



Planning and Transportation Committee

Date: TUESDAY, 17 NOVEMBER 2020

Time: 10.30 am

Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members:

Deputy Alastair Moss (Chair)	Alderman Robert Hughes-Penney
Oliver Sells QC (Deputy Chairman)	Deputy Jamie Ingham Clark
Munsur Ali	Shravan Joshi
Randall Anderson	Alderwoman Susan Langley
Peter Bennett	Oliver Lodge
Mark Bostock	Natasha Maria Cabrera Lloyd-Owen
Deputy Keith Bottomley	Andrew Mayer
Henry Colthurst	Deputy Brian Mooney (Chief Commoner)
Deputy Peter Dunphy	Sylvia Moys
Alderman Emma Edhem	Barbara Newman
John Edwards	Graham Packham
Helen Fentimen	Susan Pearson, Cripplegate
Marianne Fredericks	Judith Pleasance
Tracey Graham	Deputy Henry Pollard
Graeme Harrower	James de Sausmarez
Sheriff Christopher Hayward	William Upton QC, Farringdon Without
Christopher Hill	Alderman Sir David Wootton
Michael Hudson	

Enquiries: Gemma Stokley
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Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

https://youtu.be/TY_M1PZYtrE

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

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 virtually on 27 October 2020.

For Decision
(Pages 1 - 18)
4. **PLANNING PROTOCOL UPDATE**
Joint Report of the Town Clerk, the Director of the Built Environment and the Comptroller and City Solicitor.

For Decision
(Pages 19 - 46)
5. **150 ALDERSGATE STREET**
Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 47 - 328)
6. **CITY PLAN 2036: REVISIONS TO PROPOSED SUBMISSION DRAFT PLAN**
Report of the Director of the Built Environment.

For Decision
(Pages 329 - 380)
7. **RECOVERY TASK FORCE: PLACEMAKING FOR A WORLD-LEADING SQUARE MILE**
Report of the Director of Innovation and Growth.

For Decision
(Pages 381 - 384)

8. **GATEWAY 4C - TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**

Report of the City Surveyor.

N.B: - To be considered alongside a Non-Public Appendix at Agenda Item 19.

For Decision
(Pages 385 - 398)

9. **PUBLIC MINUTES OF THE LOCAL PLANS SUB-COMMITTEE**

For Information

a) **20 OCTOBER 2020 (Pages 399 - 410)**

To receive the public minutes and summary of the Local Plans Sub-Committee meeting held virtually on 20 October 2020.

b) **4 NOVEMBER 2020 (Pages 411 - 416)**

To receive the *draft* public minutes and summary of the Local Plans Sub-Committee meeting held virtually on 4 November 2020.

10. **OUTSTANDING ACTIONS**

Report of the Town Clerk.

For Information
(Pages 417 - 420)

11. **PUBLIC LIFT REPORT**

Report of the City Surveyor.

For Information
(Pages 421 - 422)

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

Report of the Interim Chief Planning Officer and Development Director.

For Information
(Pages 423 - 436)

13. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

Report of the Interim Chief Planning Officer and Development Director.

For Information
(Pages 437 - 446)

14. **REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information
(Pages 447 - 448)

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

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

17. **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

18. **GATEWAY 5 REPORT - SECURE CITY PROGRAMME (SCP) - CCTV & TELECOMMUNICATIONS WORKSTREAM**

Report of the Director of the Built Environment.

For Decision
(Pages 449 - 468)

19. **NON-PUBLIC APPENDIX 3 TO AGENDA ITEM X - GATEWAY 4C - TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**

To note the non-public appendix 3 to Agenda Item 8 – Gateway 4C – Tower Bridge HV System Replacement and Increasing Resilience.

For Decision
(Pages 469 - 470)

20. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 27 October 2020

Minutes of the virtual meeting of the Planning and Transportation Committee held on Tuesday 27 October 2020 at 10.30 am

Present

Members:

Deputy Alastair Moss (Chair)
Oliver Sells QC (Deputy Chairman)
Munsur Ali
Randall Anderson
Peter Bennett
Mark Bostock
Deputy Keith Bottomley
Henry Colthurst
Deputy Peter Dunphy
John Edwards
Helen Fentimen
Marianne Fredericks
Tracey Graham
Graeme Harrower
Sheriff Christopher Hayward

Michael Hudson
Alderman Robert Hughes-Penney
Deputy Jamie Ingham Clark
Shravan Joshi
Alderswoman Susan Langley
Oliver Lodge
Natasha Maria Cabrera Lloyd-Owen
Deputy Brian Mooney (Chief Commoner)
Barbara Newman
Graham Packham
Susan Pearson
Deputy Henry Pollard
James de Sausmarez
William Upton QC
Alderman Sir David Wootton

Officers:

Angela Roach
Carolyn Dwyer
David Horkan
Gwyn Richards
Simon Owen
Deborah Cluett
Bruce McVean
Paul Monaghan
Peter Shadbolt
Shani Annand-Baron
Gemma Delves
Bhakti Depala
Toni Bright
Neel Devlia
Kurt Gagen
Annie Hampson
Elisabeth Hannah
James Gibson
Liam Hart
Jessica Lees
Kieran Mackay
Ola Obadara

- Assistant Town Clerk
- Director of Built Environment
- Department of the Built Environment
- Department of the Built Environment
- Chamberlain's Department
- Comptroller and City Solicitor's Department
- Department of the Built Environment
- Department of the Built Environment
- Department of the Built Environment
- Town Clerk's Department
- Department of the Built Environment
- Department of the Built Environment
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- Department of the Built Environment
- Department of the Built Environment
- Town Clerk's Department
- Department of the Built Environment
- City Surveyor's Department
- Department of the Built Environment
- City Surveyor's Department

Emmanuel Ojugo
Joanna Parker
Dipti Patel
Samantha Tharme
Sonia Williams
Rachel Pye

- Department of the Built Environment
- Department of the Built Environment
- Chamberlain's Department
- Department of the Built Environment
- Department of the Built Environment
- Markets and Consumer Protection

Also in attendance:

Andrew Cartmell
Susan Cox
Jeremy Evershed
Glyn Emrys
Andrew Moore

Introductions

The Town Clerk opened the meeting by introducing himself and stating that the Committee was quorate.

