to access a narrow residential street in the middle of the night and can use instead more suitable space available in West Smithfield and around the Market itself.”

Ward of Portsoken

Resolution (1) *[Planning & Transportation Committee]*

“That this Wardmote requests that the City of London enquire as to why the drafting of the planning consent in respect of double glazing works at Mansell Street Estate was not robust enough to enable the City to use legal means to protect the residents from noise and dust impact during structural demolition and construction.

This Wardmote further requests that the City of London provides recommendations to ensure that, in future, the wording of planning documents is robust enough to enable, when necessary, the City to use all appropriate legal means to protect residents from unnecessary nuisance caused by demolition and construction.”

Resolution (2) *[Planning and Transportation Committee/ Streets & Walkways Sub-Committee]*

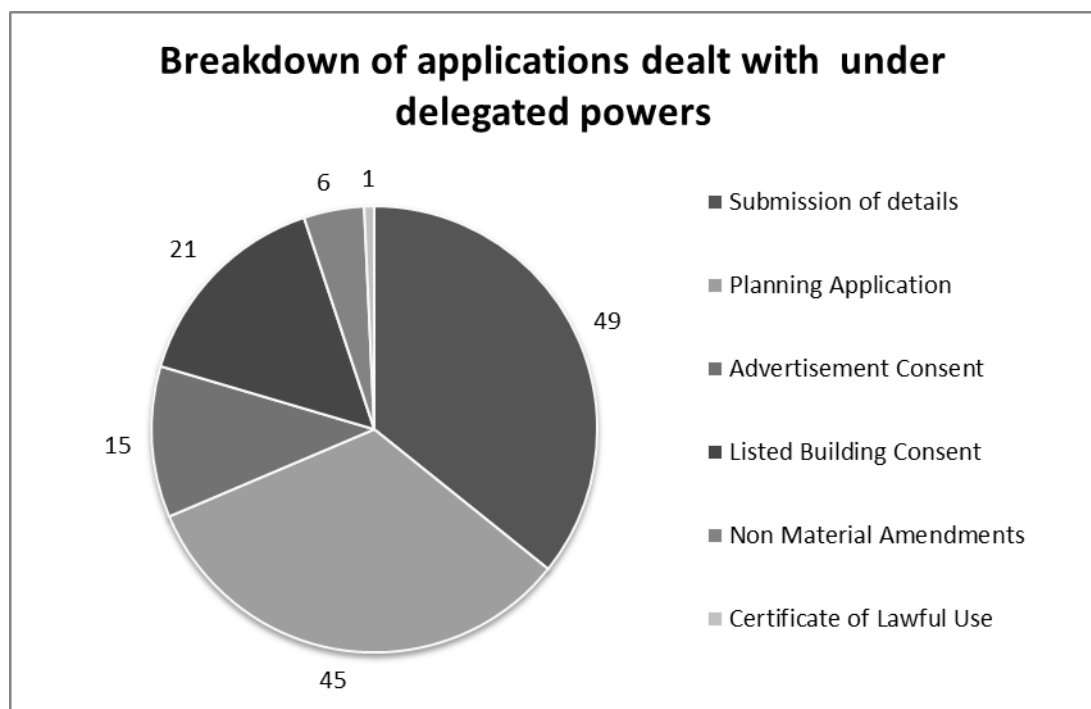
“That, as road closures in the Ward of Portsoken have become intolerable with all traffic adversely affected, especially the buses on which residents and workers in the Ward rely, can the City confirm it is engaging world class traffic management consultants to keep traffic moving in this world class city.”

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Committee:	Date:	Item no.
Planning and Transportation	05/07/2016	
Subject:		
Delegated decisions of the Chief Planning Officer and Development Director		
Public		

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since my report to the last meeting.

2. In the time since the last report to Planning & Transportation Committee 137 matters have been dealt with under delegated powers. Many relate to conditions of previously approved schemes, and a number relate to works to listed buildings. Just less than 10% relate to advertisement consent applications. 45 applications for development have been approved including 96sq.m of office space and 6 applications for change of use. The only identified pattern in this instance are the 15 Corporation submitted applications for sculptures approved to enable the Sculpture in the City programme to run this year.



3. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Decision & Date of Decision
16/00277/MDC Aldersgate	1 Gresham Street London EC2V 7BX	Plant noise report pursuant to condition 8 of planning permission dated 18.06.2015 (ref: 15/00394/FULL).	Approved 10.05.2016
16/00292/ADVT Aldersgate	Blake Tower 2 Fann Street London EC1M 7AH	Installation and display of 8 non-illuminated hoarding signs measuring up to 2.7m high, with a combined width of 115.98m, situated at ground level.	Approved 24.05.2016
16/00315/LBC Aldersgate	162 Lauderdale Tower Barbican London EC2Y 8BY	Alterations to internal layout and installation of suspended ceilings.	Approved 17.05.2016
16/00330/LBC Aldersgate	281 Shakespeare Tower Barbican London EC2Y 8DR	Alterations to internal partition walls and renovation of kitchen and bathrooms.	Approved 12.05.2016
16/00349/MDC Aldersgate	2 Fann Street London EC2Y 8BR	Details of the integration of window cleaning and maintenance equipment pursuant to condition 7(h) (in part) of planning permission dated 6th March 2015 (ref: 14/00322/FULMAJ).	Approved 17.05.2016
16/00350/LDC Aldersgate	2 Fann Street London EC2 Y 8BR	Details of the integration of window cleaning and maintenance equipment pursuant to condition 2 (i) (in part) of listed building consent dated 2nd July 2015 (ref: 15/00527/LBC).	Approved 17.05.2016
16/00385/LBC Aldersgate	516 Bunyan Court Barbican London EC2Y 8DH	Refurbishments including a kitchen and bathroom. Additional WC cubicle and construction of walls for	Approved 09.06.2016

		wardrobe.	
16/00399/LBC Aldersgate	143 Shakespeare Tower Barbican London EC2Y 8DR	Alterations to non-structural internal walls, doors and frames.	Approved 09.06.2016
16/00403/LBC Aldersgate	132 Lauderdale Tower Barbican London EC2Y 8BY	Alterations of internal doors, associated frames and walls. Alterations to bathroom.	Approved 09.06.2016
15/00944/MDC Aldgate	Mitre Square, International House, Duke's Place, 11 Mitre Street & 1 Mitre Square London EC3	Details of: (i) kitchen extract arrangements (ii) an acoustic report giving details of materials and construction methods (iii) mechanical plant mountings; and (iv) level of noise emitted from mechanical plant pursuant to discharge conditions 22, 23, 24 and 25 of planning permission dated 9th June 2014 planning permission reference: 13/01082/FULMAJ.	Approved 12.05.2016
16/00409/PODC Aldgate	Dixon House 72 - 75 Fenchurch Street London EC3M 4BR	Submission of the Local Procurement Strategy and Local Training, Skills and Job Brokerage Strategy pursuant to schedule 3 paragraphs 2.1 and 3.2 of the Section 106 agreement dated 25 February 2015 planning application reference 14/00579/FULL.	Approved 17.05.2016
16/00123/MDC Aldgate	Irongate House 22 - 30 Dukes Place London EC3A 7HX	Submission of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition pursuant to condition 5 of planning permission 11.01.16 (15/01152/FULL).	Approved 19.05.2016
16/00124/MDC Aldgate	Irongate House 22 Dukes Place London EC3A 5DE	Submission of a Safety Method Statement pursuant to condition 5 of planning permission 11.01.16 (15/01201/FULL).	Approved 02.06.2016
16/00288/FULL	100 Fenchurch Street London	Alterations to the existing shopfront to include new	Approved

Aldgate	EC3M 5JD	automatic sliding double doors at the main entrance, new glazing to shopfront and installation of an external ATM to Fenchurch Street elevation.	12.05.2016
16/00290/MDC Aldgate	60 - 70 St Mary Axe London EC3A 8JQ	Details of (i) the provision of sewer vents to terminate at roof level; and (ii) the new facade including typical details of the fenestration, entrances and service areas pursuant to conditions 6 and 7(b) of planning permission (08/00739/FULEIA) dated 10th June 2010.	Approved 14.06.2016
16/00355/PODC Aldgate	Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9- 13 Fenchurch Buildings London EC3	Submission of the Local Training Skills and Job Brokerage Strategy and Local Procurement Strategy pursuant to schedule 3 paragraph 2.2 and 8.1 of section 106 agreement dated 29 May 2014.	Approved 19.05.2016
16/00382/FULL Aldgate	60 - 70 St Mary Axe London EC3A 8JQ	The provision of bollards on private land within the site boundary.	Approved 26.05.2016
16/00398/FULLR3 Aldgate	51 Lime Street London EC3M 7DQ	Temporary installation of a sculpture. 'The Orientalist' by Humah Bhabha for a temporary period of up to one year, to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00401/FULLR3 Aldgate	30 St Mary Axe Plaza South- West Quadrant London EC3A 8EP	Temporary installation of a sculpture, 'Untitled' by Enrico David, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00412/FULL	117 - 119 Houndsditch	Change of Use of ground floor from mixed coffee	Approved

Aldgate	London EC3A 7BT	shop/restaurant (Sui generis) to gymnasium (class D2).	09.06.2016
16/00431/FULLR3 Aldgate	Outside 7 Bury Court London EC3A 8AJ	Temporary installation of a sculpture, ' Magic Lantern' by Mat Collishaw, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00460/FULLR3 Aldgate	30 St Mary Axe North-West Quadrant London EC3A 8BF	Temporary installation of a sculpture 'Laura' by Jaume Plensa, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 09.06.2016
16/00461/FULLR3 Aldgate	Willis Building 51 Lime Street London EC3M 7DQ	Temporary installation of a sculpture 'Aurora' by Anthony Caro, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 14.06.2016
16/00482/MDC Aldgate	Bankside House 107 - 112 Leadenhall Street London EC3A 4AF	Submission of a plant noise level survey, method of sound insulation between the sui generis unit and the office use within the premises and details of measures to minimise transmission of structure borne sound or vibration from plant pursuant to conditions 7, 8 and 10 of planning permission dated 29th October 2015 (15/00891/FULL).	Approved 02.06.2016
16/00226/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk,	Building Maintenance Unit (BMU) details pursuant to conditions 1(f) (in part), 2(e) (in part) and 18 of planning permission dated 30 June 2014 (ref: 14/00259/FULL).	Approved 31.05.2016

	Moorfields Highwalk And Willoughby Highwalk, London, EC2		
16/00242/MDC Bassishaw	51 - 55 Gresham Street London EC2V 7EL	Submission of a survey of highways and other land at the perimeter of the site pursuant to condition 5 of planning permission 15/0076/FULMAJ dated 21.12.2015.	Approved 02.06.2016
16/00243/MDC Bassishaw	51 - 55 Gresham Street London EC2V 7EL	Submission of a Deconstruction Logistics Plan and a Scheme of Protective works pursuant to conditions 2 and 4 pursuant to planning permission 15/00706/FULMAJ dated 15.10.2015.	Approved 12.05.2016
16/00220/MDC Billingsgate	53 Monument Street London EC3R 8BU	Details of an acoustic survey pursuant to conditions 6, 7 and 8 of planning permission (application no. 12/00487/FULL) dated 7th November 2012.	Approved 12.05.2016
16/00237/LBC Billingsgate	Custom House 20 Lower Thames Street London EC3R 6EE	Installation of a war memorial plaque at ground floor level (Internal alteration).	Approved 10.05.2016
16/00142/FULL Bishopsgate	180 Bishopsgate London EC2M 4NQ	Installation of extractor flue to rear elevation, rising to roof level and installation of five air conditioning units to the roof at first floor level.	Approved 10.05.2016
16/00208/MDC Bishopsgate	117 Bishopsgate London EC2M 3TH	Submission of a report demonstrating that the new plant meets with the required noise levels and a scheme detailing sound insulation measures for the plant pursuant conditions 19 and 20	Approved 02.06.2016

		of planning permission 23rd June 2014 (13/01199/FULMAJ).	
16/00357/ADVT Bishopsgate	2 Devonshire Square London EC2M 4BA	Installation and display of i) one non illuminated ATM sign measuring 1.04m wide, 1.2m high located at a height of 0.63m above ground level and ii) one internally illuminated ATM sign measuring 1.04m wide, 1.2m high by, located at a height of 0.75m above ground level.	Approved 09.06.2016
16/00360/FULL Bishopsgate	3 Cavendish Court London EC3A 7GA	(i) Change of use of lower ground and basement storeys from use class B1 (Business) to a flexible use to be used for either use class A1 (Shops), A3 (restaurants and Cafes), A4 (Drinking Establishments) or D1 (Non-residential institution) [279.5 sqm]; (ii) installation of two new windows to the west elevation; and (iii) a replacement canopy to the south elevation entrance at lower ground floor.	Approved 02.06.2016
16/00364/MDC Bishopsgate	4 - 5 Devonshire Square London EC2M 4YD	Details of an Operational Management Plan pursuant to condition 18 of planning permission 14/00849/FULL dated 15/12/2014.	Approved 02.06.2016
16/00366/MDC Bishopsgate	4 - 5 Devonshire Square London EC2M 4YD	Details of a Servicing Management Plan pursuant to condition 25 of planning permission 14/00849/FULL dated 15/12/2014.	Approved 02.06.2016
16/00383/FULL Bishopsgate	Exchange Square London EC2A 2EH	Erection of structure incorporating LED screen and associated advertisements for a temporary between 11th June and 31st August 2016.	Approved 02.06.2016
16/00386/ADVT Bishopsgate	Exchange Square London EC2A 2JN	Installation and display of (i) one non illuminated fascia sign measuring 1.22m high by	Approved 02.06.2016

		2.34m wide at a height above ground of 6.5m on the front elevation, (ii) one non illuminated fascia sign measuring 0.36m high by 6.55m wide at a height above ground of 1.58m on the front elevation, (iii) one non illuminated fascia sign measuring 1.55m high by 2.97m wide at a height above ground of 4.5m on the rear elevation, (iv) one non illuminated fascia sign measuring 3m high by 3.11m wide at a height above ground of 8m on the roof of the structure and (v) two non illuminated fascia sign measuring 1.77m high by 2.5m wide at a height above ground of 3.5m on the side elevations.	
16/00404/FULLR3 Bishopsgate	St Botolph Without Bishopsgate Churchyard, London EC2M 3TL	Temporary installation of a sculpture, 'Ajar' by Gavin Turk, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00511/NMA Bishopsgate	16 - 17 Devonshire Square London EC2M 4SQ	Application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission dated 2nd June 2015 (ref: 15/00179/FULL) to omit one window on the rear (west) elevation.	Approved 16.06.2016
15/00548/MDC Bridge and Bridge Without	11 - 19 Monument Street, 46 Fish Street Hill And 1 - 2 Pudding Lane London EC3R	Details of metal screen, elevations and ground floor elevations including entrances pursuant to conditions 17(b), (c) and (d) of planning permission (application no. 13/00049/FULMAJ) dated 23rd September 2013.	Approved 10.05.2016

16/00267/FULL Bridge and Bridge Without	23-29 Eastcheap London EC3M 1DE	Change of use of the ground floor unit at 23-25 Eastcheap from A1 (shop) to either A3 (restaurants and cafes) or A4 (drinking establishments) use, the ground floor unit at 27 Eastcheap from part A1 (shop) to B1a (office) and the basement at 23-29 Eastcheap from part A1 (shop) and part A4 (drinking establishments) to either A3 (restaurants and cafes) or A4 (drinking establishments) use.	Approved 24.05.2016
16/00268/LBC Bridge and Bridge Without	23-29 Eastcheap London EC3M 1DE	Alteration to the stairs leading to the basement and internal alterations.	Approved 24.05.2016
16/00269/FULL Bridge and Bridge Without	31-35 Eastcheap London EC3M 1DE	Change of use of the basement of 31-35 Eastcheap and the ground floor unit at 35 Eastcheap from A1 (shop) use to flexible use for either A1 (shop), A3 (restaurants and cafes), A4 (drinking establishments) or D2 (assembly and leisure) use and the addition of five louvred ventilation panels to the rear of the building.	Approved 24.05.2016
16/00270/LBC Bridge and Bridge Without	31-35 Eastcheap London EC3M 1DE	The removal of the non-original existing mezzanine level of No.35, the addition of an electrical substation in the basement and associated works including the addition of five louvred ventilation panels to the rear of the building.	Approved 24.05.2016
16/00273/FULL Bridge and Bridge Without	31-35 Eastcheap London EC3M 1DE	Minor external alterations at the rear of the building. Installation of a plant enclosure on the rear extension.	Approved 10.05.2016

16/00274/LBC Bridge and Bridge Without	31-35 Eastcheap London EC3M 1DE	Internal alterations to the main entrance and the upper floors and minor external alterations at the rear. Installation of a plant enclosure on the rear extension.	Approved 10.05.2016
16/00302/CLEUD Bridge and Bridge Without	52 - 54 Gracechurch Street London EC3V 0EH	Certificate of lawful existing use in respect of the use of the ground floor rear of the building as offices, Use Class B1 (a).	Grant Certificate of Lawful Development 10.05.2016
16/00358/MDC Bridge and Bridge Without	9 - 10 Philpot Lane London EC4N 8AI	Submission of a noise assessment report for new plant pursuant condition 5 of planning permission dated 02.07.2015 (App No 15/00342/FULL).	Approved 12.05.2016
16/00365/ADVT Bridge and Bridge Without	9 Philpot Lane London EC3M 8AA	Installation and display of: (i) Internally illuminated fascia sign with backlit lettering measuring 2.6m (w) by 0.3m (h), displayed at a height of 2.7m above ground floor level; (ii) Externally illuminated projecting sign measuring 0.52m (w) by 0.45m (h), displayed at a height of 2.45m above ground floor level; (iii) Internally illuminated menu box measuring 0.52m (w) by 0.62m (h), displayed at a height of 1.2m above ground floor level.	Approved 20.06.2016
16/00438/PODC Bridge and Bridge Without	20 Fenchurch Street London EC3M 3BY	Submission of Sky Garden Visitors Management Plan pursuant to paragraph 4.2 of schedule 1 of S106 agreement dated 6th October 2009, planning application reference 08/01061/FULMAJ.	Approved 02.06.2016
16/00442/BANK Bridge and Bridge Without	Arthur Street London City of London EC4R 9AS	Submission of a contaminated land assessment condition 6(a) (in part) of the London Underground (Bank Station	Approved 31.05.2016

		Capacity Upgrade) Order 2015 and the associated deemed Planning Permission under section 90(2A) of the Town and Country Planning Act 1990.	
15/01345/ADVT Broad Street	8 - 10 Moorgate London EC2R 6DA	Installation and display of i) 2 No. internally illuminated fascia lettering and logo measuring 0.4m high by 1.7m wide at a height above ground of 4.4m ii) non-illuminated fascia lettering measuring 0.15m high by 1.18m wide at a height above ground of 2.8m iii) 4 No. plaques measuring 0.3m high by 0.29m wide at a height above ground of 1m iv) 1 No. plaque measuring 0.3m high by 0.5m wide at a height above ground of 1.4m.	Approved 10.05.2016
16/00104/ADVT Bread Street	9 - 13 Paternoster Row London EC4M 7EJ	Installation and display of: i) one internally illuminated projecting sign measuring 0.6m in diameter situated at a height above ground level of 2.3m; and ii) one internally illuminated ATM tablet sign measuring 0.345m high x 0.725m wide.	Approved 12.05.2016
16/00133/LBC Candlewick	24 Lombard Street London EC3V 9AJ	Installation of two CCTV security cameras.	Approved 12.05.2016
16/00134/FULL Candlewick	24 Lombard Street London EC3V 9AJ	Installation of two CCTV security cameras.	Approved 12.05.2016
16/00182/FULL Candlewick	119-121 Cannon Street London EC4N 5AT	Replacement of existing ground floor office entrance with new doors and fenestration and replacement of existing entrance canopy with a new canopy.	Approved 19.05.2016

16/00183/ADVT Candlewick	119 - 121 Cannon Street London EC4N 5AT	Installation and display of: (i) externally illuminated advertisement above entrance door measuring 0.1m (h) by 1.2m (w), displayed at a height of 3m above ground floor level; (ii) non-illuminated numerals on the front of the proposed projecting canopy measuring 0.1 (h) by 0.4 (w), displayed at a height of 3.8m above ground floor level.	Approved 19.05.2016
15/01071/FULL Castle Baynard	75 Shoe Lane And The International Press Centre 76 Shoe Lane And Merchant Centre 1 New Street Square London EC4	Application under section 73 of the Town and Country Planning Act for a minor material amendment to planning permission 13/00974/FULL dated 12th February 2014 (itself granted pursuant to an application under section 73 to vary planning permission reference 11/00210/FULMAJ dated 29th March 2012) to alter the internal configuration of the ground floor and upper ground floor of the building including the flexible use of 357sq.m of ground floor space for retail (Use Class A1, A2, A3) or office use (Use Class B1) and replacement of the approved motorcycle parking with 100 cycle parking spaces.	Approved 13.05.2016
16/00191/ADVT Castle Baynard	1 Plough Place London EC4A 1DE	Installation and display of: i) ten individual backlit illuminated letters to the front and side elevations each measuring 0.34m high by 0.20m wide; and ii) two externally illuminated projecting signs measuring 0.75m high by 0.5m wide located at a height of 2.74m above ground level.	Approved 26.05.2016
16/00304/FULL	4 New Street Square London	Erection of a single storey extension at ground floor level	Approved

Castle Baynard	EC4A 3BF	measuring 8sq.m.	26.05.2016
16/00324/TTT Castle Baynard	Blackfriars Millennium Pier Paul's Walk London EC4V 3QR	Partial discharge of schedule 3 requirement relating to detailed design approval for permanent above ground structures pursuant to BLABF5 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014 as amended.	Approved 31.05.2016
16/00362/LBC Castle Baynard	Apartment 11 6 Bolt Court London EC4A 3DQ	Installation of secondary glazing to two windows at first floor level.	Approved 09.06.2016
16/00455/NMA Castle Baynard	Bridge House 181 Queen Victoria Street London EC4V 4DD	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 14/00186/FULL dated 24.04.14 to make alterations to the rear facade.	Approved 26.05.2016
16/00490/NMA Castle Baynard	Bridge House 181 Queen Victoria Street London EC4V 4DD	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 14/00186/FULL dated 24.04.14 to provide an additional door in the south facade at lower ground floor level.	Approved 16.06.2016
16/00499/MDC Castle Baynard	Blackfriars Bridge & Paul's Walk London EC4V	Submission of details relating to the design details of walkway surfaces for the new stair and landings at Blackfriars Bridge pursuant to discharge of condition 11b (in part) of planning permission dated 08.09.2015 (Ref: 15/00589/FULL).	Approved 16.06.2016
15/01301/FULL	6 Frederick's Place London	Refurbishment including partial demolition and the	Approved

Cheap	EC2R 8AB	creation of a new connection at the rear through to Mercers' Hall. Continued use as offices with ancillary accommodation on the upper floors. Removal of existing 4th floor mansard and replacement with new 4th floor mansard with extension to existing lift shaft.	09.06.2016
15/01302/LBC Cheap	6 Frederick's Place London EC2R 8AB	Works of internal refurbishment including partial demolition and the creation of a new connection at the rear through to Mercers' Hall. Continued use as offices with ancillary accommodation on the upper floors. Removal of existing 4th floor and mansard structure and replacement with new 4th floor with extension to existing lift shaft.	Approved 09.06.2016
16/00250/FULL Cheap	Saddlers' Hall 40 Gutter Lane London EC2V 6BR	Replacement of existing internal lift and creation of an external entrance to the lift at ground floor level.	Approved 10.05.2016
16/00390/MDC Cheap	Abacus House 33 Gutter Lane London EC2V 8AS	Submission of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction pursuant to condition 2 of planning permission dated 18th February 2016 (App No 15/01210/FULL).	Approved 02.06.2016
16/00391/MDC Cheap	Abacus House 33 Gutter Lane London EC2V 8AS	Submission of a Demolition and Construction Logistics Plan pursuant to condition 3 of planning permission dated 18th February 2016 (App No 15/01210/FULL)	Approved 31.05.2016
15/01279/MDC Coleman Street	River Plate House 7- 11 Finsbury Circus London EC2M	Submission of a Servicing Management Plan pursuant to condition 30 pursuant to planning permission dated	Approved 17.05.2016

	7EX	10th May 2013 (12/00811/FULMAJ).	
16/00141/FULL Coleman Street	Finsbury House 23 Finsbury Circus London EC2M 7EA	Erection of new plant area and acoustic screening on mezzanine level flat roof (to include 15 no. condenser units) and installation of 14 panels of external louvers on the east elevation at mezzanine, 2nd, 3rd and 4th floors with associated structural steel work on mezzanine level roof.	Approved 31.05.2016
16/00171/LBC Coleman Street	Finsbury House 23 Finsbury Circus London EC2M 7EA	Erection of new plant area and acoustic screening on mezzanine level flat roof (to include 15 condenser units) and installation of 14 panels of external louvers on the east elevation at mezzanine, 2nd, 3rd and 4th floors with associated structural steel work on mezzanine level roof and removal of internal non-structural wall partitions at ground, mezzanine, second and third floor levels.	Approved 31.05.2016
16/00389/MDC Coleman Street	River Plate House 7 - 11 Finsbury Circus London EC2M 7EA	Submission of a plant noise assessment for all new plant pursuant to condition 21 of planning permission dated 10th May 2013 (12/00811/FULMAJ).	Approved 19.05.2016
16/00101/LBC Cordwainer	68 Queen Victoria Street London EC4N 4SJ	(i) Redecoration of exterior pilasters and entrance door; (ii) Addition of new fabric to existing awning; (iii) Addition of two non-illuminated projecting signs measuring 0.45m x 0.7m; (iv) installation of two internally illuminated fascia signs behind the glass to each elevation; (v) Installation of low level timber partition behind glass to Watling Street elevation; (vi)	Approved 12.05.2016

		associated internal and external refurbishment works	
16/00320/FULL Cordwainer	Aldermay House 15 Queen Street London EC4N 1TX	Provision of a roof terrace for the use of the tenants of the buildings, including a 1.1m high metal balustrade.	Approved 26.05.2016
16/00341/FULL Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook London EC4	Use of private land for the placing and provision of outdoor seating ancillary to the adjoining retail use.	Approved 31.05.2016
15/00280/ADVT Cornhill	59 Cornhill London EC3V 3PD	Installation and display of a 1:1 image of the building facade printed on upvc temporary scaffold shroud including a commercial advertisement insert measuring 6.0 m high x 5 m wide located at a height of 4.2 m above ground level and 2.0 m from the face of the building for a temporary period until 26.03.2016.	Appeal Dismissed 06.06.2016
16/00147/FULL Cornhill	32 Threadneedle Street London EC2R 8AY	Replacement of white aluminium double glazed windows on the front and rear elevations with bronze anodised aluminium double glazed windows.	Approved 12.05.2016
16/00148/LBC Cornhill	32 Threadneedle Street London EC2R 8AY	Replacement of white aluminium double glazed windows on the front and rear elevations with bronze anodised aluminium double glazed windows	Approved 12.05.2016
16/00184/FULL Cornhill	77 Cornhill London EC3V 3QQ	Installation of one condenser unit at roof level.	Approved 12.05.2016