A roll call of Members present was undertaken.

The Town Clerk highlighted that the meeting was being recorded as well as live streamed and would be made available on the City Corporation's YouTube page for a period of time after the meeting had concluded. With this in mind, it was confirmed that participants in the meeting had all individually agreed and given their consent to being recorded and that all personal data would be processed in accordance with the Data Protection Act 2018. The Town Clerk highlighted that, for further information on this, viewers could contact the City Corporation using the details provided on the public webpages.

The Chair then introduced himself and welcomed all those in attendance and viewing the meeting via YouTube. The Chair then welcomed new Members to the Committee, Helen Fentimen and Michael Hudson.

1. APOLOGIES

Apologies for absence were received from Alderman Emma Edhem and Judith Pleasance.

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

Deputy Alastair Moss (Chair) declared a professional conflict of interest in Item 5 – 1-12 Long Lane, London, EC1A 9HF and advised that he would withdraw from the meeting for the duration of this item.

3. MINUTES

A Member noted that the number of votes cast in favour of the recommendation in respect of Swan Lane Pier had not been recorded in error. The Chair noted that the vote had been unanimous and asked that this be corrected.

RESOLVED – That, pending the above correction, the public minutes and non-public summary of the meeting held on 6 October be agreed as a correct record.

Matters Arising

22 Bishopsgate (Page 3) – A Member thanked officers for their work on this matter and advised that the road involved was part of a TfL Red Route. Assurances had been received that the trees on the road were of an appropriate size and would be safe and healthy.

4. **OUTSTANDING ACTIONS**

The Committee received a report of the Town Clerk detailing the Committee's outstanding actions.

Daylight/Sunlight – Alternative Guidelines

The Interim Chief Planning Officer and Development Director advised that a meeting with BRE would be set up with a view to aligning any guidance changes with the training programme.

Construction Works

The Interim Chief Planning Officer and Development Director advised that construction start times were very difficult to control, but a Code of Construction was in place to manage the cumulative impact of multiple developments.

Barbican and Golden Lane Conservation Area Supplementary Planning Document (SPD)

A Member advised that a draft SPD would be submitted to the next meetings of Barbican Centre Board, Barbican Residents Committee and Residents Consultative Committee, before submission to the December meeting of Planning & Transportation Committee. A Member asked that the details also be sent to the Golden Lane Residents Association.

RESOLVED – That the report be noted.

At this point, Deputy Alastair Moss (Chair) withdrew from the meeting, and Oliver Sells QC (Deputy Chairman) assumed the Chair.

5. **1-12 LONG LANE, LONDON, EC1A 9HF**

The Committee considered a report of the Interim Chief Planning Officer and Development Director regarding an application for 1-12 Long Lane, London EC1A 9HF, specifically the demolition of existing buildings and structures to basement level and construction of a eight storey office (Class B1) building with basement and lower basement with retail (Class A1/A2/A3) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works. The Town Clerk drew the Committee's attention to the circulated addendum sheet, which advised of additional representations and a proposed additional condition.

The Director of the Built Environment then introduced the application to Members and presented the officer's report, informing the Committee about the

details of the scheme and its wider implications. The officer's recommendation was that planning permission be approved.

The Deputy Chairman, in the Chair, then invited questions from the Committee to officers. With regards to the proposed height and massing, Members asked how officers assessed the acceptability of massing, and whether the impact on financial viability and office space justified the consideration of a further reduction of one storey. In response, the Director of the Built Environment advised that framework such as the Local Plan and London Plan set the context and principles for assessing the acceptability of developments. Officers had considered the initial proposal to be inappropriate, but considered the current scheme, which had been considered in isolation, to be of an appropriate size and massing, with acceptable impact on its surroundings.

A Member asked for clarification on pedestrian impact and impact on the wider area, including the Culture Mile. The Director of the Built Environment advised that this impact had been considered and was covered in the Transport section of the report. As part of the scheme the footway would be widened, and the building set further back than at present. Delivery of wider public realm improvements had also been secured as part of the Section 278 agreement. The Director undertook to provide further details for the Committee after the speakers.

In response to a question from a Member about step-free access to Barbican Underground station, the Director of the Built Environment advised that this had been considered and addressed at an early stage. TfL had concluded the site to be impractical, although there would be access to one platform via the new Farringdon Crossrail station.

A Member asked whether the Committee should consider adding a condition to ensure a minimum of 80% reuse of materials. In response the Director of the Built Environment advised that the applicant was seeking 85%, and once submitted this could be monitored. There were some constraints such as fabric that would not meet current building regulations, but whilst the Committee could add a condition on this matter, officers expected that a target of 80% would be met.

The Deputy Chairman then invited the registered speakers to address the Committee.

Susan Cox, speaking on behalf of local residents, addressed the Committee in objection to the application. The scheme had been reduced in height and mass, but needed to be reduced further, as the scheme still represented overdevelopment, with a 60% increase on the current footprint. The scheme was on a major thoroughfare and in a Conservation Area, and if approved would be at odds with the buildings in the vicinity. The height of the building should therefore be limited to that of the adjacent buildings, so as not to set further precedent.

The scheme would also have an adverse effect on residential amenity, including loss of light, loss of privacy, and noise pollution. Some of these impacts had been deemed acceptable despite neighbouring properties being affected at levels above those deemed acceptable by BRE guidance. The addition of the sixth and seventh floors would exacerbate the loss of privacy and light, and increase noise levels.

Whilst it was too early to predict the overall impact of Covid-19, according to numerous sources flexible working and working from home would likely continue on a significantly larger scale, and therefore office space requirements would be changing. Consequently, the need for the application and its uplift to the footprint should be questioned, given the amount of existing office space in the area.

Whilst local residents were not against the idea of redevelopment of the site, the height and mass of the scheme in its current form was excessive, with an unacceptably adverse impact on amenity levels, and the Committee was asked to reject the scheme.