16/00291/FULL Cornhill	20 Old Broad Street London EC2N 1DP	Change of use of ancillary ground floor office storeroom (Class B1) to retail kiosk (Class A1), installation of new shopfront and associated works.	Approved 12.05.2016
16/00332/FULL Cornhill	Shop 34 The Royal Exchange London EC3V 3LN	Installation of new access door into the external shopfront to match adjacent door	Approved 31.05.2016
16/00337/LBC Cornhill	Shop 34 The Royal Exchange London EC3V 3LN	(i) Installation of new access door into the external shopfront to match adjacent door and (ii) internal works comprising the installation of a suspended ceiling and fit out of shop unit.	Approved 31.05.2016
16/00402/FULLR3 Cornhill	99 Bishopsgate North-East Quadrant London EC2M 3XD	Temporary installation of a sculpture, 'Fire Walker' by William Kentridge, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00056/LBC Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Creation of new retail unit (Use Class A1) within the Barbican Centre to include: (i) Alterations to the existing fabric; (ii) Internal works to enable the introduction of a new mezzanine and shop entrance; and (iii) New stair and platform lift at lightweight deck at ground floor, descending to existing mezzanine level below. (DECISION ISSUED BY SECRETARY OF STATE).	Secretary of State Approval 13.05.2016
16/00225/LBC Cripplegate	City of London School For Girls St Giles' Terrace Barbican London EC2Y 8BB	Internal refurbishment of the main school block of the City of London School for Girls. Refurbishment to include alterations to the ground floor reception and circulation spaces on all floors.	Approved 12.05.2016

16/00281/LBC Cripplegate	Barbican Arts & Conference Centre Silk Street London EC2Y 8DS	Refurbishment of curve gallery including (i) replacement of platform lift, and (ii) installation of track lighting.	Approved 12.05.2016
16/00407/FULL Cripplegate	Barbican Centre Walkway Above Silk Street London EC2Y 8DS	Temporary installation of an illuminated piece of public art, 'Scandinavian Pain' for a temporary period between 13th July 2016 - 4th September 2016.	Approved 02.06.2016
16/00466/LBC Cripplegate	78 Andrewes House Barbican London EC2Y 8AY	Remove internal non-loadbearing wall between kitchen and dining area.	Approved 09.06.2016
15/01318/MDC Farringdon Within	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Details of sewer vents for Phase 2 (Office B) pursuant to condition 26 (in part) of planning permission dated 24 July 2015 (ref: 15/00417/FULMAJ).	Approved 17.05.2016
16/00137/MDC Farringdon Within	20 Farringdon Street London EC4A 4AB	Details of rainwater attenuation and water efficiency measures pursuant to condition 9 of planning permission dated 22 December 2015 (ref: 15/00509/FULMAJ).	Approved 24.05.2016
16/00201/MDC Farringdon Within	20 Farringdon Street London EC4A 4AB	Details of Thames Water asset protection measures pursuant to conditions 4 and 5 of planning permission dated 22 December 2015 (ref: 15/00509/FULMAJ).	Approved 31.05.2016
16/00327/ADVT Farringdon Within	16 Ludgate Hill London EC4M 7DR	Installation and display of four signs with internally illuminated advertisements	Refused 31.05.2016

		measuring 0.45m high by 5.0m wide, displayed at a height of 2.8m above ground floor level. Installation of replacement signs on the three existing projecting brackets, with advertisements measuring 200mm high by 600 mm wide displayed at a height of 2.6m above ground floor level.	
16/00335/FULL Farringdon Within	Flat 20 Priory House 6 Friar Street London EC4V 5DT	Construction of an enlarged replacement dormer to the side elevation and installation of four rooflights and replacement of windows.	Approved 24.05.2016
16/00092/MDC Farringdon Without	25 - 26 Furnival Street London EC4A 1JS	Submission of details of sewer vents and a site survey pursuant to condition 9 and 15 of planning permission 14/00866/FULL dated 26.01.15.	Approved 12.05.2016
16/00203/MDC Farringdon Without	26 Smithfield Street London EC1A 9LB	Details of plant noise levels and structure borne sound attributable to plant equipment pursuant to conditions 5 and 6 of planning permission 12/00937/FULL dated 18.06.15.	Approved 12.05.2016
16/00263/MDC Farringdon Without	Halsbury House 35 Chancery Lane London WC2A 1EL	Updated BREEAM Assessment and details of brown roof layout pursuant to condition 8 of planning permission dated 20th June 2014 (App No 13/01189/FULL).	Approved 31.05.2016
16/00323/ADVT Farringdon Without	33 Fleet Street London EC4Y 1BT	Installation and display of: (i) one non illuminated fascia sign measuring 2m wide x 0.7m high; and (ii) one externally illuminated projecting sign measuring 0.6m high x 0.6m wide situated at a height of 3.16m above ground level.	Approved 31.05.2016

16/00392/FULL Farringdon Without	Southern End of Old Mitre Court London EC4	Provision of 10 sheffield cycle stands at the Southern end of Old Mitre Court to provide 20 new cycle parking spaces.	Approved 14.06.2016
16/00434/NMA Farringdon Without	Elm Court Middle Temple London	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 14/00663/FULL dated 28.08.14 to: i) amend the wording of condition 3 ii) amend the wording of condition 4 iii) omit the subterranean water tank and contrasting granite paving from the approved scheme iv) the installation of 6 No. ground lights.	Approved 31.05.2016
16/00435/MDC Farringdon Without	Elm Court Middle Temple London EC4Y 7HJ	Submission of details particulars and samples of the materials to be used for the hard landscaping pursuant to condition 2(a) of planning permission 14/00663/FULL dated 28th August 2014.	Approved 16.06.2016
16/00495/NMA Farringdon Without	25 - 32 Chancery Lane & 2 Bream's Building London WC2A 1LS	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 11/00426/FULMAJ dated 28.03.12 to reconfigure the proposed retail units either side of the main office entrance.	Approved 16.06.2016
16/00503/NMA Farringdon Without	40 Furnival Street London EC4A 1JQ	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 15/01240/FULL dated 19.01.16 to omit the centre transom at fourth floor level.	Approved 16.06.2016

16/00545/MDC Farringdon Without	40-42 Chancery Lane, 43-45, Chancery Lane, 2-3 Cursitor Street & 20-21 Toaks Court, EC4A 1NE	Details of new building lines, levels and site boundaries pursuant to condition 8 of planning permission 11/00915/FULL dated 5th April 2012.	Approved 14.06.2016
16/00103/MDC Langbourn	Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street) London EC3	Details of measures to protect nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 6 of planning permission dated 8/2/2016 (14/00237/FULMAJ).	Approved 10.05.2016
16/00297/FULL Langbourn	XL House 23 Lime Street London EC3M 7HB	Retention of alterations to existing shopfront including new automatic double entrance doors.	Approved 19.05.2016
16/00298/ADVT Langbourn	XL House 23 Lime Street London EC3M 7HB	Installation and display of i) one internally illuminated fascia sign measuring 1.1m high and 1.4m wide displayed at a height of 2.8m above ground level on the Fenchurch Street elevation ii) one internally illuminated fascia sign measuring 1.3m high by 1.4m wide displayed at a height of 2.2m above ground floor level on the Lime Street elevation iii) one internally illuminated projecting sign measuring 0.75m high by 0.75m wide displayed at a height of 3m high above ground floor level on the Fenchurch Street elevation iv) one internally illuminated projecting sign measuring 0.75m high by 0.75m wide	Approved 19.05.2016

		displayed at a height of 2.8m above ground floor level on the Lime Street elevation.	
16/00301/MDC Langbourn	20 - 21A Lime Street London EC3V 1LT	Details of fenestration, entrances, balustrades and handrails pursuant to condition 5(b) & 5(e) part of planning permission dated 16th April 2015 (15/00089/FULL).	Approved 17.05.2016
16/00318/ADVT Langbourn	120 Fenchurch Street London EC3M 5BA	Installation and display of non-illuminated hoarding advertisements located at ground floor level.	Approved 19.05.2016
16/00371/MDC Langbourn	Fountain House 130 Fenchurch Street London EC3M 5DJ	Details of archaeological evaluation pursuant to condition 10 of planning permission dated 17 March 2016 (application number 14/00496/FULMAJ).	Approved 10.05.2016
16/00396/FULLR3 Langbourn	Cullum Street & Lime Street London EC3M 7JJ	Temporary installation of a sculpture, 'World Axis' by Jurgen Partenheimer, for a temporary period of up to one year, to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00411/MDC Langbourn	Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street) London EC3	Submission of a scheme for protecting nearby residents and commercial occupiers from noise and dust pursuant to condition 6 of planning permission dated 8/2/2016 (14/00237/FULMAJ).	Approved 16.06.2016
16/00393/FULLR3 Lime Street	Outside 1 Undershaft, St. Helen's Square, Land Close To St. Mary Axe, London	Temporary installation of a sculpture, 'Of Saints and Sailors' by Benedetto Pietromarchi, for a temporary period of up to one year to be taken down on or before 04	Approved 03.06.2016

	EC3A 8EE	June 2017.	
16/00394/FULLR3 Lime Street	Outside,150 Leadenhall Street London EC3V 4QT	Temporary installation of a sculpture, 'Sunrise' by Ugo Rondinone, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00395/FULLR3 Lime Street	Outside St.Helen's Square, Land Close To The Junction With St. Mary Axe & Leadenhall Street London EC3A 6AP	Temporary installation of a sculpture 'Centaurus/Camelopardalis' by Michael Lyons, for a temporary period of up to one year, to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00397/FULLR3 Lime Street	Undershaft, Land Adjoining 1 Great St Helen's London EC3A 6AP	Temporary installation of a sculpture, 'Kevin & Florian' by Sarah Lucas, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00400/FULLR3 Lime Street	St Helen's Bishopsgate,1 Great St Helen's London EC3A 6AP	Temporary installation of a sculpture, 'Idee Di Pietra' by Giuseppe Penone, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00439/FULLR3 Lime Street	5 Undershaft London EC3A 8EE	Temporary installation of a sculpture, 'Solar Relay' by Petroc Sesti, for a temporary period of up to one year to be taken down on or before 04 June 2017.	Approved 03.06.2016
16/00454/FULLR3 Lime Street	St Helen's Churchyard Great St Helen's London EC3A 6AT	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 1 of planning permission 15/00359/FULLR3 to extend the temporary time period for the installation of the sculpture 'PILLAR' by	Approved 14.06.2016

		Shan Hur to 04 June 2017.	
16/00348/MDC Portsoken	Site At The Junction of Duke's Place, St. Botolph Street & Aldgate High Street, London EC3	Details of reconstructed churchyard boundary wall pursuant to Condition 8 of planning permission dated 03.02.2015 App. no. 14/00986/FULL	Approved 10.05.2016
16/00216/FULL Tower	1 Aldgate London EC3N 1RE	Installation of new entrance and full height glazed window on the corner of Aldgate and Jewry Street elevation and installation of ATM in the Aldgate elevation	Approved 12.05.2016
16/00276/LDC Tower	10 Trinity Square London EC3N 4AJ	Detailed method statements for repairs to the original fabric in the areas of special interest pursuant to conditions 2 and 4(k) of listed building consent (application no. 14/00778/LBC) dated 16th January 2015.	Approved 12.05.2016
16/00280/MDC Tower	1 America Square London EC3N 2LS	Details of a noise impact assessment pursuant to conditions 2(b) and 3 of planning permission dated 5th November 2015 (Ref: 15/00970/FULL).	Approved 12.05.2016
16/00293/MDC Tower	15- 16 Minories & 62 Aldgate High Street London EC3N 1AL	Details of the provision of sewer vents for the hotel and residential buildings pursuant to Condition 14 (in part) of planning permission 13/01055/FULMAJ dated 30 June 2014.	Approved 12.05.2016
16/00305/ADVT Tower	70 Mark Lane London EC3R 7NQ	Installation and display of one projecting advertisement with internally illuminated lettering measuring 0.68m high by 0.68m wide displayed at a height of 3.9m above ground floor level on the Hart Street	Approved 24.05.2016

		Elevation.	
16/00326/FULL Tower	Ibex House 41 - 47 Minories London EC3N 1DY	Installation of steel handrail to south entrance and replacement of existing terrazzo steps.	Approved 02.06.2016
16/00346/LBC Tower	Ibex House 41 - 47 Minories London EC3N 1DY	Installation of steel handrail to south entrance and replacement of existing terrazzo steps.	Approved 02.06.2016
16/00418/LDC Tower	10 Trinity Square London EC3N 4AJ	A detailed method statement for the creation of openings in the ground floor entrance lobby pursuant to conditions 2 [In Part] of listed building consent (application no. 14/00778/LBC) dated 16th January 2015.	Approved 16.06.2016
16/00424/MDC Tower	Walsingham House 35 Seething Lane London EC3N 4AH	Details of archaeological evaluation and historic building recording pursuant to condition 3 of planning permission dated 8th January 2016 (application number 14/01226/FULMAJ)	Approved 12.05.2016
16/00074/ADVT Vintry	40 Queen Street London EC4R 1DD	Retention of one internally illuminated fascia sign with internally illuminated lettering measuring 1.14m high x 1.58m wide situated at a height above ground level of 2m.	Approved 19.05.2016
16/00279/FULL Vintry	50 Cannon Street London EC4N 6JJ	Retention of two air conditioning condensers and an aerial at roof level.	Approved 12.05.2016
16/00359/LDC Vintry	Bracken House 1 Friday Street London EC4M 9BT	Submission of a Written Scheme of Investigation and details of proposed materials pursuant to conditions 2 & 3 of Listed Building Consent 15/00954/LBC dated 15.12.2015.	Approved 02.06.2016
16/00037/MDC	15-17 St	Submission of a Demolition	Approved

Walbrook	Swithin's Lane London EC4N 8AL	Environmental Management Plan, Construction Environmental Management Plan, Deconstruction Logistics Plans, Construction Logistics Plans, scheme for the provision of sewer vents, Piling Method Statement and details of Sustainable Drainage Systems pursuant to conditions 2, 3, 4, 5, 10, 11 and 14 of planning permission reference 14/00658 dated 24th April 2015.	17.06.2016
16/00224/MDC Walbrook	15 - 17 St Swithin's Lane London EC4N 8AL	Submission of a survey to show the details of the existing stone work and brick cladding, decorative features and windows on the facades that are to be retained pursuant to condition 12 of planning permission dated 24th April 2015 (App No 14/00658/FULMAJ).	Approved 12.05.2016
16/00294/MDC Walbrook	111 Cannon Street London EC4N 5AR	Details of a Deconstruction Logistics Plan, Construction Logistics, Plan, Construction Management Plan and Deconstruction Environmental Plan pursuant to conditions 3,4, 5 and 6 of planning permission dated 15 October 2013 (13/00693/FULL).	Approved 26.05.2016
16/00307/BANK Walbrook	Bank-Monument London Underground Station Complex King William Street London EC3V 3LA	Submission of a method statement and programme of photographic building recording of the disused King William Street Station pursuant to condition 8 of The London Underground (Bank Station Capacity Upgrade) Order 2015 and the associated deemed Planning Permission under section 90(2A) of the Town and Country Planning Act 1990	Approved 17.05.2016

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Agenda Item 6

Committee:	Date:	Item no.
Planning and Transportation	05/07/2016	
Subject: Valid planning applications received by Department of the Built Environment		
Public		

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development applications received by the Department of the Built Environment since my report to the last meeting.
2. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF VALID APPLICATIONS

Application Number & Ward	Address	Proposal	Date of Validation
16/00461/FULLR3 Aldgate	Willis Building, 51 Lime Street, London, EC3M 7DQ	Temporary installation of a sculpture 'Aurora' by Anthony Caro, for a temporary period of up to one year to be taken down on or before 04 June 2017.	06/05/2016
16/00460/FULLR3 Aldgate	30 St Mary Axe, North-West Quadrant, London, EC3A 8BF	Temporary installation of a sculpture 'Laura' by Jaume Plensa, for a temporary period of up to one year to be taken down on or before 04 June 2017.	06/05/2016
16/00478/FULL Aldgate	The St. Botolph Building, 141 Houndsditch, London, EC3A 7DH	Replacement of existing entrance doors	10/05/2016
16/00464/FULL Aldgate	100 Fenchurch Street, London, EC3M 5JD	Installation of three condenser units at roof level.	11/05/2016
16/00378/FULL Bishopsgate	24 Widegate Street, London, E1 7HP	Extension of existing basement to the rear and excavation of second basement level.	06/06/2016
16/00479/FULL Broad Street	27 Austin Friars, London, EC2N 2QP	Installation of replacement louvered plant screen around existing plant on roof	31/05/2016

16/00550/FULL Broad Street	85 London Wall, London, EC2M 7AD	Change of use from restaurant (Use Class A3) to gym (Use Class D2) at lower ground floor level (412sq.m).	03/06/2016
16/00493/FULL Candlewick	Sherborne House, 119 - 121 Cannon Street, London, EC4N 5AT	Installation of a louvre within existing window opening at first floor level.	17/05/2016
16/00470/FULL Castle Baynard	1A Fetter Lane, London, EC4A 1BR	Installation of new glass shopfront.	17/05/2016
16/00285/FULL Castle Baynard	Harmsworth House, 13 - 15 Bouverie Street, London, EC4Y 8DP	Retrospective change of use of part of the basement from office (Class B1) use to gym (Class D2) use (220.9sq.m).	25/05/2016
16/00518/FULL Castle Baynard	Greenwood House, 4 - 7 Salisbury Court, London, EC4Y 8AA	Installation of single external air conditioning unit within a basement lightwell at the rear of the property.	25/05/2016
16/00286/FULL Castle Baynard	Harmsworth House, 13 - 15 Bouverie Street, London, EC4Y 8DP	Change of use of part of the basement from office (Class B1) use to gym (Class D2) use (107.7sq.m).	01/06/2016
16/00463/FULL Coleman Street	51-53 Moorgate, London, EC2R 6BH	Refurbishment, re-cladding and extension of the existing building for continued office (B1) use, along with the re-provision of retail floorspace at ground level comprising A3 use and flexible A1/A2/A3 use with associated public realm improvements to Coleman Street Building and the provision of a new electricity sub station in the northern courtyard.	05/05/2016
16/00456/FULL Coleman Street	Basildon House, 7 - 11 Moorgate, London, EC2R 6AF	Change of use from B1a to flexible B1a/D1 (Health Clinic).	05/05/2016
16/00477/FULL Coleman Street	48 London Wall, London, EC2M 5TE	Replacement of existing double entrance doors with automated bi-folding doors.	11/05/2016
16/00229/FULL Cordwainer	67 Watling Street, London, EC4M 9DD	Alterations to existing shopfront involving: repainting, installation of timber detailing to existing glazing, replacement of four wall lights and installation of two fascia planters.	28/04/2016

16/00450/FULL Cordwainer	1 Poultry, London, EC2R 8EJ	Application under section 73 of the Town and Country Planning Act 1990 to vary conditions 11 and 12 of planning permission dated 20/09/1996 (96-4616AG) for the reconfiguration of the existing parking layout to incorporate new cycle parking and changing facilities.	17/05/2016
16/00497/FULL Cornhill	55 Bishopsgate, London, EC2N 3AS	Change of use of part of lower ground floor from Class B1 ancillary accommodation to Class D2 gym use (enlargement of existing Class D2 gym use).	18/05/2016
16/00467/FULL Dowgate	Livery Hall, Dyers Hall, 10 Dowgate Hill, London, EC4R 2ST	i) Alterations to the existing kitchen extract duct and the provision of new mechanical plant serving the kitchen and toilet areas, located on top of the existing lift motor room roof; and ii) the provision of new protective edge restraint to the existing lift motor room roof and the provision of a new fixed ladder access up to the motor room roof.	09/05/2016
16/00580/FULL Dowgate	80 Cannon Street, London, EC4N 6HL	External alterations comprising the replacement of the mezzanine level louvres with glazing to facilitate office use and alterations to the plant and equipment at roof level, including the formation of a plant store.	08/06/2016
16/00417/FULL Farringdon Within	20 Old Bailey, London, EC4M 7AN	Application under section 73 of the Town and Country Planning Act 1990 for a minor material amendment to planning permission 15/00802/FULL dated 24th September 2015 (itself granted pursuant to an application under section 73 to vary planning permission reference 14/01138/FULL dated 18th May 2015) to revise the design of the central bay on the west elevation to include removal of existing pediment feature, new glazing and alterations to the entrance details at ground, first and second floors; alterations to the built form at 7th floor level; and removal and replacement of stonework at the north, west and south façades.	05/05/2016
16/00338/FULL Farringdon Within	Basement, 131 Aldersgate Street, London, EC1A 4JQ	Replacement of existing entrance doors with glazed doors.	06/05/2016

16/00427/FULL Tower	1 Aldgate, London, EC3N 1RE	Installation of five condenser units.	09/05/2016
16/00583/FULL Vintry	27 Garlick Hill, London, EC4V 2BA	Change of use from A1 (retail) to A5 (hot food take away), with associated internal and external alterations, including alterations to extractor flue and alterations to the shopfront.	13/06/2016

Committee: Planning and Transportation	Date: 5 July 2016
Subject: Suicide prevention: Bridge signs	Public
Report of: Director of Community and Children's Services	For Decision

Summary

This report discusses the need for Samaritan and Royal National Lifeboat Institution signage to be placed on City of London bridges in order to reduce suicide attempts from the bridges.

There is a need for both sets of signs on the bridges. The Samaritans' signs are aimed at offering a person who might be looking to commit suicide from a bridge within the City of London someone to speak to. In contrast the RNLI signs give witnesses instructions of what to do should they see a person jump into the River Thames so that the Coastguard is able to rescue them as quickly as possible.

Recommendations

Subject to Planning and Transportation Committee Members being satisfied it is in the best interests of the Trust, they are asked to:

- Agree the principle of the proposal and the making of applications for planning permission, advertisement consent and listed building consent as necessary.
- Subject to any necessary consents being obtained, authorise the Comptroller and City Solicitor to prepare and complete any necessary licences permitting the placing of the signs on the Bridges.

Background

1. There are 20-25 suicides per year found in the Thames, yet there have been no previous attempts in this time to prevent or intervene on the bridges. Drowning in the Thames is the most common method of suicide in the City of London and this proportion is increasing (57% in 2014). From London Bridge alone in 2014 there were 52 calls for help and eight who jumped. In 2015 12 people jumped from London Bridge.
2. City of London Police cover five bridges on the Thames: Blackfriars, Tower, London, Southwark and the Millennium Bridge. Of 214 calls to the police regarding threats of suicide in 2014, 105 of these occurred from these bridges and 21 of 43 suicide attempts occurred from these bridge.
3. The first responders to any person in danger of entering the water attempt on the Thames are the Royal National Lifeboat Institute (RNLI) who are supported by the Marine Policing Unit (MPS). Once a person has jumped from a bridge and embankment it is essential to get them out of the water as quickly as possible.

What has already been done?

4. The City of London Corporation has recently developed a Suicide Prevention Action Plan which has highlighted a need to do more to reduce suicides from bridges in the City of London. Following the transfer of public health functions from the NHS to local government in April 2013, suicide prevention became a local authority led initiative involving close collaboration with the police, clinical commissioning groups (CCGs), NHS England, coroners and the voluntary sectors.
5. Due to the increase in suicides in the Thames 'The Bridge Pilot' has been developed as a joint initiative between the City of London Corporation, City of London Police, the Metropolitan Police, the Samaritans and the RNLI. One of the recognised approaches to reducing suicide at iconic sites is to encourage help seeking behaviour by signposting to support. There are several examples in the UK of how this has been effective. Signs with the Samaritans' phone number for example have been placed at a suicide hot spot car park in the New Forest in England resulting in a significant reduction in the number of suicides. The City of London intends to add to this evidence bank through The Bridge Pilot.
6. Six signs have been put on London Bridge with the Samaritans' free phone number (appendix 1) to encourage help seeking behaviour of those who might be in distress. Additionally the Metropolitan Police and the Samaritans have developed training packages which are being delivered to frontline staff and business employees in the area of London bridge focusing on how to recognise a person who may be about to commit suicide and how to approach them.
7. The Bridge pilot began in April 2016 and will last 12 months to see if it has an impact on levels of suicide attempts from London Bridge. The rate of suicide calls and incidents will be monitored and compared to baseline figures from 2014 and 2015.

What we want to do next

8. Given that suicide attempts are in no way exclusive to London Bridge in the City of London it is proposed that signs with the Samaritans' free phone number be placed on each City of London Bridge. The additional bridges would be Blackfriars, Tower, Southwark and the Millennium Bridge. This is a low cost intervention with each sign costing just £30 from the Public Health budget. The signs will be erected by an independent contractor at a cost of approximately £100 per bridge.
9. In addition to this the RNLI propose signs with emergency information be placed on the bridges to trigger the correct action should a witness see a person jump/fall from a bridge. These signs will tell the public to ring 999 and ask for the Coastguard (not the Police), which will send the request straight to the lifeboat station via the Coastguard saving time for the RNLI to get to the person. Requesting the Fire Brigade or Police can have a significant impact on response times and thus on the opportunity to save a person' life. The RNLI signs will be paid for and erected by the RNLI and all applications regarding the signs will be made by the RNLI.

10. The City Corporation reviewed lifebuoy provision prior to the 2012 Olympics, and so coverage is very good with few gaps. Currently lifebuoy boxes have signs warning of fines for misuse. These signs could be replaced with the Dial 999 and ask for Coastguard message. The lifebuoy boxes and signs are owned and maintained by the City of London Corporation.
11. Although the bridge pilot is not yet complete and results are not yet collated it is proposed to start the process of obtaining permissions for signs to be placed on other City of London bridges because of the complicated and time consuming nature of getting planning and listed permission for the bridges. Not all of the bridges owned and maintained by the City Corporation are within the City of London boundary. Determination periods for planning and listed building consent from other Local Authorities could also cause delays.
12. It should also be noted that a further project being developed by the RNLI is to establish bridge watch on Waterloo Bridge at peak times so vulnerable people can be approached. The impact of this project will be assessed with a view to rolling this out on other Bridges on the River Thames.

Financial Implications

13. Officer time to drive this project forward will be substantial. Colleagues from Public Health and Planning will need to determine sign locations and apply for the necessary permissions.
14. The costs of the signs are £30 each. The number of signs on each bridge would be (approximately) six each so the cost for all four bridges would be £720. The signs would be fixed to the bridge by a contractor at a cost of approximately £100 each. This makes the total cost for signs and fixing approximately £1,120 which will come out of DCCS public health grant.
15. The bridges, while generally owned and maintained by the City Corporation, are not all within the City of London boundary. The southern half of Southwark Bridge and Millennium Bridge are within the London Borough of Southwark and they would determine whether consents are required in respect of those parts of the bridge. The London Borough of Tower Hamlets would decide whether consents are required for signs on Tower Bridge. This means there will be some costs incurred in obtaining planning and advertising permissions from these other Local Authorities.
16. Signs will be sponsored by the City Corporation, with the crest included, so would not require advertisement consent on bridges (or those parts of the bridges) within the City of London boundary.
17. Listed building consent would be required for signs on the northern half of Southwark Bridge and the whole of Blackfriars Bridge but applications would not be determined by your Committee given your responsibility for managing the bridges. The City Corporation does not charge a fee for Listed Building Consent.
18. Once the signs are on the bridges, on-going costs and officer time required will be low.

Legal Implications

19. As trustee of the Bridge House Estate the City Corporation has a number of responsibilities which include a duty to act in the best interests of the trust and to ensure the Trust is carrying out its purposes for the public benefit.

Conclusion

20. The City of London has seen an increase in suicide calls and attempt from its bridges. This report outlines the need for Samaritan and Royal National Lifeboat Institution signage to be placed on City of London bridges in order to reduce suicides from the bridges.

Appendix 1:
Sign on London Bridge:



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Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	5 th July 2016	
Subject: Historic Telephone Kiosks		Public
Report of: The Chief Planning Officer		For decision
<u>Summary</u>		
<p>The City Corporation’s position on the City’s historic K2 and K6 telephone kiosks was established by the approval of a report on the 10th March 2016, namely that they should in principle be retained in red livery and adapted for public benefit such as WiFi capacity where feasible. Please see appendix (2) for more background information.</p> <p>20 of the kiosks are listed at grade II, while 22 of them are unlisted. The condition, location and townscape value of each kiosk has been assessed in detail, with a particular focus on the 22 unlisted K6 kiosks. The majority of these unlisted kiosks make an important, distinctive contribution to the City’s townscape and should be retained with repair and maintenance work where required. Only three are in locations that could support an alternative public use. Recommendations for the management of individual kiosks are contained in appendix 3.</p> <p>Officers have engaged with the three main owner groups, all of whom are willing in principle to install WiFi in their kiosks.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • The City continues to work proactively with kiosk owners to develop WiFi capability or other public benefit in kiosks and to improve their condition; • The City seeks opportunities through dialogue with the owners or the planning system to secure repair, maintenance or sympathetic new uses for individual kiosks in line with the recommendations in appendix (3). 		

Main Report

Background

1. On 10th March 2016 Members considered a report on the City’s historic telephone kiosks (see appendix 2). Members voted to approve the report’s recommendations listed below, with recommendation (b) amended to its present form following discussion. This established the City’s corporate position on historic telephone kiosks:

- a. The City seeks the removal of all modern kiosks unless operationally required through negotiation with the operators;
- b. The City wishes to see in principle the retention of all K2 and K6 kiosks, and where necessary their repair and change of colour to post-office red, and convert to accommodate Broadband/Wireless infrastructure where possible;
- c. The City undertakes an assessment of the townscape/conservation area contribution and physical condition of each unlisted K6 kiosk, including their potential for conversion to new uses that comply with Local Plan policies. The assessment will form the basis for further discussions with kiosk operators and will yield recommendations for: Repairs and potential new uses; Potential candidates for relocation; Potential candidates for removal of unlisted kiosks.
- d. Following Member approval the City implements the recommendations of the assessment.

Recommendation (c)

2. Officers surveyed 38 of the City's 42 historic telephone kiosks between April and May 2016, with 4 inaccessible due to adjacent development sites.
3. Within the kiosks surveyed there is a distinction between 19 listed K2 and K6 kiosks, deemed to have a greater degree of recognition and protection, and 19 unlisted K6 kiosks, for which the townscape value and capacity for alteration required further assessment. The latter are the focus of this report.
4. Officers have engaged with the three main owner groups, BT, New World Payphones and Red Kiosk, to explore the potential for conversion of the kiosks to house Broadband and Wi-Fi equipment.

Townscape and heritage value of unlisted K6 telephone kiosks

5. Appendix (3) details the findings for individual kiosks. Each kiosk's townscape value is graded 'neutral', 'medium' or 'high'.
6. 'High' townscape value means the kiosk has an obvious relationship with specific listed buildings or other designated heritage assets. **6** of the unlisted K6 kiosks fell into this category. Examples include the Byward Street kiosk, with its presence in views of the Tower of London (World Heritage Site) and Tower Bridge (grade I listed building), and the Holborn Viaduct kiosks, which contribute strongly to the settings of the Central Criminal Court (grade II*), St Sepulchre's church (grade I), the Viaduct Tavern (grade II) and the Newgate Street conservation area.
7. 'Medium' townscape value means the kiosk generally contributes positively to the settings of nearby designated heritage assets without a specific association with any one of them. **8** of the unlisted K6 kiosks fell into this category. Examples

include the pair of kiosks on Holborn that contribute positively to the settings of nearby listed buildings and the Chancery Lane conservation area.

8. 'Neutral' townscape value means the kiosk's value lies mainly in its intrinsic design quality, with neutral resonance within the townscape. **5** kiosks fell into this category. Examples are the kiosks at Ludgate Circus, the presence of which is diluted by the heavy traffic at this very busy junction and unsympathetic shopfronts nearby.
9. **Conclusion:** The 14 kiosks with medium and high townscape value should be retained in-situ. There is scope for relocation or removal of the 5 with neutral townscape value. Significant alterations to any of the kiosks would unacceptably harm their intrinsic value and townscape value.

Condition

10. The physical condition of the unlisted K6 kiosks were assessed and divided into 'poor', 'fair' and 'good' according to the level of damage, weathering and ill-usage.
11. **One** kiosk was found to be in good condition, requiring no immediate action. **11** were found to be in fair condition, requiring light maintenance such as localised repainting or cleaning.
12. The **7** kiosks found to be in poor condition require active repair intervention such as replacement of glazing or lettering. Their condition detracts from both their intrinsic design value and wider townscape value.
13. **Conclusion:** Repair of the unlisted kiosks in poor and fair condition should be addressed through negotiation with the owners or within individual planning applications (if applicable). The relevant processes are outlined in appendix (2).

Position on highway

14. Of the unlisted K6 kiosks, **15** were located on the footway, in locations unsuitable for new uses that generated activity beyond the immediate confines of the kiosk footprint.
15. **Three** of the kiosks – at New Bridge Street, Cannon Street and London Wall – are located off the footway, at the edges of small public spaces.
16. **Conclusion:** The majority of the kiosks are in locations too constrained to support alternative uses such as the previously refused A1 coffee kiosks. Such proposals should continue to be resisted.

Ownership & Use

17. **Sixteen** of the 19 unlisted K6 kiosks retain their telephone equipment. BT own **6**, New World payphones own **8** and Red Kiosk own **5**. The latter wishes to expand its activity in the City and has first refusal on any kiosk BT wishes to divest from its portfolio.

18. Fixed Broadband infrastructure is usually housed in cabinets on the highway. BT and the City Property Advisory Team (CPAT) have advised that conversion of the unlisted K6 kiosks to house fixed Broadband infrastructure would require time-consuming negotiation and design work. This would result in unacceptable delays to the rollout of this infrastructure.
19. The three owners are willing in principle to explore options for installing smaller-scale WiFi equipment in the kiosks. CPAT and the Chamberlain's Department are considering the kiosks as possible host structures for WiFi hotspots as part of the City Corporation's wireless concession. CPAT have advised that ownership of the kiosks by three different organisations may complicate installation and maintenance of a City-wide network. The tendering process for the concession is anticipated to conclude in 2016.
20. Meetings were held in April with New World Payphones and Red Kiosk, together responsible for **13** of the unlisted K6 kiosks. Officers encouraged them to seek uses for their kiosks that carry a public benefit such as WiFi and that involve the minimum of physical alterations to the structure. Officers advised them that A1 uses were likely to be unacceptable and would be resisted in line with previous refusals.
21. Officers are currently examining the feasibility of using some of the unlisted kiosks to contain defibrillators or air quality monitoring equipment. When specific proposals have been developed these suggestions will be discussed with the kiosk owners.

Listed K2 and K6 kiosks

22. Listing confers national identification as a designated heritage asset, resulting in greater safeguarding and recognition of townscape value. The 19 grade II listed K2 and K6 kiosks were found to have medium to high townscape value and the majority were in fair to good condition.

Recommendations

- The City continues to work proactively with kiosk owners to develop WiFi capability or other public benefit in kiosks and to improve their condition;
- The City seeks opportunities through dialogue with the owners or the planning system to secure repair, maintenance or sympathetic new uses for individual kiosks in line with the analysis in appendix (3).

Appendices

- Appendix 1: Kiosk location map
- Appendix 2: March 2016 committee report
- Appendix 3: Individual kiosk recommendations

- Appendix 4: Kiosk survey (This document is too large to include in the agenda – hard copies will be placed in the members room or an electronic version can be viewed here : <W:\File Transfer\Telephone kiosks 2016\Appendix 4 Survey of City historic telephone kiosks.docx>)

Contact:

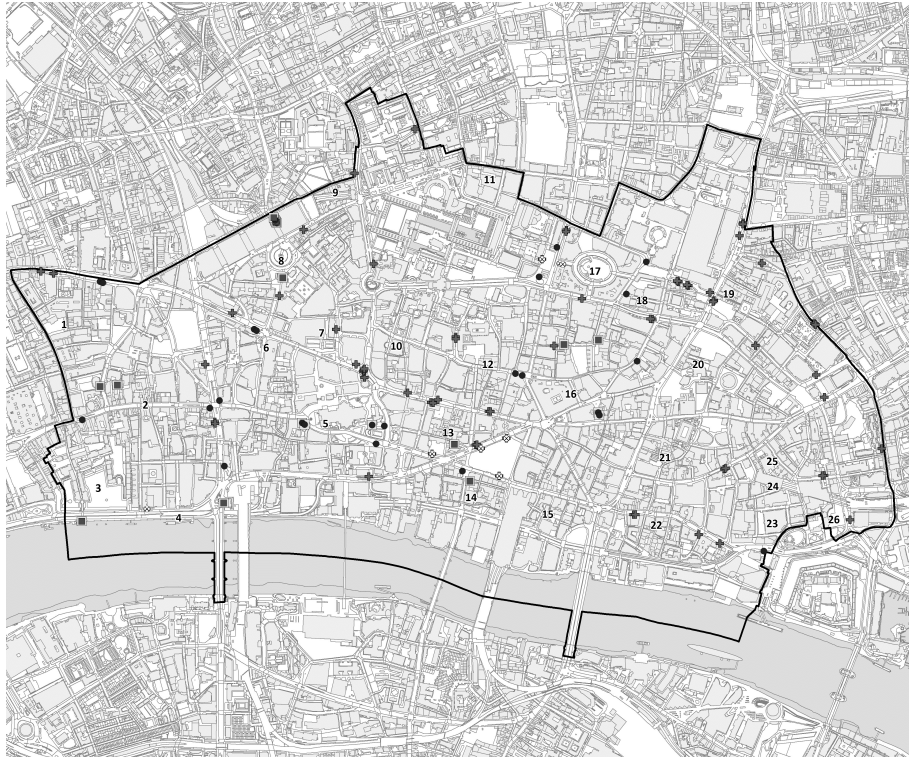
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**CITY TELEPHONE
KIOSKS**
June 2016

- K2 Telephone Kiosk
 - K6 Telephone Kiosk
 - ✦ Modern Telephone Kiosk
 - Listed Telephone Kiosk
 - ⊗ Site Under Construction
 - Conservation Areas
- 1 Chancery Lane
 - 2 Fleet Street
 - 3 Temples
 - 4 Whitefriars
 - 5 St. Paul's Cathedral
 - 6 Newgate Street
 - 7 Postman's Park
 - 8 Smithfield
 - 9 Charterhouse Square
 - 10 Foster Lane
 - 11 Brewery
 - 12 Guildhall
 - 13 Bow Lane
 - 14 Queen Street
 - 15 Laurence Pountney Hill
 - 16 Bank
 - 17 Finsbury Circus
 - 18 New Broad Street
 - 19 Bishopsgate
 - 20 St. Helen's Place
 - 21 Leadenhall Market
 - 22 Eastcheap
 - 23 Trinity Square
 - 24 Fenchurch Street Station
 - 25 Lloyd's Avenue
 - 26 Crescent



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Committee(s):	Date(s):	Item no.
Planning and Transportation Committee	10 th March 2016	
Subject: Historic telephone kiosks issues and options report	Public	
Report of: The Chief Planning Officer	For decision	
<u>Summary</u>		
<p>Historic 'red' K2 and K6 telephone kiosks are located throughout the City and make a positive and distinctive contribution to the townscape. Usage of them as public telephone facilities is extremely low and in many cases they have suffered damage, neglect and ill-usage. A number of planning applications for change of use from public telephones to ATM or coffee kiosk uses have been refused by your committee over the past ten years, largely in the previous year. A steep rise in pedestrian numbers and highway usage is projected by the City Corporation's work on Future Cities. This report has been produced to provide members with an overview of the current situation, a recommended corporate position and options for future work.</p>		
Recommendations		
<ol style="list-style-type: none"> 1. That the City seeks the removal of all modern kiosks unless operationally required through negotiation with the operators. 2. That City requires the retention of the 20 listed kiosks (12 K2, 8 K6) and where necessary their repair. 3. That the City undertakes an assessment of the townscape/conservation area contribution and physical condition of each unlisted K6 kiosk, including their potential for conversion to new uses that comply with Local Plan policies. The assessment will form the basis for further discussions with kiosk operators and will yield recommendations for: <ol style="list-style-type: none"> a. Repairs and potential new uses; b. Potential candidates for relocation; c. Potential candidates for removal of unlisted kiosks. 4. That following Member approval the City implements the recommendations of the assessment. 		

Main Report

Context

5. There are 42 historic telephone kiosks in the City of London. These comprise 12 of the K2 model introduced in London in 1924 and 30 of the K6 model introduced nationally in 1936. Both were designed by the architect Sir Giles Gilbert Scott.
6. All 12 K2 kiosks are listed at grade II and located within or close to conservation areas. 8 of the K6 kiosks are listed at grade II and 24 of them are located within conservation areas.
7. The City has hitherto considered that the K2 and K6 kiosks have high design, historical and townscape significance. They are designated heritage assets when listed and have been identified as non-designated heritage assets when not. The City has hitherto sought the preservation or retention of the kiosks and resisted their removal or their unsympathetic conversion.
8. There are 8 historic (c.1930) blue police call boxes owned and maintained by the City Corporation, all listed at grade II. These fall outside the scope of this report.
9. There are c.40 unlisted modern KX100 and KX100+ telephone kiosks in the City. These were introduced from 1985 onwards. The City considers these kiosks to have negligible design, historical or townscape significance and encourages their removal where appropriate. Apart from this recommendation they are beyond the scope of this report.
10. The land on which telephone kiosks stand is not owned by kiosk operators or owners; it is public highway vested in the City as Highway Authority. Functional telephone kiosks benefit from permitted development rights and telecommunications legislation allowing them to remain in operation on the highway. Removal of them is at the discretion of the operator.
11. When a kiosk becomes redundant for telecommunications these benefits cease and the operator or new owner must apply to the local authority for permission to retain them on the highway, as well as for any new use proposed. Retention of a redundant kiosk further requires either the consent of the City as Highway Authority or stopping of the highway on which the kiosk resides.

Current status

12. British Telecom is responsible for 26 of the historic kiosks. An independent provider, New World Payphones, is believed to be responsible for a further 8. These carry Wi-Fi and are painted black to distinguish them from the BT kiosks.
13. The remaining 8 historic kiosks are not used for telecoms purposes. The equipment has been removed and they have been sold by BT to private owners. These have been the subject of planning applications, some of which were refused in 2015 by your Committee (see below).

14. BT has advised that 136 calls were made from the 26 historic kiosks they operate between October 2014 and October 2015. The statistics are likely to be similar for New World Payphones.
15. Many of the kiosks are in poor physical condition, with many showing severe signs of wear, broken glass, missing components and other defects. The majority have a strongly lavatorial character.

Planning history

16. There have been 19 planning applications for the historic K2 and K6 kiosks over the past ten years, with 12 of these made in 2015. Of these, 3 were approved, 4 withdrawn, 6 returned to the applicant and 6 refused by your Committee. Please see appendix 2 for a full list.
17. Permissions granted were for the installation of a K6 kiosk outside 50 Cannon Street (07/01104/FULL) and the relocation of a K2 kiosk in connection with the St Dunstan's Court development (12/01056/LBC & 13/00728/LBC).
18. Proposals withdrawn or refused involved the change of use of K6 kiosks to retail and ATM booths. These are located outside Royal Exchange Buildings (since listed grade II, 14/00984/FULL), Finsbury Circus (15/00039/FULL), 21 Fleet Street (15/00041/FULL), 8 Lothbury (15/00042/FULL) and 4 St Paul's Churchyard (15/00190/FULL).
19. The reasons for refusal were that the material alterations required for these uses would have caused harm to the significance of individual kiosks and their relationships with nearby heritage assets. The proposals conflicted with relevant Design and Historic Environment Local Plan policies detailed in appendix 3.
20. The uses created by these proposals would have detracted from the public realm and resulted in unacceptable patterns of use on the public highway with the potential to create obstruction, nuisance and litter. The proposals conflicted with relevant Design, Highway and Waste Local Plan policies detailed in appendix 3.
21. Invalid applications for the installation of LCD screens displaying digital advertisements were returned to the applicants and would have conflicted with relevant Design, Historic Environment and Advertising Local Plan policies.
22. The City manages the ongoing demand for new uses within the planning process on a case-by-case basis in accordance with national and local policy. Other London Boroughs have approved changes of use.

Townscape and heritage value

23. The telephone kiosks are a valued element of the public domain classed as designated and non-designated heritage assets in policy terms. Their intrinsic design quality has been recognised through listing.

24. The kiosks can have significant townscape value and visual relationships with other surrounding heritage assets, particularly listed buildings and conservation areas. This is a key consideration in the listing process.
25. Listed kiosks and those within conservation areas are subject to guidance set out in NPPF chapters 7 ('Requiring good design') and 12 ('Conserving and enhancing the historic environment'). Relevant London Plan policies include 7.5 ('Public Realm'), 7.8 ('Heritage assets and archaeology') and 7.9 ('Heritage-led regeneration').
26. Relevant City of London Local Plan policies include CS10 'Design', DM10.1 'New Development', CS12 'Historic Environment', DM12.1 'Managing change affecting all heritage assets and spaces', DM12.2 'Development in conservation areas' and DM12.3 'Listed Buildings'.
27. There are 6 K6 kiosks neither listed nor in a conservation area. These are considered to be undesignated heritage assets for the purposes of the above policies.
28. The townscape and heritage value of the kiosks is recognised in Historic England guidance on Street Furniture (2011) and the City's draft Public Realm SPD (2016).

Issue #1: Condition

29. Collectively the current presentation of the kiosks is unsatisfactory as a result of their poor condition. This detracts from their intrinsic character and is harmful to their visual amenity.
30. Operators of functional kiosks have obligations to maintain them under relevant legislation. Private owners of redundant kiosks will be responsible for their maintenance. There is potential scope for the City to require their proper maintenance under planning legislation.

Issue #2: Perception as clutter

31. The historic kiosks should be considered as features within the street scene, rather than as furniture. Their established heritage and townscape value and their contribution to the settings of buildings means they should be regarded as different to bollards, chairs, cycle racks etc.
32. There is no evidence at present that individual historic kiosks obstruct the movement of pedestrians on the highway to any severe degree.
33. Any move to reduce the number of kiosks should begin with the modern KX100 and KX100+ kiosks, which have no heritage or townscape value. Removing these would approximately halve the number of telephone kiosks on the City's streets.

The removal of a functional kiosk is at the discretion of the operator, subject to obtaining planning permission or listed building consent if required. If the City wishes to secure removal of a functional modern or unlisted historic kiosk it would

need to negotiate with BT and New World Payphones to achieve this. Unless planning permission has been granted for its retention on the highway, the removal of a redundant kiosk could potentially be secured through enforcement action by the City Corporation. No such planning applications have been made to date.

34. The removal of a listed historic kiosk amounts to the demolition of a listed building, requiring a listed building consent application and public consultation, including with Historic England and the statutory consultees.

Issue #3: Use

35. The kiosks are little used for telecommunications. There is the potential for conversion to a new beneficial use.
36. As *sui generis* structures, change of use and associated alteration requires planning permission and listed building consent where necessary.
37. A relatively limited number of new uses would comply with the City's Local Plan policies. Conversion to coffee kiosks and ATMs has been established as unacceptable in the City by refusals of planning permission for such uses. Similar retail or advertising uses are not likely to be acceptable in policy terms.
38. An optimum use would be one that aligns with a kiosk's original public function and requires minimal alteration to its fabric. An example might be conversion to accommodate Broadband infrastructure.

Considerations

39. The 20 listed historic kiosks are officially recognised as having historic, architectural and townscape interest. Their relocation or removal would conflict with national and local planning policies and guidance.
40. Removing all the modern KX 100 and KX 100+ kiosks would achieve a significant reduction (half) of the overall number of kiosks in the City.
41. Some or all of the unlisted historic kiosks could be removed to achieve a further reduction in kiosk numbers if required to remove obstruction on the highway. As this would result in a degree of harm to the townscape in which they stand, their townscape value and potential for adaptation should be assessed before removal is authorised.
42. The City could be proactive in identifying acceptable new uses for remaining historic kiosks or continue to manage proposals on a case-by-case basis.

Recommended corporate position

43. The City seeks the removal of all modern kiosks unless operationally required through negotiation with the operators.
44. The City requires the retention of the 20 listed kiosks (12 K2, 8 K6) and where necessary their repair.
45. The City undertakes an assessment of the townscape/conservation area contribution and physical condition of each unlisted K6 kiosk, including their potential for conversion to new uses that comply with Local Plan policies. The assessment will form the basis for further discussions with kiosk operators and will yield recommendations for:
 - a. Repairs and potential new uses;
 - b. Potential candidates for relocation;
 - c. Potential candidates for removal of unlisted kiosks.
46. Following Member approval the City implements the recommendations of the assessment.

Appendices

- Appendix 1: Kiosk location map
- Appendix 2: Digest of recent planning applications
- Appendix 3: Refusal policy context
- Appendix 4: Images of kiosk models

Contact:

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Appendix 3 – individual kiosk recommendations

Kiosk data grid							Unlisted K6 kiosks: Retain/Relocate?	All kiosks: repair or maintain?
#	Kiosk	Owner	List ed?	New use?	Condition	Townscape		
1	Victoria Embankment (K2)	BT	Y	No	Poor	High		Repair
2	Fleet Street (K6)	Red Kiosk	N	No	Poor	High	Retain	Repair
3	Fetter Lane (K2)	BT	Y	No	Good	High		
4a	Holborn A (K6)	BT	N	No	Fair	Medium	Retain	Repair
4b	Holborn B (K6)	BT	N	No	Fair	Medium	Retain	Maintain
5	Red Lion Court (K2)	BT	Y	No	Fair	High		Maintain
6	Audit House	INACCESSIBLE AT TIME OF SURVEY						
7a	Ludgate Circus A (K6)	Red Kiosk	N	No	Fair	Neutral	Relocate?	Maintain
7b	Ludgate Circus B (K6)	NWP	N	No	Poor	Neutral	Relocate?	Repair
8	New Bridge Street (K6)	Red Kiosk	N	Poss.	Poor	Natural	Flexible	Repair
9	Blackfriars Bridge	INACCESSIBLE AT TIME OF SURVEY						
10a	Holborn Viaduct A (K6)	NWP	N	No	Good	High	Retain	
10b	Holborn Viaduct B (K6)	NWP	N	No	Fair	High	Retain	Maintain
11	Giltspur Street (K2)	BT	Y	No	Poor	Medium		Repair
12a	Smithfield A (K2)	BT	Y	No	Poor	Neutral		Repair
12b	Smithfield B (K6)	BT	Y	No	Poor	Neutral		Repair
12c	Smithfield C (K6)	BT	Y	No	Poor	Neutral		Repair
12d	Smithfield D (K2)	BT	Y	No	Fair	Neutral		Maintain
12e	Smithfield E (K2)	BT	Y	No	Poor	Neutral		Repair
12f	Smithfield F (K6)	BT	Y	No	Poor	Neutral		Repair
13a	St Paul's Churchyard A (K6)	Private	Y	No	Fair	High		Maintain
13b	St Paul's Churchyard B (K6)	Private	Y	No	Fair	High		Maintain
14a	Festival Gardens A (K6)	BT	Y	Poss.	Fair	High		Maintain
14b	Festival Gardens B (K6)	BT	N	No	Poor	Medium	Retain	Repair
14c	Festival Gardens C (K6)	NWP	N	No	Fair	High	Retain	Maintain
15	Watling Street (K2)	BT	Y	No	Fair	Medium		Maintain
16	Cannon Street (K6)	NWP	N	Poss.	Fair	Medium	Retain	Maintain
17	Cloak Lane (K2)	Red Kiosk	Y	No	Poor	Medium		Repair
18a	Lothbury A (K6)	Red Kiosk	N	No	Fair	Medium	Retain	Maintain
18b	Lothbury B (K6)	NWP	N	No	Poor	Medium	Retain	Repair
19	London Wall (K6)	Red Kiosk	N	Poss.	Poor	Medium	Retain	Repair
20	Moorgate (K6)	NWP	N	No	Fair	Medium	Retain	Maintain
21a	Finsbury Circus A	INACCESSIBLE AT TIME OF SURVEY						
21b	Finsbury Circus B	INACCESSIBLE AT TIME OF SURVEY						
22	Cophthall Avenue (K2)	BT	Y	No	Fair	Medium		Maintain
23	Austin Friars (K2)	Red Kiosk	Y	No	Good	High		
24a	Royal Exchange A (K6)	Red Kiosk	Y	No	Good	High		
24b	Royal Exchange B (K6)	Red Kiosk	Y	No	Good	High		
25	New Broad Street (K6)	BT	N	No	Poor	Neutral	Relocate?	Maintain
26	Blomfield Street (K6)	BT	N	No	Fair	Neutral	Relocate?	Maintain
27	Old Broad Street (K6)	NWP	N	No	Fair	High	Retain	Maintain
28	Byward Street (K6)	BT	N	No	Fair	High	Retain	Maintain

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Committee(s):	Date:
Planning & Transportation Committee	5th July 2016
Subject: Planning Appeal Decisions	Public
Report of: The City Planning Officer	For Information
Ward: All	
<u>Summary</u>	
<p>The purpose of this report is to advise the Committee about the decisions made by the Planning Inspectorate on appeals made against the decisions of the City Corporation since the last such report to this Committee on 8th September 2015.</p>	
Recommendations	
I recommend that the contents of this report be noted.	