The Deputy Chairman invited questions from the Committee to the objector, and as none were raised, invited the next speaker to address the Committee.

Jeremy Evershed, on behalf of the applicant, addressed the Committee in support of the application. The scheme represented an opportunity and a unique prospect created by multiple parties working together. The development would be a step change in quality for this part of Long Lane, and the applicant wanted to create a valuable asset for the area. The scheme would enhance the local area, and the applicant had worked with officers for several years to achieve a suitable proposal. The scheme would demolish the existing buildings and replace them with sustainable buildings built using rich materials. The scheme would provide a visual asset for the area going forward, with pedestrian numbers increasing. The scheme would also improve the footways and surrounding public highway.

The application presented an opportunity for buildings with attractive frontages, which had been fully assessed for their visual merit and heritage impact, and no overriding impact in other aspects. The proposals were of high quality, would enhance the local area, and provide jobs. In response to the comments on the scheme's height, the applicant had worked hard on the visual impact of the scheme, and it had been agreed that the current proposals were acceptable. Whilst there was some amenity impact on neighbouring windows, this was limited. The scheme had been amended in response to concerns, which it was hoped had been mitigated.

The Deputy Chairman, in the Chair, then invited questions from the Committee to the applicant. A Member queried why the primary school located in Charterhouse Square, one of the properties most adversely affected by the application, had not objected to the scheme or responded to the consultation, noting that a Land Registry search had indicated the school site was owned by a property company also involved in the application under consideration. Mr

Evershed responded that he believed this connection to be the case, but that no pressure had been put on the school not to respond to the consultation.

The Member then asked how the scheme would benefit the Culture Mile initiative, given the considerable impact of the scheme on the pavement and greening. Mr Evershed responded that the applicant had met with the Culture Mile team and had taken account of the relevant issues. The applicant was involved in another scheme within the Culture Mile area and was highly supportive of the initiative. With regards to the pavement, several options for the application had been considered and it had been decided that widening the pavement was the best option.

A Member asked if further reduction in massing had been considered, given the key planning considerations of the application. Mr Evershed responded that height and massing had been considered together, with massing considered in the context of nearby Aldersgate and neighbouring buildings with car parks behind them. The application sought to optimise footprint by infilling.

In response to questions from a Member, the Committee was advised that all floors were served by lifts to enable the movement of waste and deliveries to and from the lower ground floor, where it would be stored or received. This was a contrast to the existing development where refuse was stored outside before collection. With regards to cycle parking, off-street provision was proposed outside the building as part of the scheme.

A Member asked what work had been undertaken to assess the impact of reducing the height of the scheme by a further storey. Mr Evershed responded that this had been looked at, but noted that the size of the scheme had already been reduced by 20-25%, with the overall increase to floorspace diminished. The applicant sought to make the best use of the land, but their approach had been guided by any adverse impact of the scheme. The impact on views had been studied and other impacts had been given thorough consideration. Further reduction would not necessarily mean the removal of the top floor, and therefore the impact of further reduction was dependent on how the building would be reconfigured.

A Member asked the applicant to clarify what influence the Culture Mile had on the design and use of the scheme. Mr Evershed responded that the Culture Mile had significantly influenced the building footprint, activation on the ground floor, and impact on Barbican station, with further consultation on Culture Mile planned.

A Member queried the proposed provision of cycle parking, particularly short-stay parking where there was a shortfall. Mr Evershed responded that the excess provision reported referred only to long-stay parking, but advised that there would be opportunities to add further short-stay parking provision, with safety and accessibility being high priority.

The Committee then proceeded to debate the application. A Member advised that the scheme would replace poor-quality buildings with better ones, and it

was felt the applicant had listened and responded to representations. Whilst there would be some impact, it would not affect the Barbican Estate, and the officers had judged the impact to be acceptable. Trade-offs were inevitable in planning applications and in this case, the benefits were considered to outweigh any harm.

A Member advised that they would be supporting the application. The existing buildings were of poor quality, and there were no sound reasons forthcoming to reject the application on planning grounds. Officers had been satisfied that the scale of the building was appropriate and the building would fit in with a largely commercial surrounding area.

A Member advised that whilst this was not a planning consideration, the building should be considered in the context of Smithfield public realm. The Member expressed reservations that the scheme had been properly assessed with regards to Strategic Policy S23 and doubted the scheme's benefit to the area and the Culture Mile. Another Member added that whilst the scheme was attractive, and supported the use of materials and restrictions on the use of terraces, they could not support the scheme, due to its bulk and the adverse impact on the occupiers of neighbouring buildings.

The Committee was advised by a Member that the scheme would be a huge improvement on the existing buildings. The impact on light was considered to be a reasonable trade-off, particularly when recalling previous applications. Furthermore, the higher rise buildings to the east of the site diminished the argument against the scheme on the grounds of height.

A Member advised that they had considered both sides of the argument, and noted the efforts made with regards to recycling and reducing carbon footprint, noting the expected upgrade to Citygen. The Member added that they were in favour overall, but the applicant should try to balance out concerns.

A Member argued that the report made several references to the scheme's previous iterations, but these were not relevant, as the Committee should only be assessing the application in front of them. He continued that several Members had raised objections on planning grounds, which should be properly taken into consideration. Furthermore, the impact on the nearby primary school had not been fully accounted for, as there was an absence of information on rooms affected within the school, which meant that the conclusions drawn were premature. The application had not taken all considerations into account, and the Committee was urged to refuse the application, so they could be addressed before it was brought back.

A Member agreed that the project was generally good and an improvement on the existing buildings, but had some concerns and was struggling to support the recommendation. Firstly, the tree planting would effectively narrow the pavement, and the widening of the pavement needed further thought, to account for the opening of Crossrail. Furthermore, the additional storey was a concern, and risked setting a precedent.

A Member then raised the issue of light pollution, explaining that large open plan buildings with PRA lighting systems were a common cause of light pollution. However, in this case this was mitigated by the requirement for a management system for the building's lighting which should allow darkness at night.