Main Report

Background

1. This report is to notify your Committee of the outcomes of appeals made to the Planning Inspectorate during September 1st 2015 – June 15th 2016

Current Position

2. Since September 2015 The Planning Inspectorate has issued decisions for:
 - one appeal against the non-determination of a planning application (allowed)
 - one appeal against non-determination of a S106BA application for a revised affordable housing obligation (dismissed)
 - one appeal against the refusal of a planning application (dismissed)
 - one appeal against the non-determination of an advertisement consent application (dismissed)
 - eight appeals against the refusal of advertisement consent (all dismissed)
3. These results endorse the Corporation's decisions, except for 1 case and are supportive in particular of the City's approach to advertisements.

4. The tables below summarise the applications which have gone to appeal and the Planning Inspectorate's (PINs) decisions.
5. If Members wish to see any of the decisions in detail they can be found online at www.planning2.cityoflondon.gov.uk (under the relevant application number) or could be made available to them.

Application number	<i>n/a</i>
Address	Sugar Quay, Lower Thames Street, London, EC3R 6EA
Proposal	Appeal against non-determination of a S106BA application for a revised affordable housing obligation.
Appeal Type	Appeal Against Non-Determination
Appeal decision	Appeal Dismissed 02.11.2015
Comment	The full affordable housing payment was required and has been reported to you separately.

Application number	13/00605/FULEIA
Address	Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street, London, EC1
Proposal	Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1-A5), (286sq.m) office entrance and servicing.
Appeal Type	Appeal Against Non-Determination
Appeal decision	Appeal Allowed 20.01.2016
Comment	Members will recall that this scheme was recommended, but that Members were concerned about the bulk, elevational treatment & light spillage and the applicants appealed against non-determination.

Application number	15/00426/FULL
Address	Opposite Rising Sun Court, Long Lane, London, EC1A 9EJ
Proposal	Replacement of public payphone kiosk with combined public payphone and ATM booth and associated change of use.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 13/02/2016
Comment	Concerns in respect of aesthetics, listed buildings and pavement congestion.

Application number	15/00546/ADVT
Address	Aldgate House, 33 Aldgate High Street, London, EC3N 1AH
Proposal	Installation and display of: (i) one internally illuminated display sign measuring 6m high, 4m wide, at a height above ground of 2m (ii) one internally illuminated display sign measuring 6m high, 4m wide, at a height above ground of 1.6m.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 07/03/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01142/ADVT
Address	Outside 136 Cheapside, London, EC2V 6BJ
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 136 Cheapside.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 12/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01145/ADVT
Address	Outside 326 High Holborn, London
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 326 High Holborn.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 12/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01141/ADVT
Address	Outside 1 New Change, Cheapside, London, EC2V 6AF
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside One New Change on Cheapside.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 13/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01143/ADVT
Address	Outside 33 Holborn, London
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 33 Holborn.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 13/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01144/ADVT
Address	Outside 24 - 30 High Holborn, London, EC4A 1AA
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.24m deep on bus shelter outside 24 - 30 High Holborn.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 13/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/00946/ADVT
Address	30 Cannon Street, London, EC4M 6XH
Proposal	Installation and display of a shroud advertisement consisting of an image of the existing building and an externally illuminated advertisement measuring 5.2 metres wide and 6.6 metres high displayed at a height of 6.6 metres for a temporary period of 1st November 2015 to 1st November 2016.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 18/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/01289/ADVT
Address	42-44 Bishopsgate, London, EC2N 4AH
Proposal	Installation and display of a 1:1 architectural image with externally illuminated 9.0m high by 6.0m wide commercial inset located at a height of 8.5m above ground level and fixed to the exposed gable of the building.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed 23/05/2016
Comment	Contrary to the City's policy on advertisements.

Application number	15/00280/ADVT
Address	59 Cornhill, London, EC3V 3PD
Proposal	Installation and display of a 1:1 image of the building facade printed on upvc temporary scaffold shroud including a commercial advertisement insert measuring 6.0 m high x 5 m wide located at a height of 4.2 m above ground level and 2.0 m from the face of the building for a temporary period until 26.03.2016.
Appeal Type	Appeal Against Non-Determination
Appeal decision	Appeal Dismissed 06/06/2016
Comment	Contrary to the City's policy on advertisements.

Contact:

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Committee:	Date:
Planning and Transportation	5 July 2016
Subject: Outside 8 Ludgate Circus London EC4M 7LF Change of use of 1 no. BT telephone box to 1 no. retail kiosk (A1).	Public
Ward: Castle Baynard	For Decision
Registered No: 16/00295/FULL	Registered on: 23 March 2016
Conservation Area: Fleet Street	Listed Building: No

Summary

The application relates to an unlisted red K6 telephone box that is located on the south west side of Ludgate Circus.

The site is within the Fleet Street Conservation Area and the setting of the grade II listed 98-100 Fleet Street. It is considered to be a non-designated heritage asset.

Planning permission is sought to convert the telephone kiosk into a retail unit (Class A1) to sell pre-packed hot drinks and ice cream or cold beverages.

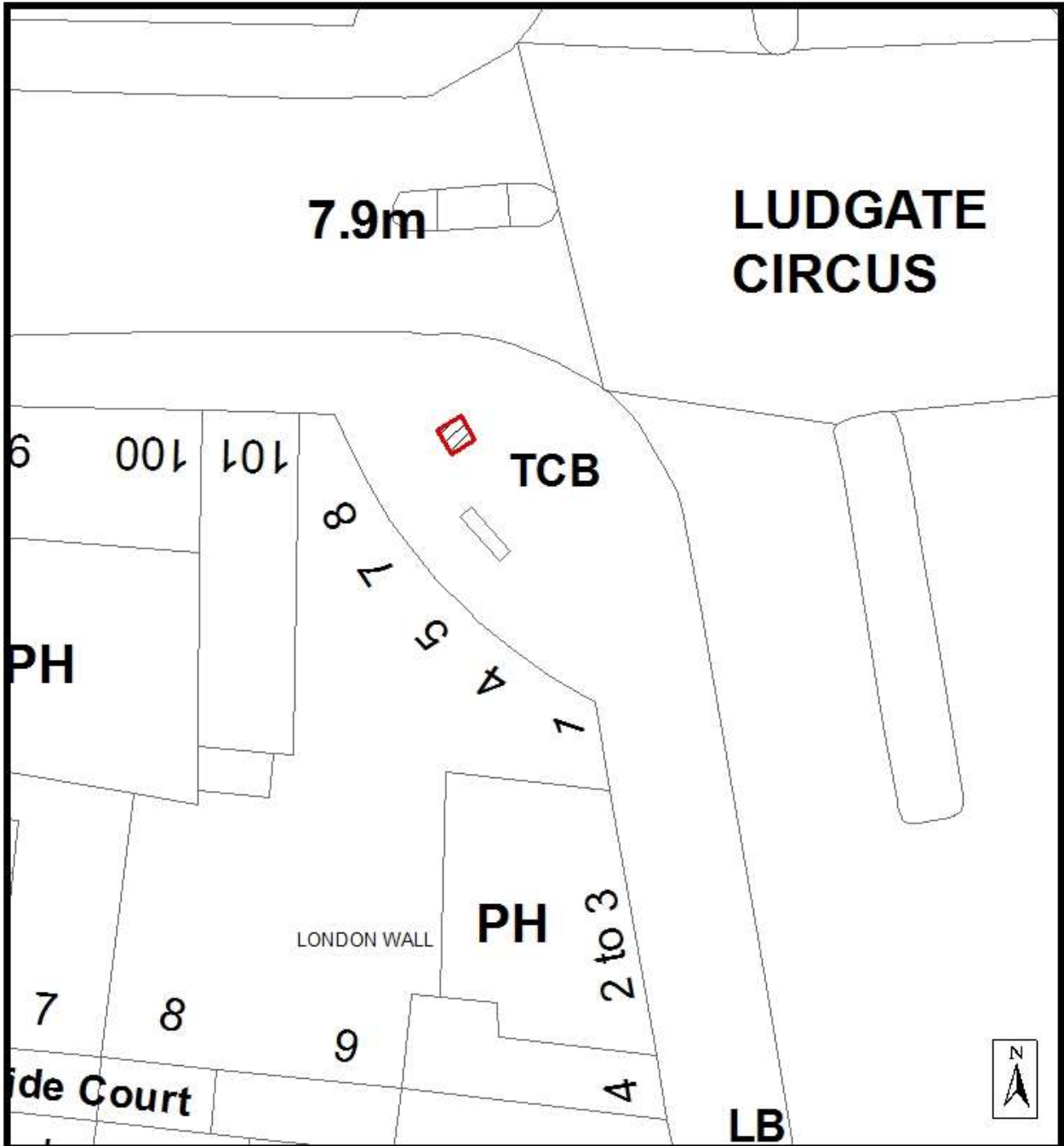
It is considered that the proposed use, its associated paraphernalia and the extent to which it would spill onto the highway would detract from the significance of the telephone box as a non-designated heritage asset and would result in some less than substantial harm to this part of the Fleet Street Conservation Area.

The City's streets have high levels of footfall. It is anticipated that footfall will increase further over the next ten years. The proposed use would obstruct the highway to an unacceptable degree.

Recommendation

That the application be refused for the reasons set out in the attached schedule.





City of London Site Location Plan



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ADDRESS:
Outside 8 Ludgate Circus

CASE No.
16/00295/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View of existing telephone kiosk from Ludgate Circus

Main Report

Site

1. The application relates to an unlisted K6 telephone kiosk that is located on the south west side of Ludgate Circus, at the junction of New Bridge Street and Fleet Street.
2. The K6 is a public telephone kiosk designed by Sir Giles Gilbert Scott and introduced in 1936 to commemorate the silver jubilee of King George V.
3. It is considered to be a non-designated heritage asset. The site is within the Fleet Street Conservation Area. The grade II listed 98-100 Fleet Street to the west of the site is visible in views of the kiosk.

Proposals

4. Planning permission is sought to convert the telephone kiosk into a retail unit (Class A1) that could sell pre-packed hot drinks, ice cream or cold beverages.
5. The existing telephone and associated equipment would be removed. A self-contained modular unit on wheels would be inserted into the telephone kiosk. The unit would fill the kiosk and would contain storage units for equipment, a counter, coffee/ice cream machine, power supply and refuse storage.
6. The modular unit would not be fixed in position. The unit would be positioned on retractable wheels that would enable it to be wheeled in and out of the telephone kiosk as and when required.
7. During operational hours the unit would be staffed at all times
8. Stock would be delivered to the site by bicycle or on foot. The applicant has advised small stock levels would be required due to the limited storage capacity within the kiosk. The applicant has not specified how this particular kiosk would be serviced.
9. The existing glazing would be replaced with toughened safety glass to match existing. A lock would be fitted to the door for security purposes.

Consultations

10. The application has been publicised on site and in the press.
11. The views of other City of London departments have been taken into account in the consideration of this scheme.
12. Historic England states that the application should be determined in accordance with national and local policy guidance on and on the basis of the City's specialist conservation advice.
13. The City of London Conservation Area Advisory Committee support the City's policy of seeking to reduce street clutter and objected to the proposal considering it to be detrimental to the street scene within this setting and to the conservation area. They consider the change of use

would involve the telephone kiosk door being permanently open which would be detrimental to the conservation area.

14. The City of London's Licensing Manager has expressed concerns that the proposal would involve a person standing on the street selling goods. The applicant has been advised and has been asked to contact the licensing team for further advice on licensing requirements.

Policy Context

15. The development plan consists of the London Plan, and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A of this report.
16. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG).

Considerations

17. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
 - In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990). In this case the duty is to the desirability of preserving the setting of listed buildings;
18. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
19. Chapter 12 of the NPPF is relevant in this instance as it sets out the policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by Historic England including the documents Conservation Principles, and Setting of Heritage Assets. Building in Context (HE/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.
20. Considerable importance and weight should be given to the desirability of preserving or enhancing the character or appearance of a conservation area and the setting of a listed building, when carrying out any balancing exercise in which harm to the significance of the

conservation areas or the setting of listed buildings is to be weighed against public benefit. A finding that harm would be caused to a conservation area or the setting of a listed building gives rise to a strong presumption against planning permission being granted.

21. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF);
 - The extent to which the proposals comply with the relevant policies of the Development Plan, having particular regard to;
 - o The impact of the proposal on designated and non-designated heritage assets;
 - o The suitability of the site to accommodate the proposed retail unit.
22. Following a report to the Planning and Transportation committee on the 10th March 2016, the City Corporation is currently engaged in investigating long term options for the conservation and reuse of the historic telephone kiosks in the City and a report is before your committee.

The Acceptability of the Proposal in Design and Heritage Terms

23. Non-listed K6 telephone kiosks are considered to be non-designated heritage assets for their evidential, historical and aesthetic value. They are a valued element of the public domain due to the high quality of the design.
24. The kiosk complements the buildings facing Ludgate Circus and chimes with the spirit of Fleet Street as a processional thoroughfare that was once a centre of communication as part of the newspaper industry. In these respects the kiosk enhances the character of the Fleet Street conservation area.
25. The K6 kiosk lies within the wider setting of Nos. 98-100 Fleet Street, a grade II listed building. Though the kiosk is visible within views from Ludgate Circus of this building, its immediate setting is not considered to be affected by the proposals.
26. A key characteristic of the K6 telephone kiosks is their 8 by 3 pattern of glazing that allows light and transparency to enter the structure. The proposed replacement glazing would match the existing and the insertion of a locking system would not materially alter the appearance of the telephone kiosk.
27. The removal of the internal telephone equipment would be regrettable as it is visible and defines its original purpose. The proposed modular unit would fill the telephone kiosk and remove its transparent quality, detrimental to its aesthetic character.
28. The proposed retail use, open door, modular unit and its associated paraphernalia would detract from the significance of the telephone kiosk as a non-designated heritage asset. It would detract from the

visual amenity of the locality and result in less than substantial harm to the significance of this part of the Fleet Street conservation area as a designated heritage asset.

The Suitability of the Site to Accommodate the Proposed Retail Unit

29. The applicants refer to examples elsewhere in England, where permission of a similar nature has been granted. These would not be comparable with this proposal. The City's streets currently have a high level of footfall particularly during peak hours. A report was presented to the Planning and Transportation Committee on the 13th January 2015 regarding items on the highway (A boards, bike racks etc.). The report noted that the City is expecting a significant increase in commuters, shoppers and visitors.
30. Fleet Street is an important route from the City to the West End. It provides access to the Temples and the Royal Courts of Justice. The site location adjoining Ludgate Circus currently has high levels of footfall during morning and evening peak commuter periods and during the lunchtime periods
31. During operational hours the door to the telephone kiosk would remain open and project over the highway. A member of staff would stand on the highway to serve customers. Customers would stand and potentially queue on the highway whilst waiting to be served. This would result in severe obstruction to pedestrian movement in this busy area of the footway and potentially could reduce the pavement width to such an extent that it would make it difficult for wheelchair users to pass.
32. There is additional concern about the inadequacy of the proposed refuse storage arrangements which have the potential to cause further obstruction of the highway. The modular unit would provide a waste cupboard. The applicant has advised waste would be collected on a daily schedule by a pre-paid sac collection service. There is concern that the waste cupboard would be unable to accommodate a standard refuse sack. The applicant has not demonstrated that a waste sack could be satisfactorily accommodated or that the frequency and timings of collections would be sufficient to prevent the need for waste to be deposited on the highway.
33. The Waste and Amenity Manager expressed concern that the proposed use could give rise to spillages and staining on the highway requiring additional street cleansing.

Conclusions

34. The proposed retail use and its associated paraphernalia would alter the form of the K6 telephone kiosk which would detract from its significance as a non-designated heritage asset and would result in less than substantial harm to the significance of this part of the Fleet Street Conservation Area.

35. The proposed conversion and use of the telephone kiosk would obstruct the highway to an unacceptable degree as could disposal of refuse.

Background Papers

Internal

Letter Conservation Area Advisory Committee 24 April 2016

Memorandum Department of Markets and Consumer Protection 27 April 2016

Memorandum Department of Markets and Consumer Protection 11 April 2016

External

Design and Access/Heritage Statement prepared by MB Design and Build Ltd

Letter Historic England 6 April 2016

Appendix A

London Plan Policies

Policy 6.10 Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space.

Policy 7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that

would adversely affect the character, appearance or amenities of the buildings or area will be resisted;

h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;

i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;

j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;

k) there is provision of amenity space, where appropriate;

l) there is the highest standard of accessible and inclusive design.

DM10.4 Environmental enhancement

The City Corporation will work in partnership with developers, Transport for London and other organisations to design and implement schemes for the enhancement of highways, the public realm and other spaces. Enhancement schemes should be of a high standard of design, sustainability, surface treatment and landscaping, having regard to:

a) the predominant use of the space, surrounding buildings and adjacent spaces;

b) connections between spaces and the provision of pleasant walking routes;

c) the use of natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City;

d) the inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors;

e) the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City;

f) sustainable drainage, where feasible, co-ordinating the design with adjacent buildings in order to implement rainwater recycling;

g) the need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered;

h) the need for pedestrian priority and enhanced permeability, minimising the conflict between pedestrians and cyclists;

i) the need to resist the loss of routes and spaces that enhance the City's function, character and historic interest;

j) the use of high quality street furniture to enhance and delineate the public realm;

k) lighting which should be sensitively co-ordinated with the design of the scheme.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, 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.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

SCHEDULE

APPLICATION: **16/00295/FULL**

Outside 8 Ludgate Circus London

Change of use of 1 no. BT telephone box to 1 no. retail kiosk (A1).

REASONS FOR REFUSAL

- 1 The proposed conversion of the telephone kiosk to a retail unit (Class A1) would detract from the significance of the K6 telephone kiosk as a non-designated heritage asset and would result in less than substantial harm to this part of the Fleet Street Conservation Area. The scheme would obstruct the public highway and would detract from the public realm contrary to policies DM17.1, DM12.2, DM12.1, DM10.1 and DM10.4 of the Local Plan and policies 6.10B, 7.5B and 7.8 of the London Plan.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 The Plans and Particulars accompanying this application are: PL01, EX01

Committee:	Date:
Planning and Transportation	5 July 2016
Subject: Flat 6 Amen Lodge Warwick Lane London EC4M 7BY Installation of 1 No. new air conditioning unit at roof level.	Public
Ward: Farringdon Within	For Decision
Registered No: 16/00384/FULL	Registered on: 19 April 2016
Conservation Area: St Paul's Cathedral	Listed Building: No

Summary

Amen Lodge is a part two, part six storey building comprising 12 residential units.

Planning permission is sought for the installation of one air conditioning unit on the sixth floor flat roof associated with a flat at second floor level. The proposed unit would be located behind an existing brick upstand and would not be visible from street level.

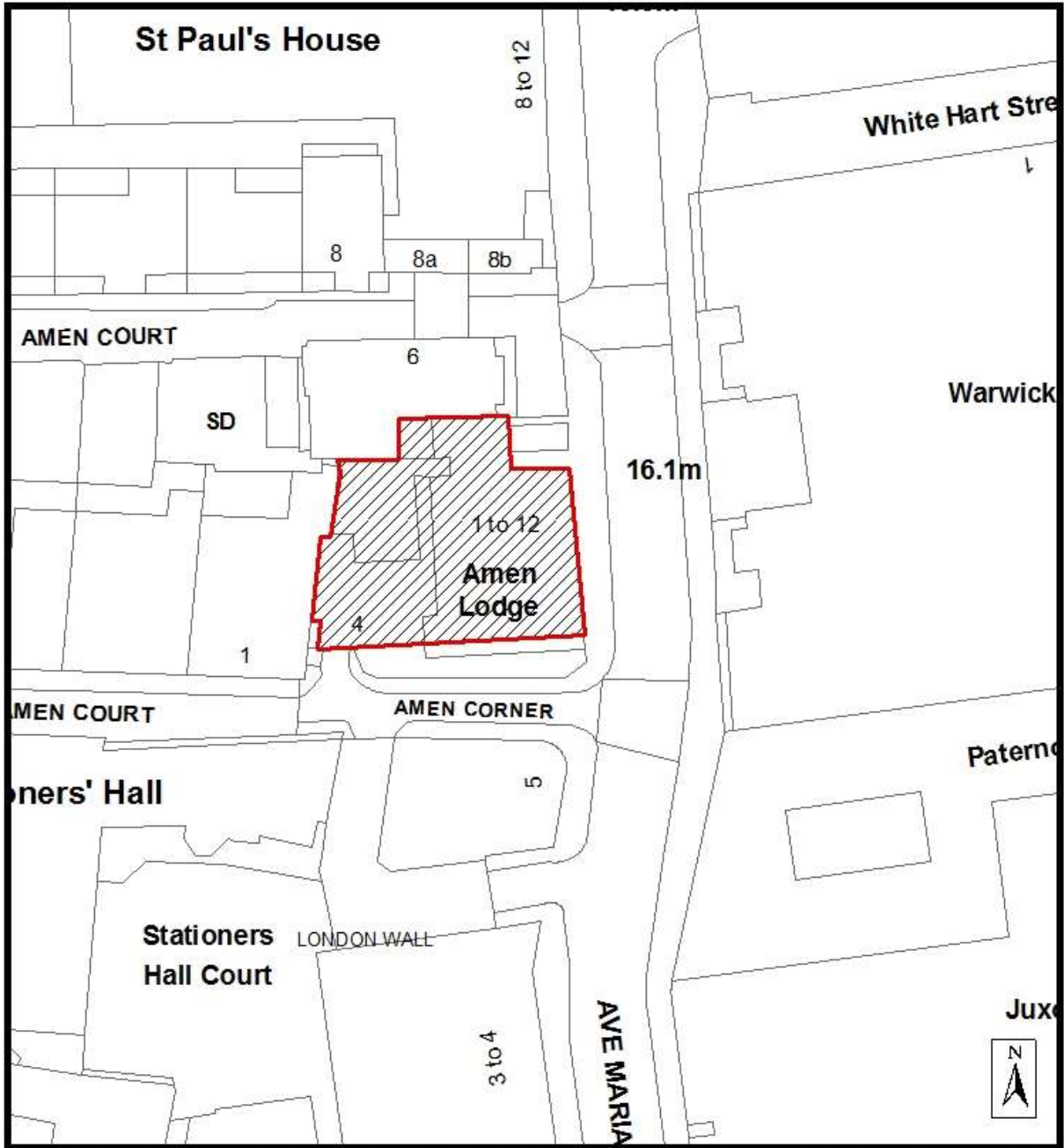
Acoustic information has been submitted to demonstrate that the proposal would not cause noise and disturbance; the visual impact would not significantly detract from the appearance of the building or from the character and appearance of the St Paul's Cathedral Conservation Area.

The proposal has attracted 5 objections from residents in nearby properties. These relate to increased noise and disturbance and to clutter on the roof.

Recommendation

Planning permission be granted for the proposal in accordance with conditions set out in the attached schedule.





City of London Site Location Plan



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ADDRESS:
6 Amen Lodge, Warwick Lane

CASE No.
16/00384/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View from street level on Ave Maria Lane

Main Report

Site

1. The application site is located at the corner of Warwick Lane and Amen Corner, a 1960's building within the St Paul's Cathedral Conservation Area. To the north and west, the site is bounded by residential buildings. Warwick Lane to its east has mixed use commercial buildings.
2. Amen Lodge comprises a residential building with a six storey element with open terraces at fifth floor level and a two storey element on its western boundary.

Proposals

3. Planning permission is sought for the installation of one air conditioning unit, measuring 0.9m wide by 0.77m high and 0.35m deep, on the flat roof at sixth floor level.
4. The proposed unit would be located behind an existing brick upstand and would not be visible from street level.

Consultations

5. The application was advertised on site and in the press and letters were sent to nearby residential properties. Five objections have been received, objecting to the proposal on the grounds of increased noise and disturbance, the amount of unsightly clutter on the roof, questioning the need for air conditioning (letters attached).
6. The Department of Markets and Consumer Protection is satisfied the proposed air conditioning unit would meet the City's noise emission standards of 10dBA below background noise level at the nearest noise sensitive premises. Two conditions are recommended to ensure the air conditioning unit is mounted in a way which will minimise structure borne sound and that the new unit shall comply with the noise levels as in the submitted acoustics report.

Policy Context

7. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
8. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

9. The Corporation, in determining the planning application has the following main statutory duties to perform:-
to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations.

(Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise.

(Section 38(6) of the Planning and Compulsory Purchase Act 2004).

10. The principal issues in considering this application are:
- The extent to which the proposals comply with Government policy advice (NPPF);
 - The extent to which the proposals comply with the relevant policies of the Development Plan;
 - to consider whether there would be a loss of amenity through increased noise and disturbance and whether the visual impact of the proposed air conditioning unit is acceptable.

Design

11. The unit would be positioned towards the southern end of the roof behind a brick upstand that was possibly a former boiler vent. The upstand is visible from street level looking north from Ave Maria Lane and the air conditioning unit would be placed on the north side of this structure and would be screened by it so as not to be visible from ground level. The unit would be below the height of the upstand and would be partially obscured in views from adjacent buildings across the street in Warwick Lane by the presence of a similar brick upstand to the east. The proposed air conditioning unit would not be seen from any of the fifth floor terraces.
12. The visual impact of the proposal on Amen Lodge is considered to be minor. While the condenser unit would not be visible from the street, a number of television and satellite dish aerials have already been mounted on the two upstand structures and the presence of the condenser unit would add to the clutter on the roof, but only in higher level views from surrounding buildings. The proposed air conditioning unit would not detract from the character and appearance of the St Paul's Conservation Area or from views from the viewing gallery of St Paul's.

Impact on Residential Amenity

13. Five objections have been received from residents of Amen Lodge and Amen Court. Concerns have been expressed that the proposed air conditioning unit would cause increased noise and disturbance, regarding the visual impact of the proposed air conditioning unit on the roof and querying the need for air conditioning.
14. The acoustic report submitted with the application confirms the noise survey was conducted for a 24 hour period covering both daytime and night time scenarios. The acoustic report demonstrates the proposed air conditioning unit would operate at levels 10 dBA below background noise levels at all times.

15. The Department of Markets and Consumer Protection has reviewed the acoustic report and is satisfied that the proposal would not cause noise and disturbance to nearby occupiers.
16. The Department of Markets and Consumer Protection has recommended two conditions to ensure the air conditioning unit is mounted in a way which will minimise structure borne sound, that the height of the proposed unit shall remain below the brick upstand and that the new unit shall comply with the noise levels in the submitted acoustics report.
17. The acoustic information and the siting of the proposed air conditioning unit means that no demonstrable harm would be caused to residential amenity.

Conclusions

18. The proposed air conditioning unit would not result in a material loss of amenity to nearby residential occupiers and would not harm the character and appearance of this part of the St Paul's Cathedral Conservation Area.

Background Papers

Internal

Memorandum Department of Markets and Consumer Protection dated 24 May 2016

External

Report	Technical Data Air Conditioning Systems prepared by Daikin
Report	6 Amen Lodge Acoustic Planning Report prepared by WSP, April 2016
Objection	Mr Juan Jose Galiano Lorenzo, Amen Lodge
Objection	Ms Helen O'Sullivan, Amen Court
Objection	Ms Caroline Williams, Amen Court
Objection	Mr Jonathan Herapath, Amen Court
Objection	Mr Simon Johnson, Amen Court

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 3.14 Support the maintenance and enhancement of the condition and quality of London's existing homes. Loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

SCHEDULE

APPLICATION: **16/00384/FULL**

Flat 6 Amen Lodge Warwick Lane

Installation of 1 No. new air conditioning unit at roof level.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building and the plant equipment shall remain below the height of the brick upstand in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.
- 3 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 4 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Site Location Plan - 376.PL.000 Rev A, Roof Plan as Proposed - 376.PL.052 Rev A, South Elevation as Proposed - 376.PL.053

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

Adjei, William

From: Chaplain <chaplain@stpaulscathedral.org.uk>
Sent: 13 May 2016 15:14
To: PLN - Comments
Subject: Planning Application: 16/00384/FULL (Case Officer: Bhakti Depala)

Dear Sir/Madam,

I write in to add weight to my husbands submission (copied below) and to register my own personal objection to the installation of the air conditioning unit at flat 6 Amen Lodge. I already struggle to sleep with the noise of existing air conditioning units on Warwick Lane which are further from us than this one would be.

This unit would significantly add to the noise pollution.

Yours sincerely
Helen O'Sullivan
8b Amen Court

Dear Sir/Madam

I am writing to lodge a protest to Planning Application 16/00384/FULL in relation to the Installation of 1 No. new air conditioning unit at roof level at Flat 6 Amen Lodge, Warwick Lane, London EC4M 7BY.

I live in Amen Court and Amen Lodge is a matter of meters from my residence and the other residences in the court. The court is already blighted by the almost continuous hum of another air conditioning unit in the close vicinity. I certainly don't want that noise increased by the installation of any further air conditioning units within hearing of my residence. I work from home as a writer/academic and the noise is most disturbing to thought and concentration, not too mention the peace of the court. Living in central London obviously means that one does not live in silence, but planes overhead and the sirens of emergency vehicles are transitory and not continuous; the noise from the existing air conditioning unit is almost unabated.

Yours faithfully,

Jonathan Herapath

(8b Amen Court, EC4M 7BU)

Helen O'Sullivan

Chaplain

 **ST PAUL'S**
CATHEDRAL

The Chapter House
St Paul's Churchyard
London
EC4M 8AD

ACKNOWLEDGED



Hassall, Pam

To: Hassall, Pam
Subject: FW: Planning Application: 16/00384/FULL (Case Officer: Bhakti Depala)

-----Original Message-----

From: Jonathan Herapath Sent: 09 May 2016 11:16
To: PLN - Comments
Subject: Planning Application: 16/00384/FULL (Case Officer: Bhakti Depala)

Dear Sir/Madam

I am writing to lodge a protest to Planning Application 16/00384/FULL in relation to the Installation of 1 No. new air conditioning unit at roof level at Flat 6 Amen Lodge, Warwick Lane, London EC4M 7BY.

I live in Amen Court and Amen Lodge is a matter of meters from my residence and the other residences in the court. The court is already blighted by the almost continuous hum of another air conditioning unit in the close vicinity. I certainly don't want that noise increased by the installation of any further air conditioning units within hearing of my residence. I work from home as a writer/academic and the noise is most disturbing to thought and concentration, not too mention the peace of the court. Living in central London obviously means that one does not live in silence, but planes overhead and the sirens of emergency vehicles are transitory and not continuous; the noise from the existing air conditioning unit is almost unabated.

Yours faithfully,

Jonathan Herapath

(8b Amen Court, EC4M 7BU)



ACKNOWLEDGED

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 16/00384/FULL

From: PLN - Comments
Sent: 19 May 2016 12:54
To: PLN - Comments
Subject: Comments for Planning Application 16/00384/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:53 PM on 19 May 2016 from Mr Juan Jose Galiano Lorenzo.

Application Summary

Address: Flat 6 Amen Lodge Warwick Lane London EC4M 7BY
Proposal: Installation of 1 No. new air conditioning unit at roof level.

Case Officer: Bhakti Depala

[Click for further information](#)

Customer Details

Name: Mr Juan Jose Galiano Lorenzo
Email: [REDACTED]
Address: Flat 4 Amen Lodge Warwick Lane London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity

Comments: Dear Sir/Madam I would like to object to this proposal. I own Flat 4 at Amen Lodge and I am concerned about the amount of unsightly clutter that is already installed at roof level at Amen Lodge. The unsightly roof top can be seen from both ends of Warwick Lane and is cluttered with 8 parabolic antennas, 4 or 5 analogue antennas (in working order or not, I don't know) plus disused machinery laying down on the roof top making the whole area look like a rubbish dump (which is probably not appreciated by the neighbouring office blocks) and more appropriate of a council block of flats where PVC double glazing windows and parabolic antennas flourish like mushrooms on its fabric. Also, they're planning on using a duct built for the exhaust of the boiler room fumes coming out from ground level all the way to the roof. It is unsafe to run electrical cables through that duct. Flat 6 already benefits from 3 existing air conditioning units in there own flat and therefore, there is no need to create

another space for an extra air conditioning unit in what is not there property. I understand they are trying to get rid of the old three ones, but that should leave ample space in the flat to accommodate the new one. If it is as quiet as they say it is, then I don't see why they feel the need to place it outside their property so it can disturb everyone else in the area either by the continuous humming noise or by adding an extra piece of junk at roof level. Amen Lodge has been deteriorating in the past few years and I am surprised that the council hasn't sent them a notice so they can clean up the roof and place all the parabolic antennas behind screens. All the neighbouring offices and residential properties at Amen Court have clean roof lines. Why does Amen Lodge have to look like a rubbish dump and council block of flats? I sincerely hope that you can see our problem and that permission to install another piece of machinery at roof level is denied. Thanks. Kind regards.

Hassall, Pam

From: PLN - Comments
To: Hassall, Pam
Subject: FW: Ref 16/00384/FULL Installation of 1 No. new air conditioning unit at roof level

From: Simon Johnson [REDACTED]
Sent: 09 May 2016 12:59
To: PLN - Comments
Subject: Ref 16/00384/FULL Installation of 1 No. new air conditioning unit at roof level

Dear Bhakti Depala,

I write to you regarding the planning application for the installation of an air conditioning unit on the roof of Flat 6 Amen Lodge (Ref as above). I wish to object to this proposal because my family (including two small children) are resident at 4A Amen Court and will be disturbed by the continuous hum of an air conditioning unit on a nearby building. I also object on environmental grounds: it is not necessary.

Thank you for your consideration.

Yours sincerely,

Simon Johnson
4A Amen Court
London
EC4M 7BU

Simon Johnson

Organist / Asst Director of Music

 **St PAUL'S**
CATHEDRAL

The Chapter House
St Paul's Churchyard
London
EC4M 8AD



ACKNOWLEDGED

Web. www.stpauls.co.uk

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 Please consider the environment before printing this email.

Hassall, Pam

To: Hassall, Pam
Subject: FW: 16/00384

-----Original Message-----

From: Caroline Williams [REDACTED]
Sent: 11 May 2016 07:41
To: PLN - Comments
Subject: 16/00384

16/00384/full installation of new air conditioning unit at roof level: Flat 6 Amen Lodge, EC4M 7BY

I live in Amen Court and Amen Lodge is maybe only 10 metres from my home. As it is we live with a constant humming noise from another air conditioning unit which disturbs my sleep both day and night. (I am a shift worker)

The transient noise of planes and sirens is different to the incessant and irritating constant noise of the hum of air conditioning.

The thoughts of increasing the hum with another air conditioning unit which grates like a dripping tap worries me.

I hope you will take my concerns into consideration when making a decision regarding air conditioning in what is a residential property in England!

Thank you in anticipation

Caroline Williams
4B Amen Court, EC4M 7BU

Sent from my iPhone



Committee(s)	Dated:
Planning and Transportation Committee	5 July 2016
Subject: Adoption of Statement of Community Involvement	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
Report author: Jonathan Blathwayt, Department of the Built Environment	

Summary

The City Corporation is required to prepare a Statement of Community Involvement (SCI) setting out how it intends to consult the public when preparing planning policies and deciding planning applications. A draft SCI, updating the previous version from 2012, was approved for public consultation by your Committee at its meeting on 10th March 2016. This report sets out the responses to the consultation, the revisions proposed to the SCI and recommends adoption of the SCI.

Recommendation(s)

Members are recommended to adopt the revised Statement of Community Involvement by resolution.

Main Report

Background

1. The Statement of Community Involvement (SCI) sets out how the City of London Corporation will consult the public in preparing planning policy documents and deciding applications for planning permission and related consents.
2. To date the City Corporation has adopted three versions of the SCI, firstly in 2006 which was updated in 2009 and again in 2012. The 2012 version remains in effect at present.

Current Position

3. A revised version of the SCI was reported to your Committee on 10th March 2016 and it was agreed that it should be issued in draft for public consultation before being adopted. Consultation ran for 4 weeks from 29th March until 29th April 2016.
4. The draft SCI was made publicly available on the City Corporation website and copies were placed in City libraries and at the Built Environment Enquiries Desk in the Guildhall. Email and written notifications were sent to over 1,000 individuals and organisations on the planning consultee database.
5. Responses were received from 9 different consultees. These are set out in the Consultation Statement, attached at Appendix 1.

Proposals

6. The Consultation Statement sets out how the SCI consultation was undertaken, the comments received on the draft SCI and the proposed response.
7. The comments mainly relate to section 3, regarding consultations on planning applications. Several consultees requested to be added to the list of stakeholders or to be notified of applications that may affect their interests. The comments are generally helpful and in most cases it is appropriate to make amendments to the SCI to take account of them. Appendix 2 sets out a schedule of the changes that are proposed to be made to the SCI. Appendix 3 sets out the revised SCI, taking into account the consultees comments, and it is proposed that this be formally adopted by your Committee.
8. The SCI refers to lists of stakeholders who will be consulted on planning policy documents or planning applications. It is proposed that these lists be published on the City Corporation's website, separate from the published SCI. This will enable future changes to be made to the list of consultees without having to make formal alterations to the SCI.

Corporate & Strategic Implications

9. The SCI supports the Corporation's Strategic Aim to maintain high quality, accessible and responsive services benefiting its communities, neighbours, London and the nation. The SCI also supports the Department of the Built Environment's Business Plan objective to improve external communications and actively engage with City residents, workers and visitors.
10. There are no financial implications arising out of this report.

Conclusion

11. The Planning & Transportation Committee has delegated authority to adopt the SCI. Following public consultation on the draft SCI, a number of comments have been made. These have been considered and, where appropriate, incorporated into the SCI. Members are asked to adopt the revised SCI by resolution.

Appendices

- Appendix 1 – Consultation Statement
- Appendix 2 – Schedule of Changes to the SCI
- Appendix 3 – Statement of Community Involvement 2016

Jonathan Blathwayt

Planning Officer (Policy)

T: 020 7332 3220

E: jonathan.blathwayt@cityoflondon.gov.uk

Statement of Community Involvement

Consultation Statement

July 2016



The Statement of Community Involvement (SCI) was published in draft for public consultation for a one month period from 29th March to the 29th April 2016.

This consultation statement explains the consultation that was undertaken to inform the SCI. It identifies who responded to the formal public consultation, the issues raised and how these have been addressed in the final version of the SCI.

The following methods were used to consult on the SCI:

Website. The draft SCI was made available on the City Corporation's website, with links to the document provided from the Planning Consultations page as well as from the Planning Policy landing page to ensure maximum exposure. A web link to the location of the document and invitation to comment was sent to interested parties.

In advance of the formal public consultation, the City Corporation published an updated Local Plan Bulletin on its website in February 2016. The Local Plan Bulletin drew attention to the fact that the SCI was being updated and that consultation would take place during March and April 2016.

Inspection copies. A copy of the SCI was made available at the Built Environment Enquiries Desk at the Guildhall and at the Guildhall, Barbican, Artizan Street and Shoe Lane public libraries.

Notifications. Letters and emails containing information about the SCI and inviting comments were sent to relevant specific and general consultation bodies. The City Corporation maintains a database of all those who have expressed an interest in planning policy, and letters or emails were also sent to all those on the list.

Nine responses were received to the consultation. The following table summarises the comments received and explains how they have been taken into account in finalising the SCI.

Summary of Comments and Responses

Comment received	City of London response
<p>Savills</p> <p>Para 3.8 seems to be saying that any application that accords with the development plan, receives no more than 4 objections and includes no major planning issues is decided under delegated powers. However, para 3.9 seems to be saying that all major applications are considered by P&T Committee.</p> <p>So what about a major application that accords with the development plan, receives no more than 4 objections and includes no major planning issues – is it decided under delegated powers as per 3.8 or does it go to P&T Committee as per 3.9?</p>	<p>Officers have delegated powers to make decisions on major applications where the criteria are met but such applications would normally be of “broad public interest” and thereby require a Committee decision. The relevant SCI paragraphs have been clarified.</p>
<p>Shirley Watson - Individual</p> <p>We appreciate the commitment of the City of London to engage with its residents and the outcomes. I do not wish to comment on the detail of the draft document other than to say it appears to provide an on-going commitment to informing and involving residents in the Planning activities of the City. This commitment is something that is valued by us and in which we seek to be involved where appropriate. We previously attended the residents' public consultation meetings at Guildhall and City of London School and found these most informative, also we appreciate the publication that keeps us informed on new initiatives and issues affecting residents of the City. Recently my husband attended the 'display' at Shoe Lane library regarding</p>	<p>Support and comments noted.</p>

<p>Fleet Street improvements.</p> <p>Also, as a former employee of a major business In the City with involvement in property management and corporate social responsibility policies, I suggest that for major companies, you should aim to communicate with both the Head of Property and the Head of CSR as this should ensure that your 'messages' reach the right audience to get engagement on the built environment and the people issues affecting employees and employers.</p>	<p>The consultation database aims to communicate with the most appropriate person within City organisations, using contact details provided by the organisations themselves.</p>
<p>Natural England</p>	
<p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals.</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: consultations@naturalengland.org.uk. This system enables us to deliver the most efficient and effective service to our customers.</p>	<p>Support and comments noted.</p>

<p>Land Securities</p>	
<p>We welcome the opportunity to comment upon a revised Statement of Community Involvement (SCI). The most recent draft SCI positively builds upon the consultation in 2012 and, if adopted, would benefit future consultations across the City.</p> <p>In responding to the latest draft SCI, we make reference to our response to the 2012 consultation. We would, therefore, be grateful if our consultation response dated 28 September 2009 is read in conjunction with this letter for completeness.</p> <p>We are pleased to note that the City of London undertakes to publish consultations on its website, but would encourage the City to further embrace social media to ensure that consultation is as far reaching as possible. We would welcome initiatives to exploit all avenues to maximise participation in consultations.</p> <p>We welcome the City's clarification at 2.8 of who will be consulted on planning policies. However, 2.8 does not include reference to land owners. Given the nature of ownership in the City and the impact of planning policy upon land owners, we would strongly encourage the City to consider extending 2.8 to include landowners. We also recommend that this applies to CIL and planning applications.</p> <p>We welcome the offer of pre-application advice and negotiation.</p>	<p>Support noted.</p> <p>Comment noted. Paragraph 2.41 already identifies the aim to use the City Corporation's social media accounts to publicise consultation. The City Corporation will endeavour to make further use of this medium in future consultations.</p> <p>A mention of landowners will be added to paragraph 2.8 and other paragraphs, where relevant. Landowners who have requested to be notified are already included on the planning policy database, which will be used for consultations on planning policy documents and on any future review of the CIL Charging Schedule.</p> <p>Details of the charges for pre-application advice are</p>

<p>However, there continues to be no detail about any plans to charge for this service. We would welcome some clarity from the City on this point.</p>	<p>available on the planning application pages of the City of London website.</p>
<p>Port of London Authority</p>	
<p>Overall, the PLA support the positive involvement of the City's communities, and Stakeholders in the production and evolution of Planning Applications and Policies, which affect the Borough and those that live within it. Section 2 (Consultation on Planning Policies) considers those key community members and stakeholders who should be consulted on the preparation of planning policy documents.</p> <p>A list of authorities is provided under section 2.7, although the PLA do not appear to be included (unless we fall under those considered under section 2.8). As the Statutory Harbour Authority, it is considered paramount that we are included as key stakeholders in the planning policy process and should be key consultees in emerging Policies. After all, there are many river and transport related policies which we would need to have detailed input into. The PLA are keen to ensure that the River Thames continues to be recognised as key to London's future development and success and should be utilised as an asset where practicable. The River is home to a large number of Safeguarded Wharves, including within the City of London Walbrook Wharf.</p> <p>Early consultation on Policy would ensure that the aims and objectives of the PLA, and as set out in the draft Thames Vision, are upheld. The Thames Vision is about planning for the river's future, so that we can make the most of its potential, for the benefit of all. The Vision seeks to consider all Thames uses together: trade, travel, leisure and</p>	<p>Support noted.</p> <p>The list provided in paragraph 2.7 relates to organisations covered by the statutory duty to co-operate, which are prescribed by Local Plan Regulations. A minor change is proposed to the final version of the SCI to clarify this point. The PLA does fall under 'General Consultee Bodies' as mentioned in paragraph 2.8 of the SCI.</p> <p>Noted. The City Corporation will consult and engage with the PLA throughout the preparation of the Local Plan review.</p>

<p>pleasure.</p> <p>PLA involvement with relevant Supplementary Planning Documents (SPDs) is also requested where practicable.</p> <p>Section 3 (consultations on planning applications) considers those key communities and stakeholders who will be involved within the consultation of Planning Applications. It is pleasing to see that the PLA are listed as one of the Bodies to be consulted on applications (where practicable). Although, it is also considered beneficial, from the PLAs point of view, to be involved in planning proposals at pre-application stage. This would help build and improve PLA relations with developers and ensure that any concerns raised are ironed out (as far as possible) before the formal submission of a planning application. We would also be able to inform what studies and reports should accompany a planning application e.g. Marine Ecology or Navigation Risk Assessment. The PLA would welcome early input, especially with major development and those projects that could affect the river regime.</p> <p>The PLA would also welcome updates regarding the progress of those planning applications we have had direct involvement in and be informed of the outcome of planning decisions where we may have raised issue, requested further information of conditions.</p>	<p>Noted. The City Corporation will consult and engage with the PLA on relevant SPDs.</p> <p>Initial pre-application discussions are often confidential and therefore the City Corporation is unable to involve outside bodies at this time. However, prospective applicants are advised and encouraged to contact the PLA at an early stage of any pre-application proposals which affect the river.</p> <p>Consultees will be notified of decisions on planning applications on which they have commented.</p>
<p>Surveyor to the Fabric of St Paul's</p>	
<p>The Dean and Chapter of the Cathedral Church of St Paul in London have taken a great interest in your public consultation on its review of the City of London's Statement of Community Involvement and would like to comment with the following.</p>	

<p>We have noted that in the 2012 SCI Document, Annex A, the Cathedral School, Dean and Chapter, and the Surveyor to The Fabric are bodies to be consulted on planning policies. Additionally, in Annex B, the Surveyor to The Fabric is to be consulted on planning applications when relevant. As a central institution, the Cathedral should continue to be acknowledged in this way.</p> <p>The Dean and Chapter of the Cathedral Church of St Paul should be listed on the Consultation Database (SCI, p7, 2.28) and also on the list of organisations which is now on the City Corporation’s website (p7, 2.9). We note that there is no website address of the Consultation List, given in the document and would request confirmation of where this list can be found.</p> <p>On (p25, 3.19) it states, ‘The City Corporation consults specific organisations in accordance with the statutory requirements and other bodies when appropriate’. Under the heading Historic Buildings, The Surveyor to the Fabric is to be consulted, however, the Dean and Chapter do not form part of this list. The Cathedral Church of St Paul should also be listed not only as a religious organisation and heritage body, but also as a business. Who decides what bodies are ‘appropriate’ to consult?</p>	<p>The Dean and Chapter of the Cathedral Church of St Paul will be added to list of stakeholders consulted on Planning Applications under Annex B. The Planning Consultation Database will be amended to ensure that the Dean & Chapter are included.</p> <p>The website link to the list of bodies consulted is reproduced below: http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/Pages/Statement-of-Community-Involvement.aspx</p> <p>The link will be added to the SCI</p> <p>Noted. The decision on which bodies are appropriate to consult is taken by the case officer based on the nature of the application proposal. The Dean and Chapter of the Cathedral Church of St Paul will be added to the lists.</p>
<p>Barbican Association</p>	
<p>I write on behalf of the Barbican Association as Chair of the Planning Sub-committee. We appreciate the opportunity for consultation and make the following points on the document.</p>	

<p><u>On the 'comments' sections - 3.2 onward:</u></p> <p>The document does not state that all comments received on applications will be published on the planning portal. We ask that this be added.</p> <p>Problem: - We are named as formal consultees on the planning portal but the BA comments are never posted in that slot so it looks as though we never respond. We have alerted the CoL about this on many occasions and now formally ask that this problem is corrected, thank you.</p> <p><u>On public speaking at meetings</u></p> <p><i>“3.5 Public speaking at Committee. When an application is considered by the Planning & Transportation Committee, individuals and persons representing organisations may speak at the Committee meeting, subject to current guidelines. A copy of the guidelines is kept available for inspection from the Committee Clerk and on the City Corporation’s website. Everyone who has made comments on an application being considered by the Committee will be advised of the date and the arrangements for public speaking at the Committee”</i></p> <p>We ask that there is a sentence in the document that states that we be consulted on any changes to the guidelines. The current rules on expecting objectors to share time and not overlap on points present practical difficulties to non-corporate groups like residents (but not only residents) and therefore severely disadvantages them, particularly if separate non-corporate groups are representing different</p>	<p>Agreed. This will be added.</p> <p>Notification that consultee comments have been received will be included in the Consultee Comments section of Public Access on the City of London Website.</p> <p>The guidelines on public speaking are set out in the Planning Protocol. The guidance on speakers 'sharing time' is not unique to the City of London and operates in a similar fashion in a number of London Boroughs. The Protocol allows the Chairman of the Committee, at his/her discretion, to allow limited additional time if there is considered to be an exceptionally wide range of issues.</p>
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<p>interests.</p> <p><u>On the 'decision' section</u></p> <p>There is nothing in the document about publishing the way in which Council members vote despite this being normal procedure in other Local Authorities.</p> <p><i>3.10. Issue of decisions - Decisions on planning applications will be issued within two working days of the decision being made.</i></p> <p>The document states that the planning procedure is an open process and the way that members vote is clearly an important part of transparency that also informs the electorate.</p> <p>We ask that the document includes a statement to say that the way in which Council members vote will be published.</p> <p><u>On Appendix A</u></p> <p>We ask to be listed as a formal consultee in Appendix A – on both policies and applications.</p>	<p>Meetings of the Planning & Transportation Committee are open to the public and votes are taken by a show of hands, enabling the public to see how Members are voting. Recording of votes only happens if a Member specifically requests it.</p> <p>The Barbican Association will be included on the list of consultees for planning applications. It is already on the planning policy consultee list.</p>
<p>Historic Royal Palaces</p>	
<p>Thank you for consulting Historic Royal Palaces of the City's draft Statement of Community Involvement, as part of the public consultation process. We should be grateful if you would take the following comments into account.</p>	

We note that the draft is a comprehensive, but generic, document, as we would expect. We welcome the inclusion of Historic Royal Palaces in the list of organisations that will be consulted 'where relevant' on the City's policies (para 2.8 – 2.9 and Annexe A) and planning applications (para 3.19 and Annexe B). The exact circumstances which would determine when or whether any particular body is consulted are not given, however. Presumably, it will be in relation to the location and nature of the development proposed, at the offices' discretion.

It would be very helpful, therefore, if you could provide classification of the circumstances in which Historic Royal Palaces would be consulted, particularly in the absence of a formally agreed buffer zone to the Tower of London World Heritage site (WHS). The simplest criterion we can suggest would be that Historic Royal Palaces should be consulted if Historic England is consulted in connection with the Tower WHS. Notifying Historic Royal Palaces of development affecting the 'Outstanding Universal Value' of the WHS is, in effect, the same as notifying a relevant organisation of proposed development affecting the setting of a designated heritage asset. This would consolidate the notification procedures already in places relating to the WHS.