A Member commented that they had no issue with redeveloping the site but had concerns over the scheme's massing and height, as well as pedestrian and pavement impact. The Member queried why the building was not set back, as Crossrail traffic would make a significant difference, and that the proposed greening was a token effort. The Member voiced their disappointment and added the scheme could be much better.

A Member advised that they could not support the scheme in its current format. The Member had issues with the proposed greening and wanted a condition to secure further cycle parking. There had been no proper accounting for whole life carbon in the environmental assessments, and the Member had expected to see a condition requiring zero-emission machinery.

At this point, the Deputy Chairman, in the Chair, sought approval from the Committee to continue the meeting beyond two hours from the appointed time for the start of the meeting, in accordance with Standing Order 40, and this was agreed.

The Deputy Chairman, in the Chair then asked the Director of the Built Environment to respond to points raised during the debate. The Director of the Built Environment advised that pedestrian movements had been assessed, and the expected increase in movements was not considered to be significant. The proposals to widen the pavements were indicative and would have to be secured later. The City's Planning Obligations, which included requirement for a Cultural Plan, would be secured through the Section 278 agreement. The daylight impact on the nearby primary school was just over the 20% figure outlined in BRE guidance, but was unlikely to be noticeable and had been adjudged to be acceptable.

In response to a question from a Member, the Director of the Built Environment confirmed that all objections received had been assessed and considered in conjunction with policy requirements. A Member suggested that further work be undertaken to consider the scope for greening, noting that the greening depicted in the proposals was indicative.

Arising from the discussion, the Deputy Chairman, in the Chair, moved that the Committee proceed to vote on the recommendations. The Committee then proceeded to vote on the recommendations before them within the report and addendum. The vote was conducted by roll call, led by the Town Clerk, with those Members present and eligible to vote asked to also confirm that they had been present for and able to hear the entirety of this item.

Votes were cast as follows: IN FAVOUR – 16 votes
OPPOSED – 10 votes

There was one abstention.

The application was therefore approved.

At this point Deputy Alastair Moss (Chair) re-joined the meeting.

6. **TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**

The Committee considered a report of the City Surveyor concerning the electrical infrastructure at Tower Bridge. The City Surveyor introduced the report and drew Members' attention to the key points.

RESOLVED – That the Planning & Transportation Committee agree:

1. That approval is obtained to proceed straight to Detailed Design stage (G4c). The G4c will be approved by the Planning & Transportation and Project Subs committee Members;
2. That additional budget of **£431,095** is approved for professional fees required between Gateway 4 and Gateway 4c and for the first payment to UKPN for the installation of the new HV intake;
3. Note the revised approved budget will be **£760,155** (excluding risk);
4. That a Costed Risk Provision of **£355,000** is approved for Gateway 4 to Gateway 4c; and
5. That approval of Gateway 4c and Gateway 5 is delegated to the Planning & Transportation and Project Sub Committee Members.

7. **CITY CORPORATION RESPONSE TO THE PLANNING WHITE PAPER**

The Committee considered a report of the Director of the Built Environment outlining a proposed response to the MHCLG consultation on the Planning White Paper: Planning for the Future. The Director of the Built Environment introduced the report and drew Members' attention to the key points. The Committee was advised that overall, the suggested response was that change was welcomed, but that this should be implemented by evolution of the existing system rather than wholesale change.

A Member thanked officers for the draft response, which provided a good response to problematic proposals. Many aspects of the White Paper were illogical, and whilst the officers' response was diplomatic, it was hoped that MPs would apply significant modifications during scrutiny of the White Paper. The Member also sought assurances that City officers were engaging with the right people in Westminster and at City Hall.

The Director of the Built Environment responded that officers continued to work with colleagues and other local authorities, and were looking at responses from the business sector with a view to creating a cohesive response. The Remembrancer would collate the Corporation's wider response and undertake

further external engagement. The Chair endorsed the discussion on the report and commented that it was beneficial to make clear distinctions.

RESOLVED – That the Planning & Transportation Committee agree the overall approach set out in this report and in Appendix 1 in relation to the City Corporation's response to the MHCLG consultation on the Planning White Paper: Planning for the Future.

8. RESETTling OF DEPARTMENTAL BUDGETS 2020/21

The Committee received a report of the Chamberlain to relevant Service Committees outlining recommended budget adjustments which, subject to the agreement of the Court of Common Council in December, will be reflected in their detailed Revised Estimates 2020/21 and proposed Budget Estimates 2021/22 reports for their approval.

RESOLVED – That the Planning & Transportation Committee:

- a) Note the report; and
- b) Note the recommended budget adjustment of an increase of £310,000 for the Director of the Built Environment.

9. TRANSPORT STRATEGY KERBSIDE REVIEW - ACTION PLAN

The Committee received a report of the Director of the Built Environment summarising the findings of a comprehensive data collection exercise consisting of a number of surveys on the use of the Square Mile's kerbside and the City Corporation public car parks, and detailed an Action Plan that set out the next steps that would complete the review. The Director of the Built Environment flagged that the data exercise had been undertaken prior to the impact of Covid-19 and advised that further data would be collected. Actions for the next year were set out in the report.

A Member queried the definition and context of kerbsides, particularly with regards to accessibility, and asked how and where accessibility would be assessed. The Director of the Built Environment responded that officers were aware that the junction at Monument/King William Street was causing concern and advised that this would be raised with TfL. Street accessibility was still assessed as standard, including the need for dropped kerbs and raised carriageways. Members were invited to raise any further examples that were causing concern.

RESOLVED – That the report be noted.

10. PUBLIC LIFT REPORT

The Committee received a report of City Surveyor concerning public lift service between 18 September 2020 and 7 October 2020.

A Member asked if there had been any progress in accessing the lift room at London Wall, and queried whether the statistics in respect of the Millennium Inclinor were correct, as they were confusing. The City Surveyor advised that

officers would confirm the latest position on London Wall, and, with apologies, advised that after the submission of the report an error in the statistics for the Millennium Inclinor had been noted and referred to the relevant officers. The Committee was advised that the first availability statistics set out in the report were correct, and the remaining statistics would be corrected.