Once adopted, such a protocol should ensure that Historic Royal Palaces is notified of development adjacent to (eg within 800m of) the Tower WHS, and within the designated views, viewing corridors and backgrounds identified in the *Tower of London WHS Management Plan 2010*. As you know, Historic Royal Palaces is already a statutory consultees for applications affecting the Mayor's London View Management Framework (LVMF) protected view 25A.1-3 from the

Noted. The decision on when HRP will be consulted on planning applications is taken by the case officer based on the nature of the application and the potential impact on the Tower of London and its setting.

<p>Queen's Walk.</p> <p>We should be very happy to meet the relevant City offices to discuss the above, if that would be helpful.</p>	
<p>Environment Agency</p>	
<p>We are pleased to see that we are named as a consultee in the Local Plan and planning application process. In addition to written consultation, we would be happy to attend any meeting with the Planning Policy Team where appropriate.</p>	<p>Support and comment noted.</p>

Schedule of Proposed Changes to the Statement of Community Involvement, July 2016

Paragraph number	Proposed change	Reason for change
2.6	2.6. In preparing planning policy documents the City Corporation is required to co-operate with neighbouring boroughs and other prescribed <u>bodies under the statutory duty to co-operate</u> . It will engage actively and constructively with these authorities throughout the preparation of its own policies and those of the other authorities.	Correction and to clarify that the bodies are listed and consulted as part of the City's statutory duty to co-operate.
2.8, 2.70, 2.72, 2.80, 2.85	Add reference to consultation with landowners as well as residents and businesses.	Response to Land Securities
2.85, bullet 1	Publish the Preliminary Draft Charging Schedule for a minimum of six <u>four</u> weeks.	Consistency with CIL Regulations
3.24	Acknowledge all comments on applications in writing or by email within three working days of receipt. People making representations will be notified of the name of the Case Officer and their contact details. Comments are available on the City Corporation's website <u>received on applications will be published on the City Corporation's online planning application system.</u>	Clarification in response to the Barbican Association
3.30 & 3.31	When applications for planning permission accord with the policies contained within the development plan, when no more than four objections to the proposal have been received and when the proposal includes no major planning issues the decision is <u>normally</u> taken by the Department of the Built Environment's Chief Planning Officer or other officers with delegated powers [...]	Text clarification regarding which planning applications are considered by Planning and Transportation Committee.

	<p>Major applications and planning applications that have received more than four objections <u>or are of broad public interest</u> or are recommended for refusal are considered by the Planning and Transportation Committee, which normally meets on a three-weekly cycle [...]</p>	
<p>Appendix A</p>	<p>Move consultee list from Appendix A to Annex B on the City Corporation's website.</p> <p>Add the Barbican Association and Dean and Chapter of the Cathedral Church of St Paul to the list of consultees under Annex B (planning applications).</p>	<p>To enable more regular updating of consultee list</p> <p>As requested by the relevant parties.</p>

Statement of Community Involvement



Adoption Version July 2016



City of London Statement of Community Involvement

Adopted 5th July 2016

If you would like this document translated into another language or if you would like this information in another format please write to the address below giving your name, address, first language and the name of the document you are interested in.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় অনুবাদিত আকারে পেতে চান অথবা যদি আপনি এই তথ্য অন্য ফরমেটে পেতে চান, তাহলে আপনার নাম, ঠিকানা, প্রথম ভাষা এবং কোন ডকুমেন্ট আপনি পেতে আগ্রহী তা জানিয়ে নিম্নের ঠিকানায় লিখুন।

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1 Introduction

- 1.1. The City of London Corporation is the local authority responsible for town planning in the administrative area of the City of London, often referred to as the 'Square Mile'. Its planning functions include drawing up plans and policies to guide development and deciding planning applications. The planning service is delivered by the City Corporation's Department of the Built Environment.
- 1.2. The City Corporation wants to ensure that the City's communities have every opportunity to participate in its planning decisions. This **Statement of Community Involvement (SCI)** has been prepared to explain how it will engage the public in the planning process.
- 1.3. The SCI sets out the City Corporation's approach to public consultation in two areas of planning:
- 1.4. **Planning Policies.** The City Corporation prepares plans and policies that shape the City and guide its planning decisions. The public are involved throughout the preparation of these policies.
- 1.5. **Planning Applications.** The City Corporation decides a range of applications, including those for planning permission, conservation area consent and listed building consent. An important part of the development management process is to provide advice, information and to seek and hear the views of all of those with an interest in development proposals.
- 1.6. The SCI sets out the standards of consultation that the City Corporation aims to achieve in performing its planning function duties. It is intended to provide a clear explanation that allows the community to know how and when they will be involved in the preparation of planning policies and in the determination of planning applications.

2 Consultation on Planning Policies

Introduction

- 2.1. The City Corporation prepares planning policies that shape the development of the City. These policies ensure that planning is co-ordinated with the City's other aims and strategies and provide the basis for decisions on planning applications.
- 2.2. The planning policies are contained in a number of documents. These documents are separately prepared and together they set out the strategy for planning the City.
- 2.3. These are the planning policy documents that are being prepared in the City:
 - Local Plan. This contains the City's vision for planning the City and includes strategic and Development Management policies. The existing Local Plan was adopted in 2015 and is now being reviewed.
 - Supplementary Planning Documents (SPDs) explain the policies of the Local Plan in more detail where this is needed. A number have been adopted and more will be prepared.
- 2.4. A list of the policy documents and the timetable for preparing them is set out in the Local Development Scheme, which is available on the website. This is regularly reviewed to keep it up to date so that the public are aware of the opportunities to participate. The City Corporation also publishes a Local Plan Bulletin which provides updated information on planning policy preparation and is available on the City Corporation's website.
- 2.5. The City Corporation will consult and engage the City's communities throughout the preparation of all planning policy documents. Planning legislation sets out minimum requirements for consultation and the City Corporation will meet these minimum requirements, exceeding them where possible.

Who is to be consulted on planning policies?

- 2.6. In preparing planning policy documents the City Corporation is required to co-operate with neighbouring boroughs and other prescribed bodies under the statutory duty to co-operate. It will engage actively and constructively with these authorities throughout the preparation of its own policies and those of the other authorities.

2.7. The authorities it will co-operate with under this duty are:

London boroughs
Mayor of London
London Enterprise Panel
Transport for London
The Environment Agency
Historic England
Natural England
The Civil Aviation Authority
Clinical Commissioning Groups in and around the City of London
NHS England
Office of Rail Regulation
Highways Agency
The Marine Management Organisation

2.8. Separately, the City Corporation is required by legislation to consult individuals and organisations it thinks relevant from the following categories:

- Specific Consultation Bodies are statutory authorities such as neighbouring boroughs, the Mayor of London, government agencies and utilities providers.
- General Consultation Bodies include interest and amenity groups, residents' associations, property, trade and business associations, voluntary organisations whose activities benefit the City and bodies that represent issues of race, ethnicity, gender, age, sexual orientation, disabilities and those with caring responsibilities
- Residents, businesses and landowners located in the City.

2.9. Lists of Specific and General Consultation Bodies are available on the City's Corporation's website and will be updated regularly. <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/Pages/Statement-of-Community-Involvement.aspx>

2.10. The City Corporation will also have regard to these categories when preparing and reviewing the Community Infrastructure Levy.

The City's Communities

2.11. As a world leading financial and business services centre the City of London is home to varied communities made up mostly of its working population, but also a growing residential population. In addition to the workers and residents, the City has a significant student population and is a destination for visitors drawn to the cultural events and facilities as well as the historic environment. Due to the national importance and high profile of the City of London interest in planning issues extends well beyond its administrative boundaries and planning policy has to consider the needs of local, regional, national and international developers and investors.

The Residential Population

2.12. Whilst relatively small in number compared to other local authorities the residents and their communities form an important part of the City of London. 7,400 full time residents were living in the City in 2011 (Source: 2011 Census). The total is expected to grow to almost 10,000 over the next 10 years (Source: GLA 2014 Round of Demographic Projections - SHLAA DCLG-based population projections, long-term migration). This figure only includes residents who live in the City on a permanent basis; there are also a significant number of residents who own second homes within the City.

2.13. The age profile of City residents is strongly weighted to people aged 25 – 64. When compared to Greater London as a whole, there is a far smaller percentage of residents aged 20 and under than across the capital.

2.14. 79% of the City's residents are described as 'White'; this is significantly higher than Greater London as a whole but still below the national average. The remaining 21% are from a wide variety of ethnicities, although the single largest is Asian who make up 13% of the City's population (Source: 2011 Census of Population, ONS).

The Working Population

2.15. The City has a working population of approximately 400,000, which is projected to grow to 475,000 by 2036 (source: London Plan 2015). The City's workforce is weighted towards those aged between 25 – 39 but there is a lower percentage of workers aged under 24 and over 45 than seen in Greater London. Over the last 20 years the average age of the workforce in the City of London has increased. 61% of all City workers are male and 62%

of all workers describe themselves as 'White: British', with a further 16% classifying themselves as 'White'. 22% of City workers describe themselves as being from a non-white ethnic origin. The City of London has the highest density of workforce of any local authority in the country, with 1,200 workers per hectare. (Source: 2011 Census).

City Business

2.16. The City is home to 16,600 businesses, most of which have less than 20 employees. The largest employment sector is Financial Services, with 39% of all workers in the City. The second largest employment sector is Professional and Estate which accounts for 27% of all employment in the City. (Source: Business Register Employment Survey, 2014).

Consultation Challenges

2.17. The City has a unique challenge in consulting when compared to other local authorities due to its small residential population and large working population. To address these challenges diverse consultation approaches are needed to hear the opinions of all interested parties.

2.18. With greater understanding of the range of City communities, consultation methods can be tailored to make them as effective as possible. The results of any consultation need to be carefully monitored, with the quantity and quality of the comments being assessed. A poorly planned consultation can result in fewer comments being received, and the comments that are made may be of poorer quality if the consultee is not properly informed on the topics being discussed.

2.19. City workers, despite their number, are a 'difficult to reach' group when trying to obtain their views on planning issues. With only a fraction of workers living within the City boundary it can be hard to engage workers on how development of planning policies may affect them. Workshops and other consultation events should be concise and themed around topics to be as appealing as possible and other methods of providing information or consultation measures will be used as required.

2.20. Consultation has to take into account the City's Black and Asian Minority Ethnic (BAME) groups and provide them with appropriate opportunities to make representations. The largest concentration of BAME residents in the City of London is at Mansell Street and it may be necessary to adapt consultation material, techniques and arrangements in this area.

Recommendations from the City Corporation's Community and Children's Services Department will be sought due to their close work with residents on the estates. Consultation documents will also contain a notice informing recipients that translations will be made available upon request.

- 2.21. Amongst the City's residents, efforts will also have to be made to ensure that the views of younger people and the elderly are directly sought. The Department of the Built Environment will work with the Community & Children's Services Department to involve residents of all ages in discussions on Local Plan consultation.

Consultation Methods

- 2.22. The City Corporation will employ a range of methods to keep the City's communities and stakeholders informed during the preparation of planning policies. When opinions or comments are being sought, careful consideration will be given to the means by which the City Corporation will seek responses. The City Corporation will use language appropriate to the consultation and audience, avoiding jargon where possible.
- 2.23. Most people look at the City Corporation's website for information regarding planning policy documents and consultations. However, not everyone has access to the internet. The City Corporation will ensure that copies of planning policy consultation documents are available in printed form for inspection and on request and copies of planning policy documents are available at the Guildhall and from the City libraries.
- 2.24. The City Corporation will aim to make information accessible to all members of society in such a way as to meet the requirements of the Equality Act 2010. The City Corporation will take an inclusive approach to consultation, ensuring as far as possible that people whose first language is not English or who have disabilities can take part in the planning policy process, including at public meetings.
- 2.25. All reasonable efforts will be made to ensure that consultation material is made available in alternative formats, where this is requested. Such material may be produced on request and flexibility will be shown with regard to consultation closing dates, where possible.

- 2.26. The City Corporation encourages individuals or groups to seek informal meetings with staff working on planning policies where further explanation of issues or the process is sought. Favourable consideration will also be given to any requests for presentations at the meetings of groups who may have an interest in issues being considered, subject to reasonable advance notice being provided. It is recognised that the consultation process can be unfamiliar and seem complicated to those who have either never, or only infrequently, engaged in the process.
- 2.27. The methods to be employed when consulting on planning policy documents will be selected as appropriate according to both the consultation subject and the audience being targeted. The following list provides examples of the type of consultation methods which would be employed when undertaking consultations on planning policy documents.
- 2.28. **Consultation Database;** The Department of the Built Environment maintains a database of individuals and organisations that have an interest in City planning policy. This database will be continually updated and will be used to inform the public of consultation stages. This list will be managed in accordance with the Data Protection Act 1998. Anyone wishing to be added to, or deleted from, this list should use the contact details provided in the front of this document.
- 2.29. **Mailshots;** Most consultation will commence by sending information by email or letter, depending on the consultee's preference, to those who may be interested. Occasionally it will be beneficial to write directly to all known residential addresses. It should, however, be possible for most planning policy documents to target relevant individuals and interest groups, depending on the subject being addressed. This approach will be adopted whenever possible to increase the effectiveness of consultation efforts, minimise wastage of resources, and to avoid "consultation fatigue" for both residents and businesses.
- 2.30. **Website;** (www.cityoflondon.gov.uk/plans) The City Corporation's website includes pages on planning policy. Documents, consultation details, background information, opportunities to make comments, etc., are posted on the site. The City Corporation will ensure that the information displayed on its website is accurate and is kept up to date. The weblink to the bodies consulted is <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/Pages/Statement-of-Community-Involvement.aspx>

- 2.31. **Local Plan Bulletin;** The Department of the Built Environment publishes the “Local Plan Bulletin”, a newsletter containing information on progress in preparing planning policy documents and how people and organisations can become involved in the plan-making process. The Local Plan Bulletin will be kept up to date and is available on the City Corporation's website.
- 2.32. **Leaflets and summary documents;** Leaflets and summaries may be mailed directly, made available at libraries and via the City Corporation's website during the course of the consultation. Leaflets and summaries could be used to publicise proposed policy documents and provide details about opportunities to contribute views or participate in meetings, discussion groups, etc. Leaflets or summary documents which are seeking responses will include instructions on how to make a comment and allow postal comments to be returned to the Department of the Built Environment with postage already paid.
- 2.33. **Information displays;** Display boards publicising consultation exercises may be provided at the Guildhall, City libraries and other locations as appropriate. Inspection copies of consultation documents, comment forms, etc., will be made available at the displays.
- 2.34. **Meetings and events;** Public meetings and events will be arranged when appropriate according to the issues on which views are sought. Such events will be held in accessible locations that are appropriate to the subject under discussion and may need to be held over a number of days and varying times to ensure that all sections of the community have an opportunity to attend. Requests for meetings to discuss planning policy issues with individuals, groups, commercial organisations, etc., will be responded to favourably, subject to reasonable advance notice being provided.
- 2.35. **Focus groups and workshops;** These are semi-structured meetings arranged around a particular idea or theme. Attendance may be by invitation from amongst key individuals or organisations. Other selection processes may also be used depending on the theme or the aim of the meeting.
- 2.36. **Advisory groups;** The Department of the Built Environment works closely with groups such as the City of London Access Group, the Conservation Area Advisory Committee and the Department of the Built Environment Users' Panel. These groups are facilitated by, or work closely with the City Corporation, whilst retaining a high

degree of independence. Their role is to provide objective advice and specialised knowledge which is used to inform decision making and in the review and development of policy.

- 2.37. **Email;** The City Corporation Planning Policy team are contactable by email on LocalPlan@CityofLondon.gov.uk. This address will be used for consultation responses and general queries on policy matters.
- 2.38. **Telephone;** Information on any aspect of the Local Plan can initially be obtained by calling the City Corporation's Contact Centre: 020 7332 1710. If Contact Centre staff are unable to answer the query, it will be transferred to a member of the team working on planning policy.
- 2.39. **Surveys and other information gathering exercises;** In seeking information or evidence on a particular Local Plan issue it may be necessary to undertake focused survey or other information gathering exercises. The results of these initiatives will be published in supporting documents on the website and, where practicable, fed back to participants.
- 2.40. **Members;** Members of the Court of Common Council provide an important channel of communication between residents, businesses and other communities and the Department of the Built Environment on Local Plan issues.
- 2.41. **Media;** Consultation exercises will be publicised, where appropriate, through articles in local publications such as residents' newsletters and through the City Corporation's Social Media accounts. The City Corporation will also issue press releases when consulting on important policy documents.
- 2.42. **Duration of consultation;** The duration of each consultation stage will meet the minimum statutory periods set out in regulations. For the Local Plan consultation will be for a minimum of six weeks, and for SPDs and CIL a minimum of four weeks. Longer periods may be used where consultation is on complex issues or longer documents and when the consultation falls over the peak summer holiday, Easter or Christmas holiday periods.

Standards for Community Involvement

- 2.43. The City Corporation will have regard to the following standards when carrying out consultation on planning policy:

- 2.44. **Continuous Engagement;** Those who express an interest in the consultation will be kept informed and encouraged to engage throughout the development of the policy document (unless they have requested no further communication).
- 2.45. **Effective Planning and Timetabling;** All stages of consultation will be planned and timetabled before consultation begins to ensure the consultation process is manageable within the time available. Where several documents are being consulted upon at the same time, the consultation periods and closing dates will be co-ordinated as far as practical.
- 2.46. **Clear Communication with Participants;** When consultation begins, potential participants will be informed about the consultation aim(s), methods used, the time commitment required from them, how the data will be used, and the limitations of the consultation exercise, i.e. what it will not be able to achieve or affect. As soon as possible following a consultation exercise, a report will be published on the City Corporation's website regarding the findings of consultation and how they are being taken forward. Participants will be provided with all the information they need when they are consulted so that they can offer informed views. Participants will be informed that any comments made during the consultation period are public and will be posted on the City Corporation's website.
- 2.47. **Clear Communication with Officers and Members;** Relevant officers and Members will be kept informed about consultation exercises to ensure that they can feed into the exercise and/or be able to inform potential participants as appropriate.
- 2.48. **Avoidance of Duplication;** No consultation exercise will take place if it knowingly duplicates another similar exercise.
- 2.49. **Inclusivity;** All members of a target group, including hard to reach groups will be enabled to participate in a consultation exercise if they wish. All consultation exercises will be planned to suit the needs of those who make up the target group. This may require actively seeking out the views of hard to reach groups.
- 2.50. **Consultation Branding;** City Corporation consultation documents, tools and feedback reports will carry the City Corporation's crest and be in City Corporation approved fonts.
- 2.51. **Proportionate Approach;** The resources used in a consultation exercise and the size of that consultation will be proportionate to the scale and impact of the decisions that will be made

following the consultation, whilst ensuring that statutory requirements are met, as a minimum.

- 2.52. **Respect for Participants' Views;** Consultation will be carried out in a non-judgemental way, so that participants feel able to express their views freely.

Feedback

- 2.53. Providing feedback to participants in the planning process is an integral part of policy preparation.

- 2.54. At each public consultation stage the City Corporation will respond to the representations received in the following ways:

- All responses will be acknowledged within five working days of receipt.
- Full consideration will be given to all representations received. The City Corporation will engage in further discussions to assist those making comments on planning policy documents if requested.
- A report will be prepared which summarises all the responses received and the City Corporation's response to the comments. The report will be published on the City Corporation's website and made available in other formats on request.
- All respondents will be informed that the report on the outcome of the consultation procedure is available.
- Respondents who have asked to be kept informed will be notified of subsequent consultation stages and the adoption of the policy document.

Supporting documents

- 2.55. Planning policy documents (the Local Plan, Supplementary Planning Documents and Community Infrastructure Levy Charging Schedule) will be supported by a range of research, reports and other material that contribute to, explain and justify their preparation. These supporting documents will be made publicly available alongside the policy documents to support consultation.

Integrated Impact Assessment

- 2.56. An Integrated Impact Assessment will be undertaken on emerging planning policy documents. The Assessment will incorporate where required by legislation:

- Sustainability Appraisal and Habitats Regulation Assessment;

- Equalities Impact Assessment;
- Health Impact Assessment.

2.57. **Sustainability Appraisal;** The Local Plan will be subject to Sustainability Appraisal (SA) to assess the social, environmental and economic impact of its policies. SA will incorporate the requirements for Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment, in accordance with European Directives. Sustainability Appraisal is carried out throughout the preparation of the Local Plan and there will be opportunities for consultation at the following stages:

- Initial consultation on the scope of the appraisal with statutory consultees (the Environment Agency, Natural England and Historic England) and key stakeholders including the Mayor of London and neighbouring boroughs. Information will be posted on the City Corporation's website to enable other interested parties to comment.
- Sustainability commentaries are produced during the preparation of the Plan (i.e. during the identification and testing of different policy options) to inform decision making.
- A full sustainability report is issued alongside the published Local Plan.

2.58. Supplementary Planning Documents are screened to establish whether they will result in significant effects as defined by the SEA Directive. This SEA screening will include consultation with statutory consultees and the screening report will be issued alongside the draft SPD for public consultation. Where screening determines that a full SEA/SA is required, the same procedure as for the Local Plan will be followed.

2.59. The Community Infrastructure Levy Charging Schedule sits alongside the Local Plan but is a financial document and therefore not subject to the requirements of the SEA Directive. An Equalities Impact Assessment will be undertaken for the Charging Schedule.

2.60. **Equalities Impact Assessment;** The purpose of an Equalities Impact Assessment (EqIA) is to ensure that planning policies do not discriminate and that, where possible, they promote equalities. All planning policy documents will be subject to an EqIA to assess the impact of policies on equalities groups relating to gender, race, disability, age, faith, sexual orientation and caring responsibilities.

- 2.61. Policy documents will be subject to an EqlA initial screening stage to determine whether they would result in significant equalities issues which would require a full EqlA. If the initial screening stage highlights anything that may have a negative impact on any of the identified equalities groups, a full EqlA will be carried out. The results of this full EqlA will highlight changes that could be made to the policies to mitigate any negative impacts on the equalities groups.
- 2.62. **Health Impact Assessment;** Health Impact Assessment (HIA) is a practical approach used to judge the potential health effects of a policy, programme or project on a population, particularly on vulnerable or disadvantaged groups. HIA can assist in actively promoting health as well as preventing injury and disease. In undertaking a review of the Local Plan, an assessment of the impacts on health and wellbeing (a Health Impact Assessment) will be undertaken.

Consultation on policy documents

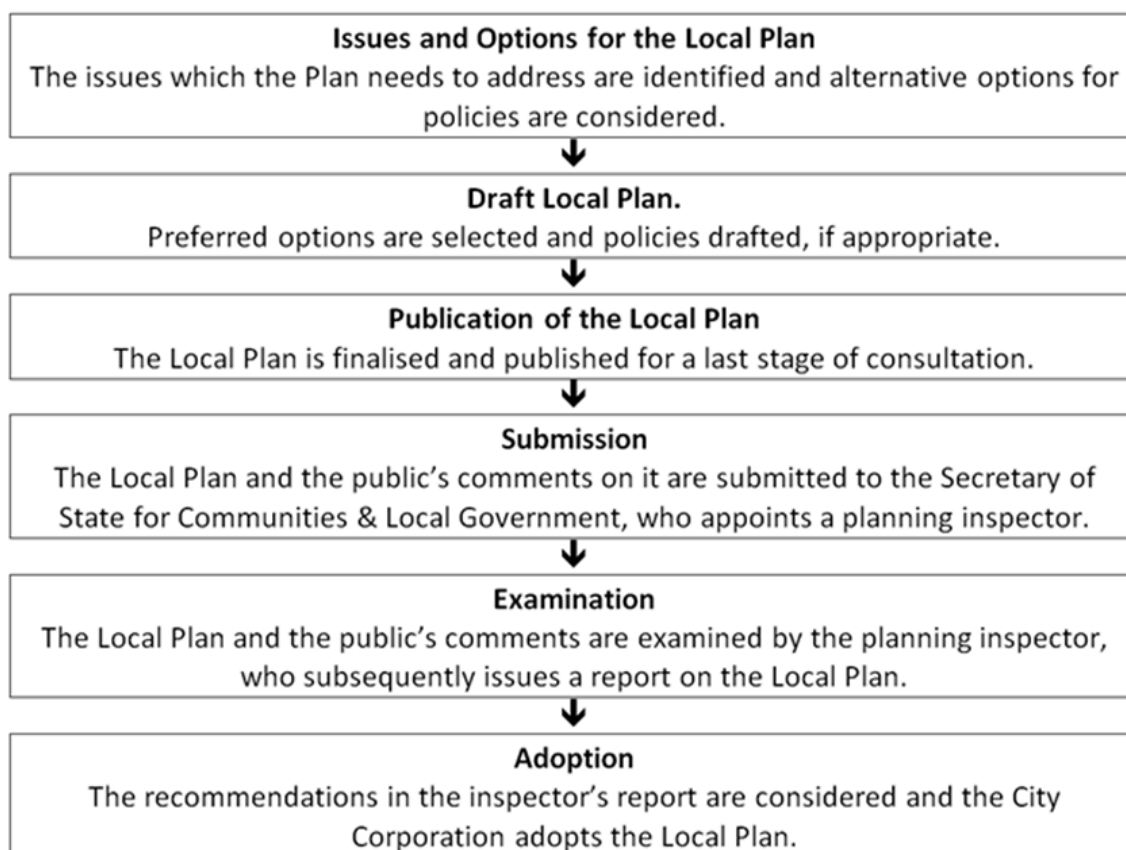
- 2.63. The methods and arrangements for consulting on the Local Plan, Supplementary Planning Documents and any review of the Community Infrastructure Levy Charging Schedule are explained in detail on the following pages.

Neighbourhood Planning

- 2.64. The City Corporation will meet the minimum requirements as set out in regulations in regard to consultations on establishing a Neighbourhood Forum and preparation of a Neighbourhood Plan.
- 2.65. The City Corporation will meet with any prospective neighbourhood forums to offer guidance and support where possible.

Local Plan

- 2.66. The City of London's existing Local Plan was adopted in January 2015. It is the key strategic planning document for the City of London and sets out the vision, strategy, objectives and policies up to 2026.
- 2.67. Local Plans require periodical reviews so that they remain up to date with regional and national policy as well as local circumstances.
- 2.68. Any Local Plan review will involve several stages during which the public will be consulted. These stages are set out below:



Consultation on each of these stages is detailed on the following pages.