Members expressed their dissatisfaction with the long-running issues at both London Wall and the Millennium Inclinor and urged officers to resolve them.

RESOLVED – That the report be noted.

11. DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR

The Committee received a report of the Interim Chief Planning Officer and Development Director providing Members detailing development and advertisement applications determined by the Interim Chief Planning Officer and Development Director or those so authorised under their delegated powers since the report to the last meeting.

RESOLVED – That the report be noted.

12. VALID PLANNING APPLICATIONS RECEIVED BY THE DEPARTMENT OF THE BUILT ENVIRONMENT

The Committee received a report of the Interim Chief Planning Officer and Development Director, providing Members with a list detailing development applications received by the Department of the Built Environment since the report to the last meeting.

In response to a question from a Member, the Director of the Built Environment advised that an application concerning the Aldersgate Turret was expected at the December meeting of the Committee.

RESOLVED – That the report be noted.

13. REPORT OF ACTION TAKEN

The Committee received a report of the Town Clerk advising Members of action taken by the Town Clerk since their last meeting in consultation with the Chair and Deputy Chairman and in accordance with Standing Order Nos 41(a) and 41(b).

A Member commented that the action was welcome, but whilst it was appreciated propane heaters were significantly cheaper, electric infrared heaters were more sustainable. The Member asked what support was available for businesses in this regard. Another Member said that heaters also created a safety issue in their storage, and requested that where applications included them the Fire Brigade should be made aware. The Director of Markets and Consumer Protection responded that this was a temporary measure through to September 2021 to deal with a specific issue. Officers were conscious of the environmental impact of the heaters and would assist with impact assessments.

The Chair added his endorsement of the action taken and advised that officers were working with colleagues in Licensing and would be liaising with the relevant interest groups.

RESOLVED – That the report be noted.

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

There were three questions.

Portoken Community Centre

A Member raised the issue of a breach of the Section 106 agreement by the developer in relation to the community centre in Portoken. In this case the space had changed significantly, although was reportedly being rectified. However, the Member sought clarification on this as well as more general concerns around enforcing Section 106 agreements.

The Director of the Built Environment advised that in this case the breach had been reported to the Department of Community and Children's Services. However, there was also a proactive due diligence process.

A Member added that they did not think the issue in this case had reached an adequate resolution, and there had been previous instances of changes to developments being made and not discovered until later. The Member asked if there was a requirement for developers to report any changes to the Corporation. Another Member commented that there was a wider issue in monitoring and discharging conditions, and there had been failure in this regard in the past. The Member suggested increasing officer provision in this area.

The Chair added that this was something that had been discussed with developers, and where developers wanted to be part of the process this should be encouraged. The Chair added that self-certification of discharged conditions should be possible with the technology available. The Chair acknowledged Members' concerns, adding that in some cases there was no conceivable way that breaches occurred unintentionally, which was not acceptable.

The Director of the Built Environment advised that there was a dedicated Section 106 office within the Department of the Built Environment, and that whilst breaches were an issue, occurrences were rare. The Committee was advised that the Planning Portal listed all conditions and showed which ones had been discharged.

The Chair thanked the Director of the Built Environment for their response and asked that the points raised by Member be taken on board.

City Planning Policy

A Member, referencing a question about possible reforms to the City's Planning regime asked of the Chair of Policy & Resources at the October Court of Common Council meeting, asked the Chair whether he had discussed the issue with the Chair of Policy & Resources, and whether he intended to propose

recommended amendments to the Planning Protocol and the Committee's terms of reference, with regard to a circulated Transparency International report and recommendations in the Lisvane Review.

The Chair responded that he had discussed the matter with the Chair of Policy & Resources, and advised that ultimately, Planning policy and the Committee's terms of reference were determined by the Policy & Resources Committee and the Court of Common Council. However, the Chair was happy for them to be considered by the Committee in the first instance. The Chair added that he had an entirely open mind with regards to considering proposals for reform, before asking the Comptroller and City Solicitor to add context to the response.

The Comptroller and City Solicitor advised the Committee that a report on the Planning Protocol was being prepared for the next meeting of the Committee, which would account for recent judgement on the Holocaust Memorial case, and the separation of functions. The intention was to make some recommendations for change as part of this report, but the report could be expanded to consider the issues raised by the Member. The Chair responded that this would be appropriate, and the Committee could consider all issues in the round.

The Member thanked the Chair and officers for their response, and proposed a Motion, the terms of which were circulated to the Committee by email. The Member added that the report would necessitate an informed debate, and whilst he felt the points raised in his question could be incorporated in time for the November meeting of the Committee, submission to the December meeting would also be acceptable.

The Motion was then seconded by a Member of the Committee, who added that it would be beneficial for the Committee to review its procedures, and that any revised or updated versions should be dated, so it was clear that they were the most recently agreed.

The terms of the Motion were as follows:

MOTION

That the Director of the Built Environment brings a report to this Committee by no later than its meeting on 15 December 2020 which:

(a) identifies those aspects of the Corporation's planning regime that do not comply with the standards prescribed in the report by Transparency International UK,

(b) makes suggestions as to how the Corporation's Planning Protocol, this Committee's Terms of Reference and any other relevant documents may be amended to comply with those standards, and

(c) makes suggestions as to how this Committee's Terms of Reference and any other relevant documents may be amended so that no member of the Property

Investment Board (or any body to which its functions may be transferred in the future) is eligible for appointment to this Committee,

in order for this Committee to consider making recommendations on (b) and (c) above to the Policy and Resources Committee, Court of Common Council or any other body, as appropriate.

The Committee then proceed to debate the Motion.

The Deputy Chairman advised that he had concerns about the Motion, principally, that he was unfamiliar with Transparency International and therefore its standing with regards to making such recommendations. Furthermore, there had not been sufficient notice of the Motion to be able to give it proper consideration. The Deputy Chairman advised therefore that he did not feel able to support it.

A Member advised that they were against the Motion on principle. The Member added that whilst they were familiar with Transparency International, they understood that their work was mostly overseas. The Member commented that the Motion was predicated to accept any recommendations, which was not appropriate prior to any report. Further to this there were points in the Motion not raised in the Member's initial Question, and there would be adequate opportunity to consider reforms as part of the Lisvane Review.

A Member advised that they were not necessarily opposed to the Motion, as there were relevant issues which should be addressed, particularly with regards to the governance of the Committee. However, as these were treated as part of the Lisvane Review, this should be undertaken first, rather than through the Motion.

A Member commented that Committees were about representing the interests of the people, and public perception was a vital part of this. However, the Member felt that consideration of any changes would be better served after consideration of the Comptroller and City Solicitor's report. Another Member suggested that the Comptroller and City Solicitor address the Transparency International report and its recommendations as part of the upcoming report, which would provide a useful way forward ahead of the Lisvane report. A Member added that consideration of the Transparency International report may be more productive than discussion of the Lisvane Review with regards to making fundamental decisions about changes.

The Member seconding the Motion commented that the Motion should not raise concerns, as it simply asked officers to prepare a report outlining suggestions for decision. The proposed changes, if agreed, would protect Members and improve the management of interests. The Planning Protocol was key and would be in place regardless, and therefore the review by the Comptroller and City Solicitor was timely. Members were urged to support the Motion.

The Member moving the Motion explained that putting the Motion to the Committee ahead of his Question would have been premature, as it was

dependent on the answer to his Question. The substantive propositions of the Motion were also put to the Court of Common Council, and therefore Members had been made aware of the relevant issues in advance of the Motion. The Member added that the Motion sought to enable a fully informed debate, alongside receipt of the anticipated report, and to add points to that report.

The Chair advised that the impact of the judgement on the Holocaust Memorial case was potentially wide-reaching, and may cause difficulty for local authorities, and this should be taken into account. The Chair added that the issues raised in Motion should be debated but should be considered in the context of the Holocaust Memorial case, and should not be conflated with issues raised by the Lisvane Review. The reference to Transparency International was too narrow, and the Committee needed advice across the piece in respect of the Corporation's statutory obligations.

The Chair advised that he did not feel he could support the Motion in its current form, and wanted to instruct the Comptroller and City Solicitor to consider the issues raised, before bringing them back alongside the anticipated Planning Protocol report.

The Member moving the Motion, closing the debate, advised that the Motion would ensure the issues raised were considered as part of the anticipated report, and would not conflate with the Lisvane Review, except in one instance where the recommendations of the Lisvane Review and the Transparency International report were congruous. The Member added that perception was a critical element of the Planning Protocol. Furthermore, Transparency International was a wholly reputable body, and it would be beneficial for the Committee to make use of their work. The Motion sought more information to add to a proper debate, which would be crucial in considering these matters.

Arising from the discussion, the Chair moved that the Committee proceed to vote on the Motion. The vote was conducted by roll call, led by the Town Clerk, with those Members present and eligible to vote asked to also confirm that they had been present for and able to hear the entirety of this item.

Votes were cast as follows: IN FAVOUR – 8 votes
OPPOSED – 14 votes

There was one abstention.

The Motion was therefore lost.

Worsening Outlook for Flexible Offices

A Member asked a question regarding access to City offices which did not have off-street parking or loading bays of service operators needed at short notice to ensure the standards of office use which occupiers of City office space expect. Members had been contacted by the operator of buildings in the City, none with off-street parking or loading bays, occupied by small and medium-sized businesses, which tended to have the shortest and therefore most flexible leases. It was reported that the difficulties and extra expense caused by

Corporation policies meant businesses in their buildings were not renewing their leases, and officers were asked whether this apparent consequence of our policies had been accounted for.

The Director of the Built Environment advised that officers were reviewing the issues raised, and the Chair of Policy & Resources was preparing a formal response to the correspondence received by Members. A number of alternate provisions had been considered such as alternative routes, availability of nearby parking, and retiming services. The measures were kept under review and a report would be brought to the December meeting of the Committee.

The Chair advised that he had received correspondence on this issue, like other Members. The Chair added that it had been made clear from the outset that the relevant measures were temporary, and suggested amendments would be considered.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Director of the Built Environment advised that the Department of the Built Environment had been working in collaboration with Innovation & Growth to consider how the City could continue to play its part for the recovery of the Square Mile as part of the Covid Recovery Commission. A further report would be submitted to the Policy & Resources Committee and further details would be shared with the Committee.

The Chair then advised Members that he had discussed the ongoing closure of the Waterloo and City line with the Chair of Policy & Resources, and had written to TfL to make clear their expectation that the line should be reopened as soon as possible.

The Chair advised the Committee that the possibility of a hybrid meeting was being explored ahead of the next meeting on 17 November 2020. Whilst there may be some difficulties, it would be beneficial if meetings could take place in this format.

A Member advised that the Covid-19 testing centre in Guildhall Yard was now operational, but there had been some confusion regarding access. The Member reported that they had requested extra signage, as the current provision was not clear.

16. 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 the Schedule 12A of the Local Government Act.

<u>Item No(s)</u>	<u>Paragraph No(s)</u>
17 - 19	3
20 - 21	-

17. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 6 October 2020 be agreed as a correct record.

18. **NON-PUBLIC APPENDIX 3 TO AGENDA ITEM 6 - TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**

The Committee received a non-public appendix to be considered in conjunction with Item 6.

19. **NON-PUBLIC REPORT OF ACTION TAKEN**

The Committee received a report of the Town Clerk.

20. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions raised in the non-public session.

21. **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, additional items of business considered in the non-public session.

The meeting closed at 2:06pm.

Chairman

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Committee(s):	Date(s):
Planning & Transportation Committee	17 November 2020
Policy & Resources Committee	19 November 2020
Subject: Planning Protocol Update	Public
Report of: Town Clerk, Director of the Built Environment and Comptroller and City Solicitor	For Decision
Report Author: Deborah Cluett, Comptroller and City Solicitor's Department	

Summary

This report recommends that the Planning Protocol be amended to reflect current case law and procedural updates, and particularly to address the recent judgment in the Holocaust Memorial case¹ in respect of local authorities' own developments.