Issues and Options for the Local Plan

2.69. Purpose of consultation

- On-going involvement of relevant individuals and organisations to provide representations on what issues the plan should address. The objective is to assist the City Corporation in the identification of issues which the Local Plan or its review needs to include and to discuss possible alternative policies and proposals to address these.
- To involve all appropriate groups in the preparation of the plan using a variety of consultation activities.
- To ensure that communities' views are considered at an early stage in the plan making process and to build and develop on-going community involvement.

2.70. Consultation arrangements

- Publish a consultation document identifying issues and alternative policy options for a minimum of six weeks.
- Make all documents available on the website.
- Make all documents available for inspection at the Guildhall and the City's libraries during normal opening hours for the length of the consultation period.
- Consult Specific and General consultation bodies.
- Consult residents, businesses, landowners and all on the City Corporation's Local Plan consultation database.
- Consult Duty to Co-operate bodies.
- Seek the views of the Department of the Built Environment Users' Panel, Conservation Area Advisory Committee and Access Group.
- Consult other appropriate bodies.
- Publish an update to the Local Plan Bulletin.
- Arrange public meetings as appropriate, as part of the process of continuing community engagement.
- Arrange displays at appropriate locations if considered useful.
- Consult on the Integrated Impact Assessment.

Draft Local Plan

2.71. Purpose of consultation

- To identify preferred policy options from the alternative options put forward at the previous consultation stage.
- To consult on a draft version of the Local Plan and take account of the public's views before it is finalised.

2.72. Consultation arrangements

- Publish the draft Local Plan or draft alterations to the adopted Local Plan for a minimum of six weeks.
- Issue a summary of the comments received at the previous consultation stage and explanation of how these have been taken into account.
- Make documents comprising the evidence base available.
- Make all documents available on the website.
- Make all documents available for inspection at the Guildhall and the City's libraries during normal opening hours for the length of the consultation period.
- Consult Specific and General consultation bodies.
- Consult residents, businesses, landowners and all on the consultation database and who may be interested.
- Consult Duty to Co-operate bodies.
- Seek the views of the Department of the Built Environment Users' Panel, Conservation Area Advisory Committee and Access Group.
- Consult other appropriate bodies.
- Publish an update to the Local Plan Bulletin.
- Arrange public meetings as appropriate, as part of the process of continuing community engagement.
- Arrange displays at appropriate locations if considered useful.
- Consult on the Integrated Impact Assessment.

Publication of the Local Plan

2.73. Purpose of consultation

- Formal consultation on the Local Plan or alterations to the adopted Local Plan before it is submitted to the Secretary of State for independent examination.
- This version of the Plan has been prepared in the light of previous consultation stages and is regarded by the City Corporation as its final draft. Comments at this stage will be considered at the examination by the Inspector.
- The City Corporation may propose limited changes to the Plan where these could resolve minor objections.

2.74. Consultation arrangements

- Publish the Local Plan or alterations to the adopted Local Plan for a minimum of six weeks.
- Publish the Integrated Impact Assessment.
- Publish a statement setting out which individuals and organisations were consulted on the draft Local Plan, how they were consulted, a summary of the issues they raised and how their comments were taken into account.
- Make the evidence base available.
- Publish a statement of the representations procedure.
- Make the Local Plan and supporting documents available for inspection at the Guildhall and the City's libraries during normal opening hours for the length of the consultation period.
- Notify the consultation bodies who were consulted at previous stages of the publication of the Local Plan.
- Publish the Local Plan and its supporting documents on the City of London's website, also detailing where and when they can be inspected or obtained.
- Contact all persons who have made representations at previous stages.
- Make the Local Plan available to the Built Environment Users' Panel, Conservation Area Advisory Committee, and Access Group.
- Publish an update to the Local Plan Bulletin.
- Update displays at appropriate locations.
- Inform other appropriate bodies.

Examination

- 2.75. After the close of the consultation period the City Corporation will submit the Local Plan or alterations to the adopted Local Plan and any representations received on it to the Secretary of

State for Communities & Local Government, who will appoint a planning inspector to examine the Plan. Consultation at this stage will follow the guidance issued by the Planning Inspectorate and any requirements of the inspector appointed.

Adoption

2.76. Once the inspector's report has been issued, and received, as soon as practicable, the City Corporation will:

- Make the inspector's report available on its website and for inspection.
- Inform those who made representations on the published Local Plan or alterations and others who asked to be notified of the availability of the inspector's report.

2.77. The City Corporation will consider the inspector's recommendations and the Local Plan or alterations will be adopted. Following adoption of the Local Plan or alterations the City Corporation will:

- Make the adopted Local Plan or alterations and Integrated Impact Assessment available on its website and for inspection.
- Send an adoption statement to those who made comments on the published Local Plan or alterations.
- Keep the supporting documents available on the website and for inspection for a minimum of six weeks following issue of the adoption statement.

Supplementary Planning Documents

- 2.78. Supplementary Planning Documents (SPDs) do not make policy but explain the policies and proposals contained in the Local Plan in more detail, where this is necessary.
- 2.79. Consultation involves publishing a draft of the SPD and SEA screening statement for comment. Where appropriate, preliminary consultation will be carried out before the publication of the draft SPD. A consultation statement will be made available when publishing the draft SPD for consultation.
- 2.80. When publishing the draft SPD the City Corporation will take the following steps:
- Make the draft Supplementary Planning Document and any supporting documents available for inspection during normal office hours at the Guildhall and the City's libraries for a minimum of four weeks.
 - Publish the draft Supplementary Planning Document and any supporting documents on the City Corporation's website, also detailing where and when they can be inspected or obtained.
 - Consult Specific and General consultation bodies who may have an interest, informing them of the consultation on the draft SPD.
 - Consult residents, businesses, landowners and all on the City Corporation's Local Plan consultation database.
 - Consult Duty to Co-operate bodies.
 - Seek views of Department of the Built Environment Users' Panel, Conservation Area Advisory Committee and Access Group as appropriate.
 - Arrange meetings, presentations, group discussions etc., if appropriate.
- 2.81. The City Corporation will then consider the comments received before amending (if appropriate) and adopting the SPD. When the SPD is adopted the City Corporation will:
- Publish the adopted SPD and adoption statement on the City's website.
 - Publish a consultation statement setting out who was consulted, summarising the issues raised by the public and explaining how these were addressed.
 - Send an adoption statement to all those who commented on the draft SPD (and at any preliminary consultation) and those who request to be notified of the SPD's adoption.

- Keep the supporting documents available on the website and for inspection for a minimum of three months following the issue of the adoption statement.

Community Infrastructure Levy

2.82. The Community Infrastructure Levy (CIL) is a statutory charge on development used to fund infrastructure provision. The City of London CIL was adopted on 1st July 2014 and the City Corporation has a duty to carry out periodic reviews. Its preparation involves the following stages:

- Consultation on a Preliminary Draft CIL Charging Schedule.
- Publication of a Draft Charging Schedule.
- Public examination.
- The CIL is brought into effect.

2.83. The City Corporation will make the following arrangements for consultation on the CIL.

Preliminary Draft Charging Schedule

2.84. Purpose of consultation

- To consult on the level of the CIL charge applicable in the City and take account of the public's views before it is finalised.
- To consult on the evidence base underpinning the proposed CIL charge.

2.85. Consultation arrangements

- Publish the Preliminary Draft Charging Schedule for a minimum of four weeks.
- Make documents comprising the evidence base available for inspection at the Guildhall and the City's libraries during normal working hours for the length of the consultation period.
- Make all documents available on the City Corporation's website.
- Consult adjoining boroughs and the Mayor of London.
- Consult residents, businesses and landowners who may be interested.
- Consult voluntary bodies and business representative bodies who may be interested.
- Consult all Specific and General consultation bodies who may be interested.
- Publish an update to the Local Plan Bulletin.
- Arrange public meetings, focus groups, etc., as appropriate, as part of the process of consultation.
- Seek the views of the Department of the Built Environment Users' Panel.

Publication of Draft Charging Schedule

2.86. Purpose of consultation

- Formal consultation on the Draft Charging Schedule before it is submitted for public examination. This version incorporates any changes made as a result of consultation on the Preliminary Draft Charging Schedule.

2.87. Consultation arrangements

- Publish the Draft Charging Schedule for a minimum of four weeks.
- Make documents comprising the evidence base available.
- Publish a statement of the representations procedure.
- Publish a statement of the fact that the Draft Charging Schedule and supporting material are available for inspection and where they can be inspected.
- Publish a statement setting out which individuals and organisations were consulted on the Preliminary Draft Charging Schedule, how they were consulted, a summary of the issues they raised and how their comments have been taken into account.
- Include a notice setting out a statement of the representations procedure and of the availability of documents for inspection in a local newspaper.
- Make all documents available on the City Corporation's website.
- Make the Draft Charging Schedule and supporting documents available at the Guildhall and the City's libraries during normal working hours for the length of the consultation period.
- Consult adjoining boroughs and the Mayor of London.
- Consult all Specific and General consultation bodies, residents, business, voluntary bodies and business representatives' consultation bodies who may be interested.
- Publish an update to the Local Plan Bulletin.
- Arrange public meetings, focus groups, etc., as appropriate, as part of the process of consultation.
- Seek the views of the Department of the Built Environment Users' Panel.

Examination

- 2.88. After the close of the consultation period the City Corporation will submit the Draft Charging Schedule, a statement of consultation, copies of any representations received and copies of the evidence base to the appointed Examiner. Any person

making representations on the Draft Charging Schedule has a right to be heard by the Examiner.

Approval

- 2.89. The Examiner will report to the City Corporation. The City Corporation will consider the report and, if recommended for approval, approve the CIL Charging Schedule by resolution of the Court of Common Council, setting a date on which the CIL will come into effect.

3 Consultations on Planning Applications

Introduction

- 3.1. Development management is the process through which planning applications are considered. An important part of the process is to provide information and advice to applicants and to seek and take into account the views of the general public on all planning applications.
- 3.2. The statutory requirements for consultation on planning applications are set out in legislation. These requirements vary according to the type of proposal but include notification to specified bodies and the general public. Publicising an application requires notice to be displayed on or near the site, information to be provided on the City Corporation's website and notice to be published in the local press in the case of major applications or listed buildings and applications within a conservation area. Table 1 sets out means used by the City Corporation for publicising planning applications in accordance with the statutory requirements.

Type of development	Site notice	Newspaper advertisement	Website
Applications for major development as defined in the Development Management Procedure Order	X	X	X
Applications subject to Environmental Impact Assessment which are accompanied by an environmental statement	X	X	X
Applications which do not accord with the development plan in force in the area	X	X	X
Applications which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies	X	X	X
Applications for planning permission not covered in the entries above e.g. non-major development	X		X
Applications for listed building consent	X	X	X
Applications to vary conditions attached to a planning permission or listed building consent.	X	X	X

Table 1. Consultation requirements for planning applications

Pre-application discussions / general planning advice

- 3.3. Prior to any application being submitted it is considered of considerable importance, for both the City Corporation and the applicant, that discussions are held so that advice may be provided and any issues of concern discussed. Such discussions can significantly speed up the application process as well as ease the understanding of planning considerations and ultimately reduce the likelihood of an application being refused. A charge is made for pre-application meetings and a schedule of charges is available on the City Corporation's planning website.
- 3.4. The City Corporation offers the following services:
- 3.5. **Advice** – Assistance and guidance is given to applicants before and after applications are submitted. Advice may be available at meetings, in writing, by telephone and by email.
- 3.6. **Negotiations** - Proposals are discussed with applicants to ensure that technical and other advice is provided and that development meets development plan policies and achieves the highest standards of design.
- 3.7. **Enquiries office** - A public counter service is provided where statutory and other information may be obtained in person between 9.30am and 4:30pm Monday to Friday.
- 3.8. **Planning officer** - A professional officer is available to give general advice without an appointment between 9.30am and 4:30pm, Monday to Friday.
- 3.9. **Website (www.cityoflondon.gov.uk/plans)** - The City Corporation's website contains general information on town planning in the City of London, including planning policy documents, application forms, advice on what information is needed with applications and records of planning applications previously submitted.
- 3.10. **Planning Portal (www.planningportal.co.uk)** – The Planning Portal is a government website which provides information and advice on general planning matters. It also contains a link to the City of London's planning policies. Planning applications may be submitted electronically through the Planning Portal.

- 3.11. **Informing people about planning applications** - The City Corporation informs people of planning applications in a number of different ways. The following methods are used in all cases:
- 3.12. **Weekly list** - Weekly lists of new applications are available on the City Corporation's website.
- 3.13. **Site notices** - A public notice is displayed on or near the site within ten working days of receipt of all valid and relevant applications for planning permission, listed building consent, works to trees with preservation orders and removal of trees in conservation areas.
- 3.14. **Website** - Details of current applications and the weekly list are available on the City Corporation's website. The public may submit comments on any valid planning application via the website: www.cityoflondon.gov.uk/plans
- 3.15. The following methods of consultation are additionally used in appropriate cases:
- 3.16. **Neighbour notification** - In some circumstances letters are sent to owners and occupiers of buildings where proposals may affect them, e.g. neighbouring residential buildings and public buildings such as churches. A database of residential properties is maintained and residential neighbours will be notified of relevant applications. The City Corporation will consult residents in other local authorities who are considered to be affected by development proposals. Normally, 21 days will be provided to comment although sometimes there will be a shorter response period.
- 3.17. **Newspaper** - When required by regulation, a notice will be placed in the local newspaper 11 days after the Friday of the week in which the application is validated.
- 3.18. **Content of applications** – The City Corporation will require applicants to provide appropriate illustrative material to assist the public in understanding proposals, which may include photo-montages, perspectives and models.
- 3.19. **Consultation with other bodies** - The City Corporation consults specific organisations in accordance with the statutory requirements and other bodies when appropriate. A large scale proposal could affect a wide area or have an impact on many people. A list of people and organisations consulted on planning applications by the City Corporation is available on the website

and is kept up to date. A letter or email is sent to consultees inviting their comments and in some cases copies of the application and documents are sent to those consulted. Comments can be submitted by letter or email, or through the City Corporation's website.

- 3.20. **Availability of applications to view** - All letters and public notices state that an application has been made and include a brief description of the proposal, details of where the application can be viewed and how to contact the Department of the Built Environment. Applications can be viewed on the City Corporation's website and are also available to view at the Department of the Built Environment enquiries desk which is open between 9.30am and 4:30pm Monday to Friday, where an officer is available to assist, and at other times by appointment.
- 3.21. **Site visits** - Application sites are visited by planning officers. Neighbouring premises may be visited if a neighbour asks for assistance in understanding a proposal or wishes to demonstrate a concern.
- 3.22. **Presentations** – City Corporation officers present relevant applications to meetings of the Conservation Area Advisory Committee and the City of London Access Group, which are external independent bodies, in order that these bodies may be briefed when making observations on applications. These two groups have been established to advise the City Corporation on particular aspects of both planning policy and planning applications:
- *The Conservation Area Advisory Committee* is consulted on applications within and affecting the City's conservation areas.
 - *The Access Group* advises on making the City's environment accessible to all, including people with disabilities.
- 3.23. **Consultation by Applicants** - The City Corporation greatly encourages applicants to engage with the community at the pre-application stage. Such engagement should be proportionate to the nature and the scale of any proposed development. Whilst there is currently no statutory requirement to carry out pre-application consultation for most forms of development, the National Planning Policy Framework indicates that such engagement at an early stage can improve the speed at which applications are determined and the more issues resolved at the pre-application stage the greater the benefits for all parties concerned.

When comments on planning applications have been made

The City Corporation undertakes to:

- 3.24. **Acknowledge** all comments on applications in writing or by email within three working days of receipt. People making representations will be notified of the name of the Case Officer and their contact details. Comments made on planning applications will be published on the City Corporation's online planning application system.
- 3.25. **Consultation on revised proposals.** Comments are conveyed to applicants and, where significant revisions are made, the City Corporation will notify those it considers would be affected by the revisions and who have commented on the proposal, in writing or by email, as appropriate.
- 3.26. **Committee and Delegated Reports.** When an application is referred to the Planning and Transportation Committee, a summary of all relevant comments or objections are included in the report and the comments are attached or placed in the Members' Reading Room. In the case of delegated decisions, the comments are summarised in the report and held on the planning file.
- 3.27. **Public speaking at Committee.** When an application is considered by the Planning & Transportation Committee, individuals and persons representing organisations may speak at the Committee meeting, subject to current guidelines. A copy of the guidelines is kept available for inspection from the Committee Clerk and on the City Corporation's website. Everyone who has made comments on an application being considered by the Committee will be advised of the date and the arrangements for public speaking at the Committee.

Informing people of decisions on planning applications

- 3.28. It is important that planning decisions are open and transparent. Decisions on planning applications are made exceptionally by the Court of Common Council and more usually by the Planning and Transportation Committee, the Chief Planning Officer or other officers with delegated powers. The criteria for determining whether the decision should be taken by the Court of Common Council, Committee or officers are set out in the Planning & Transportation Committee's terms of reference and the Delegation Instrument, which are available on the City Corporation's website.

- 3.29. Reports to Committee or for a delegated decision set out the material considerations. Planning conditions or reasons for refusal are attached.
- 3.30. When applications for planning permission accord with the policies contained within the development plan, when no more than four objections to the proposal have been received and when the proposal includes no major planning issues the decision is normally taken by the Department of the Built Environment's Chief Planning Officer or other officers with delegated powers. Over 90% of planning applications are dealt with in this way.
- 3.31. Major applications and planning applications that have received more than four objections or are of broad public interest or are recommended for refusal are considered by the Planning and Transportation Committee, which normally meets on a three-weekly cycle. Agendas and committee reports are available from the Town Clerk six working days before the meeting, and may also be viewed on the City Corporation's website.
- 3.32. **Issue of decisions** - Decisions on planning applications will be issued within two working days of the decision being made.
- 3.33. **Notification of decisions** - People and organisations that make representations in respect of an application will be notified of the decision, in writing or by email, within three days of the decision being issued.
- 3.34. **Weekly list of applications determined** – This is available on the City Corporation's website.
- 3.35. **Appeals** - If an application is refused, the applicant has a right to appeal against this decision or against conditions attached to a planning permission. Due to pre-application discussions less than 1% of applications are refused in a normal year and consequently few appeals are lodged. Where an appeal is lodged, those people and organisations notified of the original application and other people who made observations on the original planning application will be notified of the appeal in accordance with the relevant government regulations.

Committee(s):	Date(s):	Item no.
Planning & Transportation	5 th July 2016	
Subject: Revenue Outturn 2015/16		Public
Report of : The Chamberlain Director of the Built Environment Director of Culture, Heritage and Libraries The City Surveyor		For Information

Summary

This report compares the revenue outturn for the services overseen by your Committee in 2015/16 with the final budget for the year. Overall total net expenditure across all risks during the year was £18.120m, whereas the total budget was £16.958m, representing an overspend of £1.162m as set out below:

Summary Comparison of 2015/16 <u>All Risk</u> Revenue Outturn with Final Agreed Budget			
	Final Budget £000	Revenue Outturn £000	Variations Increase/ (Reduction) £000
Direct Net Expenditure			
Director of the Built Environment	4,020	5,637	1,617
Director of Culture, Heritage and Libraries	1,410	1,404	(6)
The City Surveyor	742	383	(359)
	-----	-----	-----
Total Direct Net Expenditure	6,172	7,424	1,252
	-----	-----	-----
Capital and Support Services	10,786	10,696	(90)
Overall Totals	16,958	18,120	1,162

Chief Officers have submitted requests to carry forward local risk underspending and these requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.

Recommendation

It is recommended that this revenue outturn report for 2015/16 and the proposed carry forward of local risk underspendings to 2016/17 are noted.

MAIN REPORT

Revenue Outturn for 2015/16

1. Actual net expenditure across all risks for your Committee's services during 2015/16 totalled £18.120m, an overspend of £1.162m compared to the final budget of £16.958m. A summary comparison with the final budget for the year is tabulated below. In this and subsequent tables, figures in brackets indicate income or in hand balances, increases in income or decreases in expenditure.

Table 1 - Summary Comparison of 2015/16 All Risk Revenue Outturn with Final Budget				
	Final Budget £000	Revenue Outturn £000	Variations Increase/ (Reduction) £000	Variation Increase/ (Reduction) %
Local Risk				
Director of the Built Environment	9,089	8,718	(371)	(4.1)
Director of Culture, Heritage and Libraries	1,410	1,404	(6)	(0.4)
The City Surveyor				
- Breakdown Repairs	210	128	(82)	(39.0)
Maintenance	532	255	(277)	(52.1)
- Additional Works Programme	----- 742	----- 383	----- (359)	----- (48.4)
	----- 11,241	----- 10,505	----- (736)	----- (6.5)
Total Local Risk				
Central Risk				
Director of the Built Environment	(5,069)	(3,081)	1,988	39.2
Capital and Support Services	10,786	10,696	(90)	(0.8)
Overall Totals	16,958	18,120	1,162	6.9

2. The main local risk variation comprises:
 - **Director of Built Environment (£371,000 underspend):**

- i. On-Street Parking savings (£381,000) due mainly to delays in obtaining Committee approval to undertake the upgrade work on the pay and display machines, reduced pay and display machine maintenance costs, salary savings on vacant posts, reduction in rental and telemetry charges due to the withdrawal of card payment facility and other general underspends.
 - ii. Drains and Sewers savings (£124,000) as a result of additional income from Thames Water Contract reimbursements and increases in pipe-subway opening fees.
 - iii. Building Control underspends (£109,000) due to salary savings as a result of difficulties in recruiting.
 - iv. Town Planning underspend (£93,000) due mainly to staff time recharged to Thames Tideway Tunnel, reduction in payment for General Development Order notices, reduced printing charges and other running cost savings.
 - v. Transportation Planning £185,000 and Highways £82,000 overspend mainly due to under recovery of staff costs due to time allocated on shadow capital schemes and other non-recoverable high priority corporate projects e.g Cultural Hub and Future Cities. This was partly reduced by additional highway administration fee income for recoverable works.
 - vi. Off-Street Parking overspend £74,000 was mainly due to shortfall in income from season tickets and increased maintenance contract costs.
 - vii. Traffic Management overspend £62,000 due to shortfall in road closure licence fees, which were partly offset by salary savings on vacant posts and additional hoarding and scaffolding licence fee income.
- **City Surveyor (£359,000)** - the underspend on 'Breakdown Repairs Maintenance' was (£82,000). With regard to the (£277,000) underspend for the Additional Works Programme, this does not form part of the City Surveyor's local risk budget and will be rolled over to 2016/17. The Additional Works Programme is a three year rolling programme reported to the Corporate Asset Sub Committee (CASC) quarterly, where the City Surveyor will report on financial performance and also phasing of the projects. Under the governance of the

programme, unspent budgets are automatically rolled over for the life of the programme to allow for the completion of projects which span multiple financial years.

3. The central risk overspend of £1,988,000 is mainly due to funding contributions to City Fund from Bridge House Estate for the London Bridge Staircase project £2,176,000 and a reduction in transfer funding from On-Street Parking Reserve account £205,000 mainly due to reduced net operating costs in On-Street Parking. This has been offset by an increase in planning fee income (£276,000) from a couple of large unanticipated applications which were submitted and reimbursement of funding to Finance Contingency for CIL preparation costs (£71,000).
4. The capital and support services underspend of (£90,000) is mainly due to capital charges relating to Corporate IT systems which were lower than budgeted due to a change in the basis of apportionment between service departments. However, the impact on the City Fund overall was neutral.
5. Annex A provides a more detailed comparison of the local and central risk outturn against the final budget, including explanation of significant variations.
6. Annex B provides a movement in budget from the latest approved budget to the final budget in 2015/16.

Local Risk Carry Forward to 2016/17

7. The Director of the Built Environment had a local risk underspending of (£371,000) on the activities overseen by your Committee, which is eligible to carry forward to 2016/17. The Director also had local risk underspends of (£41,000) on activities overseen by other Committees she supports. The Director is proposing that a total of £336,000 is carried forward, of which £85,000 relates to Port Health & Environmental Services Committee and £251,000 relates directly to activities overseen by your Committee for the following purposes:
 - £50,000 to fund staff costs for Cultural Hub Public Realm Programme.
 - £46,000 for safety improvements to West Smithfield/Poultry junction and Health & Safety audit of Smithfield Market operations identified a need for

measures to reduce traffic speeds turning into East Poultry Avenue to reduce risk to market operatives.

- £40,000 for daylight/sunlight study to support work on the Future City to analyse impact on residential, other sensitive uses and open spaces.
 - £30,000 is required for additional 3-D modelling work on the Eastern Cluster.
 - £20,000 for the completion of the Strategic Housing Market Assessment for the City.
 - £20,000 to complete the Barbican Listed Building Management Guidelines volume 3 to provide planning certainty for works to the building for the future and to support the wider work on the development of the Cultural Hub.
 - £20,000 for wind modelling to enhance the understanding of wind patterns including preparation of Supplementary Planning Documents to include revised comfort modelling for all groups.
 - £10,000 is required for publicity costs to raise the profile of the planning function.
 - £10,000 to fund further pedestrian modelling to identify key sites where additional pedestrian routes need to be negotiated as part of development proposals.
 - £5,000 is required for benchmarking review of off street parking charges as car parking charges have not been increased for some time.
8. These requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.
9. The Director of Culture, Heritage & Libraries had a local risk underspend of (£6,233) on the activities overseen by your Committee. The Director also had a local risk underspend totalling (£898,000) on activities overseen by other Committees and is proposing that £119,000 of his underspend be carried forward to 2016/17.

Thames Bridges' Repairs, Maintenance and Major Works Fund

10. The Bridges Repairs, Maintenance and Major Works Fund is operated to provide sufficient resources to meet the maintenance costs of the five bridges over a period of 50 years.

The fifty year programme of works undertaken by the City Surveyor and the Director of the Built Environment to be met by the fund was agreed by your Committee on 15th December 2015. The breakdown is shown below in Table 2.