Recommendations

That the Planning and Transportation Committee :-

- (i) recommends to Policy and Resources Committee that the amendments to the Planning Protocol shown tracked at Annexure 1 to this report be approved
- (ii) Authorise the Chief Planning Officer and Development Director to prepare any necessary Regulation 64(2) Handling Note in respect of any development proposals promoted by the City.

That the Policy and Resources Committee agree the recommendation of Planning and Transportation Committee at (i) above.

Main Report

Background

1. The current Planning Protocol was updated in 2014 and is at Annexure 1 (with proposed updates shown tracked).

Proposed Updates regarding Planning Applications submitted by the City Corporation.

¹ London Historic Parks and Gardens Trust v Secretary of State for Housing Communities and Local Government [2020] EWHC 2580 (Admin)

2. In early October judgment was handed down in the Holocaust Memorial case. This considered the acceptability of Handling Arrangements adopted by the Ministry of Homes, Communities and Local Government (“MHCLG”) to deal with the consideration of a planning application “called in” by MHCLG where the application was also promoted by MHCLG. The case examined whether the Handling Arrangements complied with the requirement in Regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to ensure a separation of functions where the same body is both bringing forward the proposal and deciding on it.
3. Until the judgment, it was established practise (based on case law) that where a local authority is both making a planning application and deciding it, including in EIA cases, the necessary separation of functions is achieved through separate committees.
4. However, the judgment found that in the MHCLG Holocaust Memorial case, separation of persons (between those responsible for bringing forward the proposals and those responsible for deciding the planning application for the proposals) is also required in EIA cases. In addition, a binding Handling Note setting out certain principles and practises to give effect to the separation of functions should be published in respect of each EIA application made by an authority to itself
5. It is therefore recommended that the existing Planning Protocol be updated at **paragraph 8(e)** to ensure that it reflects the interpretation of the requirements which have emerged from the judgment in respect of EIA proposals. The proposed amendment includes a prohibition against any officer or member responsible for promoting a proposal also exercising any planning functions in respect of the proposal, and a requirement for a Handling Note identifying the persons exercising the respective functions.
6. Although the judgment was concerned with a planning application for EIA development and with the application of regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 it is the view of your officers that it could be argued that similar principles should apply when determining applications for non EIA development. In the circumstances officers recommend that the proposed handling arrangements should be applied to all planning applications which the City Corporation make to themselves as planning authority. This approach has been endorsed by Leading Counsel.

Other Proposed Updates

7. While updating the Planning Protocol in respect of the City’s own applications, the opportunity to refresh it has been taken in regards to updated cross references to the Code of Conduct, and in regard to Member meetings.
8. **Code of Conduct:** **Paragraph 1.c** of the Planning Protocol refers to the Code of Conduct. Since the Planning Protocol was last updated the Code of Conduct has been revised (including following consideration of the recommendations of the Committee on

Standards In Public Life (“CSPL”) report on Local Government Ethical Standards.)² It is proposed to slightly amend **paragraph 1.c** to reference the current Code of Conduct and to provide a link to the Code of Conduct and guidance (rather than Appendices) so that any further Code of Conduct and guidance updates will be incorporated without need to amend the Planning Protocol.

9. **Member Meetings:** The Planning Protocol currently advises at **paragraph 4** that officers can be asked to attend meetings between members and applicants/objectors, and a follow up letter recording the meeting provided. It is proposed that **paragraph 4** of the Planning Protocol be updated to provide that officers should attend meetings with members and meeting notes should be taken. Reference is also included to meeting records being disclosable under the Freedom of Information Act 2000 or Environmental Information Regulations 2004. This update makes the meeting guidance in the Planning Protocol consistent with arrangements adopted by officers, as set out in the Pre-Application meeting information which has been more clearly set out since the Planning Protocol was last revised.

Proposals and conclusion

10. The amendments to the Planning Protocol shown tracked in Annexure 1. are recommended. These include restrictions on members and officers with responsibility for promoting proposals from participating in any Local Planning Authority functions in respect of the proposal. The amendments also require the preparation of a binding Handling Note in each case of the authority’s own applications and include a Template Handling Note. Authority is sought for the Chief Planning Officer and Director of Development to prepare a Handling Note in each case where required
11. Amendments are also recommended to reference the most recent Code of Conduct and in respect of member meetings.

Appendices

Annexure 1 – Planning Protocol

Background Documents

City of London Pre-Application Meeting Request Form June 2020

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² CPSL is a non-departmental advisory body of the government established to advise the Prime Minister on ethical standards across public life in England.

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Planning Protocol Update November 2020

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Part 1 – Introduction

1. Introduction

- a. This Protocol relates to the way in which the Planning & Transportation Committee exercises its functions on behalf of the City of London Corporation as Planning Authority for the City. The Protocol has been

prepared to guide Members and Officers and to inform the public generally of the high standards of ethical conduct adopted by the City in the discharge of its statutory planning functions.

- b. The Protocol aims to ensure that the Committee acts reasonably and openly in dealing with planning matters; to protect the Court of Common Council and individual Members from allegations of unfairness, findings of maladministration and legal challenge; and to preserve public trust in the integrity and fairness of the planning system.

- c. The ~~new~~ Code of Conduct for Members ([link below](#)) (~~Appendix C to this Protocol~~) sets out the general provisions which must be complied with in all decision making, and must be applied in relation to planning decisions.

<https://www.cityoflondon.gov.uk/assets/About-us/members-code-of-conduct.pdf>

[The Code of Conduct is supplemented by Guidance to Members on the Code of Conduct \(link below\)](#)

<https://www.cityoflondon.gov.uk/assets/About-us/guidance-to-members-2018.pdf>

This Protocol is intended to supplement the Code of Conduct and DCLG Guidance on Openness and Transparency on Personal Interests (~~Appendix D to this Protocol~~)([link below](#)) specifically in the context of planning decisions, and must also be read in conjunction with Standing Orders.