11. The actual expenditure for 2015/16 was £1.602m against a budget of £2.861m, an underspend of (£1.259m).

	Final Budget £'000	Outturn £'000	Variance increase/ (decrease) £'000	Variation Increase/ (Reduction) %
Blackfriars Bridge	228	67	(161)	(70.6)
Southwark Bridge	112	63	(49)	(43.7)
London Bridge	175	52	(123)	(70.0)
Millennium Bridge	390	313	(77)	(19.7)
Tower Bridge	1,956	1,107	(849)	(43.4)
Total	2,861	1,602	(1,259)	(44.0)

12. The principal reasons for the (£1.259m) variances are set out below:

- **Blackfriars Bridge** - underspend of (£161,000) was as a result of no access to the bridge due to issues co-ordinating span closures with Network Rail and on-going Cycle Super Highways works.
- **Southwark Bridge** - underspend of (£49,000) was mainly due to delays by Thames Water undertaking essential repairs to the water main in the approaches to the bridge before works to Park Street Bridge could be undertaken.

- **London Bridge** - underspend of (£123,000) was mainly due to works being postponed due to delays in completion of the new staircase. This includes the removal of the old staircase and reinstating the access cradles.
 - **Millennium Bridge** - underspend of (£77,000) was mainly due to work on repainting the bridge coming under budget (£57,000) and reduced spend in consultancy fees (£20,000).
 - **Tower Bridge** - underspend of (£849,000) was mainly due to delays in the approval process for the Tower Bridge Re-decking Project (£370,000), works no longer required and/or not completed to the required standard as part of the lift refurbishment work (£270,000) and various other minor works being re-programmed into the next financial year.
13. The balance on the fund at 31st March 2016 was £142.891m (£138.688m 31st March 2015), an increase of £4.203m from a year earlier, as set out in Table 3 below.

Table 3: Thames Bridges' Repairs, Maintenance and Major Works Fund	
Movement in Fund 2015/16	
	£'000
Balance brought forward 1st April 2015	(138,688)
<u>Expenditure:</u>	1,602
<u>Income:</u>	
Planned contributions to fund on 1 st April	(1,077)
Interest accruing	(121)
Rental income	(1,125)
Investment income	(2,249)
Loss on fair value of investments	3,161
<u>Capital Movements</u>	
Gain on property revaluation	(4,394)
Balance carried forward at 31st March 2016	(142,891)

14. The loss on fair value investment relates to decreases in market value of investments held within the Fund. The gain on property revaluation reflects the in-year, unrealised market movement in the value of property investments made from the balances held in the Bridges Repairs Fund. The balance on the fund as at the 31st March 2016 of £142.891m will be carried forward to meet the cost of works in 2016/17 and later years.

15. An updated 50 year programme will be presented later on in the year to your committee for approval, as part of the annual estimate cycle.

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Appendices

Annex A – Planning & Transportation Committee – Comparison of 2015/16 Revenue Outturn with Final Budget

Annex B - Planning & Transportation Committee – Movement in 2015/16 Latest Approved Budget to Final Budget

Planning & Transportation Committee – Comparison of 2015/16 Revenue Outturn with Final Budget

	Final Budget £000	Revenue Outturn £000	Variation Increase/ (Decrease)	Variation Increase/ (Reduction) %	Reasons
LOCAL RISK					
Director of the Built Environment					
City Fund					
Town Planning	2,430	2,337	(93)	(3.8)	1
Planning Obligations	0	0	0	0	
Transportation Planning	472	657	185	39.2	2
Road Safety	242	215	(27)	(11.2)	
Building Control	37	(72)	(109)	(294.6)	3
Structural Mtce/Inspections	452	413	(39)	(8.6)	
Highways	3,386	3,468	82	2.4	4
Traffic Management	(1,237)	(1,175)	62	5.0	5
Off-Street Parking	(43)	31	74	172.1	6
On-Street Parking	2,765	2,384	(381)	(13.8)	7
Drains & Sewers	331	207	(124)	(37.5)	8
Committee Contingency	0	0	0	0	
Total City Fund	8,835	8,465	(370)	(4.2)	
Bridge House Estates					
Thames Bridges	254	253	(1)	(0.4)	
Total Direct of the Built Environment	9,089	8,718	(371)	(4.1)	
Director of Culture, Heritage & Libraries					
Tower Bridge	1,410	1,404	(6)	(0.4)	
The City Surveyor*					
Town Planning	106	30	(76)	(71.7)	
Highways	238	146	(92)	(38.7)	
Off-Street Parking	398	207	(191)	(48.0)	
Total City Surveyor	742	383	(359)	(48.4)	9
TOTAL LOCAL RISK	11,241	10,505	(736)	(6.5)	

(*includes the Additional Works Programme)

Reasons for significant Local Risk variations

1. **Town Planning** - underspend due to staff vacancies (£13,000), reduction in printing charges (£19,000), reduced costs for advertising General Development Order notices (£26,000), savings across other supplies and services expenditure budgets (£3,000) and Thames Tideway Tunnel SLA contribution for officers time spent on the project (£32,000).
2. **Transportation Planning** - overspend as a result of under recovery of staff costs due to vacancies, staff working on shadow schemes and other Corporate non recoverable projects £167,000 and shortfall in income from stopping up orders and projection Licences £14,000.
3. **Building Control** - underspend due to staff vacancies (£82,000), reduction in payment for software maintenance subscription costs (£15,000), savings across other supplies and services expenditure budgets (£9,000) and additional Building Regulation fee income (£3,000).
4. **Highways** – overspend mainly due to under recovery of staff costs due to vacancies, staff working on shadow schemes and other Corporate non recoverable projects £132,000, which has been offset by additional highway administration fee for recoverable works (£50,000).
5. **Traffic Management** - overspend due to a shortfall in income from road closure fees £146,000 which was partly offset by, salary underspends due to vacancies (£40,000), increased income from hoardings and scaffolding licences (£34,000) and savings across various budgets (£10,000).
6. **Off-Street Parking** - overspend mainly due to shortfall in season ticket car park fees £59,000 and increased car park maintenance contract costs £20,000.
7. **On-Street Parking** - underspend of (£227,000) due to upgrade of pay and display machines not being carried out due to delays in getting Committee approval to carry out the works, reduction in rental and telemetry charges due to withdrawal of card payment facility (£31,000), salary savings in the Parking Ticket Office due to vacancies (£33,000), reduced repair and maintenance costs for parking meters (£27,000), reduction in software maintenance costs (£21,000), reduction in printing charges (£14,000), reduced legal fee costs (£14,000) and reduced contract costs due to reduction in PAS charges (£13,000).
8. **Drains and Sewers** – underspend of (£124,000) mainly due to increase in reimbursement from Thames Water contract (£48,000),

increase in pipe-subway openings fees due to increased activity (£46,000) and savings across various budgets (£30,000).

9. **City Surveyor** - underspend of (£82,000) on Breakdown Repairs Maintenance is due to delays in specifying and procuring Highways statues servicing contract and credit received for works in relation to the relocation of pipework in London Wall car park. The City Surveyor's Additional Works Programme underspend of (£277,000) was mainly due to delays in the Replacement/Landlords Lighting and Power Rewire projects at the Off-Street car parks, Shoe Lane bridge works and conservation works to City Wall being deferred to 2016/17.

Planning & Transportation Committee – Comparison of 2015/16 Revenue Outturn with Final Budget

	Final Budget £000	Revenue Outturn £000	Variation Increase/ (Decrease) £000	Variation Increase/ (Reduction) %	Reasons
CENTRAL RISK					
Director of the Built Environment					
City Fund					
Town Planning	(804)	(1,080)	(276)	(34.3)	10
Planning Obligations	0	(71)	(71)	0	11
Highways	(1,896)	(1,955)	(59)	(3.1)	12
Off-Street Parking	(551)	(431)	120	21.8	13
On-Street Parking	(2,853)	(2,709)	144	5.0	14
Structural Maintenance Committee	(130)	(164)	(34)	(26.2)	
Contingency	12	0	(12)		
				(100.0)	
	(6,222)	(6,410)	(188)	(3.0)	
Bridge House Estates					
Thames Bridges	1,153	3,329	2,176	188.7	15
Total Director of the Built Environment	(5,069)	(3,081)	1,988	39.2	
TOTAL CENTRAL RISK	(5,069)	(3,081)	1,988	39.2	

Reasons for significant Central Risk variations

10. **Town Planning** – favourable variance is from planning fee income due to large planning applications being submitted in the last quarter of the financial year which were not anticipated.
11. **Planning Obligations** – variance due to reimbursement of CIL preparation costs back to Finance contingency as agreed at Finance Committee on 1st May 2012.
12. **Highways** – increase in funding transfer from On-Street Parking Reserve Account for eligible road maintenance works.
13. **Off-Street Parking** - local risk operating overspend of £74,000 and reduced spend by the City Surveyor on the Additional Work

Programme (£191,000), resulted in a reduced requirement to draw down from the On-Street Parking Reserve Account £118,000.

14. **On-Street Parking** – increases in central risk parking meter income (£265,000) and PCN income (£446,000), together with increase in the provision for bad debts £30,000, resulted in a surplus position and allowed an increase in the funds transferred to the On-Street Parking Reserve Account of £807,000.
15. **Thames Bridges** – variance due to funding for the construction of London Bridge Staircase £2,176,000, as the new staircase is a City Fund asset, the funding from Bridge House Estates is being charged to revenue. Expenditure on the project was incurred ahead of the assumed phasing.

Planning & Transportation Committee – Movement in 2015/16 Latest Approved Budget to Final Budget

Analysis by Service Managed	Original Budget 2015-16 £'000	Latest Approved Budget* 2015-16 £'000	Final Budget 2015-16 £'000	Movement £'000	Notes
CITY FUND					
Town Planning	2,108	2,426	2,441	15	(a)
Transportation Planning	993	1,331	1,331	0	
Planning Obligations	0	0	0	0	
Road Safety	274	315	315	0	
Street Scene	0	0	0	0	
Building Control	526	436	436	0	
Structural Maintenance/Inspections	506	160	130	(30)	(b)
Highways	9,175	8,507	8,609	102	(b)
Rechargeable Works	0	0	0	0	
Traffic Management	(706)	(932)	(924)	8	(c)
Off- Street Parking	0	80	80	0	
On – Street Parking	0	227	227	0	
Drains & Sewers	433	495	456	(39)	(b)
Contingency	399	15	12	(3)	(a)
TOTAL CITY FUND	13,708	13,060	13,113	53	
BRIDGE HOUSE ESTATES					
Bridges	1,873	1,983	1,983	0	
Tower Bridge Operational	1,712	1,811	1,862	51	
TOTAL BRIDGE HOUSE ESTATES	3,585	3,794	3,845	51	(d)
TOTAL	17,293	16,854	16,958	104	

*Latest Approved Budget as reported to your Committee on 15th December 2015.

Notes:

- a) Transfer of £3,000 from Contingency to Town Planning to cover the cost of Deputy Chair of P&T Committee to attend MPIM and adjustment for support service recharge of £12,000 for legal fees.
- b) Transfer of £30,000 from Structural Maintenance for repair & maintenance works, £39,000 from Drains & Sewers for additional repair & maintenance works and £33,000 adjustment for supplementary revenue project relating to St Paul's Area Security.
- c) Adjustment for support service recharge of £8,000 for film liaison staff costs.
- d) £51,000 adjustment for support service recharges due to different method of apportioning central support recharges between Tower Bridge Tourism and Operational.

Committee:	Date:
Planning & Transportation	5 th July 2016
Subject: Housing and Planning Act	Public
Report of: Remembrancer	For Information
Report author: Sam Cook, Assistant Parliamentary Affairs Counsel	

Summary

This report advises the Committee of the enactment of the Housing and Planning Act, the Bill for which was reported to the Committee at its meetings on 15th December last and 2nd February. The proposals described in those reports have now all passed into law, although various modifications were made, and policy clarifications offered, during the parliamentary proceedings. Developments with regard to the main planning measures are summarised in the body of the report below. Among other things, those measures enable a pilot scheme for competitive provision of planning processing services, introduce an independent adjudication scheme for 'section 106' disputes, promote the supply of 'starter homes' for first-time buyers, enable 'planning permission in principle' to be granted for land identified as suitable for housing, and replace powers to override easements such as rights to light.

Recommendation

The Committee is invited to receive this Report, and to note in particular the actions referred to in paragraphs 3, 10 and 12 in support of the City Corporation's interests.

Main Report

1. The Housing and Planning Act contains important measures intended to set the direction of the Government's housing policy and enable it to meet its house-building targets. In part this is to be achieved through reforms to the planning process. The Bill for the Act proved contentious, with the Government suffering an unusually large number of defeats in the House of Lords. Nevertheless it successfully passed into law before the end of the parliamentary session, with only minor concessions on the part of the Government. This report summarises the outcome of the parliamentary proceedings in relation the principal planning provisions of the Act. It does not repeat all of the detail set out in the earlier reports, for which reference may be made to the background papers listed at the end of this report.

2. During the passage of the Bill two consultations were issued by the Government about how the measures are to be implemented in secondary legislation—one on ‘starter homes’ and one on other planning matters. The Director of the Built Environment submitted to both consultations on behalf of the City Corporation. The Government’s responses to the consultations, which are expected to clarify much of the detail about how the Act will operate in practice, have yet to be published.

Alternative processing of planning applications

3. The Act will enable the Government to introduce a scheme whereby external providers will be able to compete with a local planning authority for the work of processing, but not deciding on, planning applications. The proposal met with some disquiet from local government representatives concerned about conflicts of interest, but was supported by many on the Conservative benches. Technical amendments were made in order to emphasise that the provisions only authorise a pilot scheme for a limited period. The Government rejected amendments which would have made participation in the scheme voluntary on the part of local planning authorities. It did indicate, however, that it would seek a consensual approach where possible, departing from this only where necessary to secure a properly representative sample of planning authorities. In accordance with views expressed by Members of this Committee when considering the reports on the Bill for the Act, representations were made at a Ministerial level to the effect that the City, owing to the unusual complexity of its planning work, would not be suitable for inclusion in this sample.
4. While some broad principles of the pilot scheme are discussed in the current consultation, many details remain unclear and will have to await secondary legislation. It is not expected that the scheme will begin before April 2017, although the pilot areas should be known by the end of the year.

Section 106 agreements

5. Proposals to introduce an independent adjudication scheme for ‘section 106’ disputes passed with little detailed scrutiny in either House. The drafting of the measures has left a number of uncertainties, such as when a section 106 negotiation becomes an “unresolved issue” (which is necessary to invoke the procedure) and the grounds on which a local planning authority is able to refuse a planning application once the developer has complied with the adjudicator’s decision. Other details, such as whether the procedure will be able to be invoked by a third party, will become clear once the Government has responded to the current consultation. Of particular importance will be the special timeframes that apply to the processing of an application once the scheme is invoked, and whether they allow flexibility for sort of consensual extension that is often agreed for large development proposals in the City.
6. A separate measure on section 106 gives the Government the power to make regulations restricting the enforceability of affordable housing obligations. This was aimed at reintroducing the ‘small sites exception’ policy that was quashed by the High Court last year. In the light of the Court of Appeal’s

recent judgment reversing that ruling, it is not known whether the Government will still pursue regulations.

Starter homes

7. The Act is intended to shift the balance of housing provision in favour of 'starter homes', which are available to first-time purchasers under the age of 40 at 80 per cent of market value, up to a price of £450,000 in Greater London and £250,000 elsewhere. It does so through placing local planning authorities under a general duty to promote the supply of starter homes when exercising planning functions, and through regulations requiring that residential developments may only be given planning permission if they include a certain proportion of starter homes. When viability constraints are taken into account, this will inevitably limit the scope to seek planning obligations for the provision of more conventional forms of affordable housing. The proposals passed in the face of strong resistance in the House of Lords, which favoured greater discretion for local housing authorities to decide on the type of affordable housing best suited to their areas.
8. A current consultation proposes to set the starter homes requirement at twenty per cent of units on residential developments consisting of more than ten units, subject to certain exemptions such as specialist housing and estate regeneration schemes. It is anticipated that a requirement set at this level will leave little, if any, room for councils in London to require further affordable housing contributions through section 106 agreements, on which the City Corporation's affordable housing schemes have typically relied. (Contributions from commercial developments will, however, be unaffected.) The consultation also proposes to allow local authorities to accept commuted payments for starter homes elsewhere, in lieu of on-site provision. The Government conceded in Parliament that purchasers of starter homes will have to repay a proportion of the discount they received if they sell within a given period, on a 'tapered' basis according to the length of time they remain in the property. The length of this 'taper' has not yet been determined, but seems likely to be set at eight years.

Planning permission in principle

9. The Act introduces a new concept of 'planning permission in principle'. This is intended to establish the principle of development—its location, use, and amount of units—before consideration of other planning matters, which will be dealt with by an application to the local planning authority for 'technical details consent'. This two-stage process is intended to give greater certainty to developers so that they are encouraged to invest in developing detailed proposals. Permission in principle will be granted automatically to sites identified in local or neighbourhood plans, or in new registers of brownfield land which the Act will require local planning authorities to maintain. The Government also proposes to allow local planning authorities to grant permission in principle on application, but it is likely that this ability will be confined to minor development.
10. During the parliamentary proceedings on the Bill, the Government offered a number of important clarifications about how permission in principle is

intended to operate. In particular, it accepted an amendment to the Bill which spells out that only 'housing-led' development may be given permission in principle, and gave assurances that local planning authorities would retain discretion over the designation of individual sites so as to be able to assess their suitability for housing. This is in keeping with representations made by the City Corporation and other bodies, and should ensure that permission in principle does not provide a vehicle for inappropriate residential development in the City.

Overriding of easements

11. The Act contains a new power for bodies with powers of compulsory purchase to override easements and other rights affecting land, in connection with a development for which compulsory purchase could be used. This will replace a number of more specific powers, including section 237 of the Town and Country Planning Act 1990, which enables local planning authorities to override rights affecting land held in their planning estates. This power has been used in the City to overcome obstacles such as rights to light, which would otherwise inhibit development. The new power, while drafted differently, will operate in much the same way.
12. As originally drafted, the Bill would seemingly have extended the new power in perpetuity to subsequent owners of the site concerned. Given that the body with compulsory purchase powers is liable in default for any interference with an easement carried out in reliance on the overriding power, this could have exposed the City Corporation to open-ended compensation liabilities. This technical concern was pursued and addressed in an amendment to the Bill, so that the power may only be used in connection with the purposes for which the body with compulsory purchase powers took ownership of the site. A further difficulty, described in the earlier reports on the Bill, which threatened to remove the overriding power in respect of land acquired before the enactment of the Bill was also dealt with by an amendment tabled in the Lords.

Planning powers of the Mayor of London

13. The Act makes two changes to the way in which planning powers may be conferred on the Mayor of London, both of which are technical in character and do not represent a major extension of the Mayor's powers. They are intended to be used to devolve the Secretary of State's powers to decide which sight-lines and wharves in London should be 'safeguarded' (so as to require the Mayor to be consulted on applications affecting them), and to define the Mayor's 'call-in' powers by reference to certain concepts defined in the London Plan. A number of back-bench amendments were tabled in both Houses seeking to extend the Mayor's planning powers further. The thrust of these was to devolve powers down from the Secretary of State, rather than to transfer them up from the local planning authorities. These amendments were not, however, pressed.

Information about financial benefits

14. The Act requires officers' reports to committees on planning applications to include a list of certain types of financial benefit likely to be obtained as a result of proposed developments. Parliamentary debate helped to clarify the purpose of this provision. This is to ensure that the potential benefits of new developments to the local community are more effectively publicised, even if they are not legally material to the decision on the application (and therefore are not to be taken into account by the committee). The benefits to be listed will include Community Infrastructure Levy payments and any Government grants (such as the New Homes Bonus), and if the Government proceeds with the proposals in its consultation will also include council tax, business rates and section 106 contributions.

Self-build and custom house-building

15. The Act requires local planning authorities to grant suitable planning permission for enough serviced plots of land (*i.e.* plots with access to highways and utilities) to meet local demand for self-build or custom house-building. That demand will be evidenced by the number of persons subscribing to each authority's register of persons seeking to acquire land to build a home (introduced by legislation last year). It is unlikely, however, that self-build or custom housing will be appropriate for the character of the City. The Director of the Built Environment therefore proposes to seek an exemption from the Secretary of State, under an exempting power contained in the Act. A further report on this will be presented to the Committee in due course.

Other measures

16. The Act includes a number of other planning measures which were described in the earlier reports on the Bill and did not undergo significant changes in the course of its parliamentary passage. The Secretary of State will acquire a wider range of powers to intervene in the preparation or revision of local plans—powers which may, in London, be delegated to the Mayor. Nationally significant infrastructure projects and commercial developments dealt with by the Planning Inspectorate under the development consent process will for the first time be able to include elements of housing. The way in which local planning authorities may be designated as 'under-performing', with the result that planning applications may be made directly to the Secretary of State instead, will be changed so that different criteria may be set for different types of application (*e.g.* major and minor development). Time limits will be imposed on local authorities' consideration of applications to designate neighbourhood areas, with a power to deem some applications to be automatically accepted. None of these measures is expected to have significant effects on the City in the foreseeable future.

Next steps

17. The Act is largely an enabling measure, and its practical effects will to a large extent depend on operational details to be set out in regulations. Much of the detail should become known when the Government responds to the two

consultations it has conducted. Officers will report further to the Committee on any significant developments.

18. A further Bill on planning was announced in the Queen's Speech. It will focus on neighbourhood planning, the use of planning conditions, and the compulsory purchase regime. This Bill will be monitored and reported on in the usual way, with the need for further activity considered once details are known.

Background papers

- Report of the Remembrancer on the Housing and Planning Bill, 15th December 2015, Item 10
- Report of the Remembrancer on the Housing and Planning Bill, 2nd February 2016, Item 7
- Report of the Director of the Built Environment on the City Corporation's response to DCLG's technical consultation on the implementation of planning changes, 5th April 2016, Item 8a

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PLANNING AND TRANSPORTATION COMMITTEE REPORT

Points to Note:

- There are 14 Public Lifts/Escalators in the City of London estate. This is a report by exception, and hence, only the five listed lifts/escalators that suffered breakdown within the reporting period are shown within this report.
- The report was created on 31 May 2016 and subsequently since this time the public lifts or escalators could have been brought back into service or experienced further breakdowns which will be conveyed in the next report.

Location And Age	Status as of 11/05/2016	% of time in service between 11/05/2016 And 31/05/2016	Number of times reported between 11/05/2016 And 31/05/2016	Period of time Not in Use between 11/05/2016 And 31/05/2016	Comments Where the service is less than 100%
Atlantic House 2001 SC6458966 Page 1 of 1	IN SERVICE	99.8%	1	1 hr.	19/05/2016 – Engineer attended site and found bottom floor landing doors not shutting every time. Cleared track of debris and checked rollers door were not rubbing. Tested & left in service.
Tower Place – Scenic Lift SC6458963	OUT OF SERVICE	60%	1	288 hrs.	20/05/2016 - Engineer attended site and found the car doors not shutting at lower ground due to a loose car door roller. Tried to rectify but they were still remaining 6 inches open when closed. Upon further investigation the engineer found a problem motor room incoming supply isolator. Parts required so left lift out of service.
Wood Street Public Lift (Royex House) 2008 SC6458970	OUT OF SERVICE	98.1%	1	9 hrs.	31/05/2016 - Engineer attended site and found the lift stopped at top floor with doors not closing fully. Adjusted door zone locking cam and reset but still found the doors going into fault mode. Specialist technician required and hadn't attended when report issued.

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 11/05/2016	% of time in service between 11/05/2016 And 31/05/2016	Number of times reported between 11/05/2016 And 31/05/2016	Period of time Not in Use between 11/05/2016 And 31/05/2016	Comments Where the service is less than 100%
Speed House SC6459146	IN SERVICE	86%	1	67hrs.	16/05/2016 - Engineer attended site and found lift out of service at ground floor level with doors opening and closing. Unable to clear the fault as it requires a technical support code. Return Visit on the 19/05/2016 when the specialist engineers identified a fault with the logger. This was repaired and the lift left in service.
Tower Bridge SC6459244	IN SERVICE	98.5%	1	7 hrs.	29/05/2016 - Engineer attended site and found doors not closing fully at bottom level. Cleaned out car & landing cills, tested and left in service.

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Additional information

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Points to Note:

- There are 14 Public Lifts/Escalators in the City of London estate. This is a report by exception, and hence, only the five listed lifts/escalators that suffered breakdown within the reporting period are shown within this report.
- The report was created on 21 June 2016 and subsequently since this time the public lifts or escalators could have been brought back into service or experienced further breakdowns which will be conveyed in the next report.

Location And Age	Status as of 21/06/2016	% of time in service between 01/06/2016 And 21/06/2016	Number of times reported between 01/06/2016 And 21/06/2016	Period of time Not in Use between 01/06/2016 And 21/06/2016	Comments
London Wall (No.1) Lift Western Pavilion SC6458965 Page 169	OUT OF SERVICE	32.5	2	340 hrs.	1. 04/06/2016 – Lift jolts as it stops on top landing. Found twisted skate, adjusted lock running clearances, tested and returned to service (44hrs) 2. 09/06/2016 – Doors not operating due to water damage PCB, weak skate vane also noted- specialist parts and engineers required. Flood damage occurred following heavy rains. Water ingress to be resolved prior to establish (296 to end of report)
Millennium Bridge Inclinorator SC6459245	IN SERVICE	71.4	1	144 hrs.	09/06/2016 – Inclinorator car stopped at lower level. Repairs carried out over several days due to number of parts required
Tower Bridge SC6459244	IN SERVICE	98.8	1	6 hrs.	01/06/2016 - Lift stuck at ground floor level due to a door open timer fault. This was resolved then diagnosed and repaired a locking mechanism fault. Tested and left in service.
Tower Place – Scenic Lift SC6458963	OUT OF SERVICE	0	1	504 hrs.	20/05/2016 – Cont. from previous report. Fault with incoming power supply. Works passed to alternative contractor (Not under Apex control).

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 21/06/2016	% of time in service between 01/06/2016 And 21/06/2016	Number of times reported between 01/06/2016 And 21/06/2016	Period of time Not in Use between 01/06/2016 And 21/06/2016	Comments
Wood Street Public Lift (Royex House) 2008 SC6458970	OUT OF SERVICE	54.7	2	227.5 hrs.	<p>1. 31/05/2016 – Cont. from previous report Unique rollers required from specialist supplier with long lead in. New parts fitted, lift tested and returned to service 07/06/2016 (154 hrs.)</p> <p>2. 18/06/2016 - Released trapped passengers, found lift had overrun basement level and stop switch activated. Lift car doors not working and oil tank overheating. Lift returned to service 21/06/2016 (73.5 hrs.)</p>

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/Additional information

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