<https://www.gov.uk/government/publications/openness-and-transparency-on-personal-interests-guidance-for-councillors>

- e.d. In this Protocol the word “must” is used to mean it is a specific legal or regulatory requirement which must be complied with, and the word “should” is used for advice or recommendations which are regarded as good practise.

Part 2 – Planning & Transportation Committee

2. The Committee

- a. The Planning & Transportation Committee is a Ward Committee comprising Common Councilmen for each Ward of the City together with four Aldermen.

- b. The Committee on Standards in Public Life recommended that members of planning committees should receive appropriate training. Appointment to the Planning and Transportation Committee effectively creates a requirement for Members to undertake such training, both on appointment and periodically thereafter. The form of the training is to be agreed by the Committee and Members are advised not to accept nomination for appointment on the Committee unless they are prepared to accept this responsibility. Members should also familiarise themselves with this Protocol and the Code of Conduct.

3. General Principle

Members of the Planning and Transportation Committee must consider all planning applications objectively on the basis of evidence of relevant planning issues presented to them, the first consideration being compliance with planning policy. Non-planning considerations such as property values are not relevant and must be disregarded.

Part 3 – Pre-Committee Consideration

4. Contact with Applications and/or Objectors

- a. Approaches from applicants, potential applicants or objectors is a normal and proper aspect of the political process. However, unless the parties concerned exercise care and common sense, this can lead to the impartiality and integrity of Members being called into question. A planning committee decision may be susceptible to judicial review where there is a real danger of bias.
- b. To avoid such problems, discussions should take place within the following guidelines:-
 - Members and Members of the Planning and Transportation Committee in particular, must take care not to indicate they have made up their mind on an issue before they have heard and/or read all the evidence, and should make clear that any views expressed are personal and provisional.
 - Members should make it clear that they will not be in a position to make a decision until they have heard and/or read all the relevant evidence and arguments at the Committee meeting. The Committee report may contain issues previously unknown to Members and other aspects, not previously evident, may arise during the Committee's deliberations.
 - Where a meeting is arranged between a Member and an applicant or objector ~~can be foreseen~~, the Member ~~should~~can, at their discretion, ask for an Officer also to attend and make a record of the meeting. (Meeting records are disclosable under Freedom of Information Act/Environmental Information Regulations requirements unless statutory exemptions apply)~~and for a follow-up letter of the meeting to be sent to record the~~

~~matter.~~.) Also, if there is a contentious telephone discussion, it is recommended that the Member should make a note afterwards of what was said.

- Officers may give an indication of the recommendation that is likely to be made to the Committee, particularly in the light of the provisions of the relevant planning policy, but it must be made clear that this will not bind the Committee to make a particular decision.
- c. *Pre-determination* - A distinction can be drawn between pre-disposition and pre-determination. A Member can quite properly be pre-disposed towards or against an application for a variety of good planning reasons. This is perfectly acceptable as long as the Member remains open to persuasion based on the evidence and arguments presented at the meeting. The Localism Act 2011 makes it clear that a decision maker is not to be taken to have had a closed mind merely because he did or said something which indicated the view he took, or might take, on the issue. It is recognised that decision makers may have views on certain matters. If, however, the Member approaches the meeting with a closed mind, and has already reached a fixed view, then he could be deemed to have pre-determined the matter and should not vote.
- d. Notwithstanding the above, it should be possible for a Member of the Committee to assist members of the public in dealing with the planning process and explaining how they are able to make their views known.
- e. *Gifts and Hospitality* - Members should be very cautious about accepting gifts and hospitality from planning applicants, or objectors or other interested parties, and must notify any acceptance in accordance with the Members' Code of Conduct and guidance issued by the Standards Committee (Appendix E to this Protocol). Unless there are special reasons, the presumption should be that hospitality (other than routine refreshments offered in the ordinary course of business) and gifts are refused.

5. Members of other Committees

The City of London Corporation's Standing Orders permit Members who are not Members of the Committee to attend meetings of the Planning & Transportation Committee and, with the permission of the Chairman, to speak (from the floor) but not vote. However, any Member who has a disclosable pecuniary interest in the matter being considered is prohibited from participating in discussion at the meeting and must not speak unless they have first been granted a dispensation by the Standards Committee.

6. Site Visits and Questions

- a. In terms of site visits, the presumption is that Members have a general knowledge of the City that can be supplemented, as necessary, by the site

descriptions set out in the reports submitted to the Committee. Therefore, site visits are not generally considered necessary.

- b. Site visits will be undertaken if Members or the City Planning Officer consider there are reasons for doing so. The decision to hold a Members' site visit will be recorded in the minutes of the Committee meeting.
- c. Occasionally, Members may wish to hold site visits before the planning application is submitted to them for consideration. A decision to hold such a visit may be agreed in advance of the Committee meeting by the Chairman. Non-attendance would not preclude a Member voting on the matter.
- d. Site visits will consist of an inspection by Members in company with the appropriate officers. Other than for reasons of access, visits should normally not be accompanied by applicants or objectors. If, however, the applicant, objector or agent is present, Members should avoid making any statements that could prejudice consideration of the application.
- e. A site visit is not a formally convened meeting of the Committee and, therefore, decisions cannot be taken. The following meeting of the Committee should be advised that the site visit has occurred.
- f. Where possible Members should give advance notice to officers of any additional information they intend to request or of any other concerns so that officers can seek to provide the information or clarification sought, and minimise the risk of deferral and delay.

7. Briefings

Occasionally, briefings on major applications are arranged by applicants for all Members of the Committee or Common Council to facilitate general "information gathering". Officers should also be in attendance and record of the meeting made. Attendance at such a briefing would not compromise the ability of a Member of the Planning & Transportation Committee to participate in the determination of the application.

Part 4 – Committee Meetings

8. Interests

- a. Private interests should never be allowed to influence a Member's decisions on matters the Member is asked to decide. Where a Member has an interest they should never seek to use their position to advance that interest; and should avoid both impropriety and the appearance of impropriety.
- b. In considering planning matters, in common with all City Corporation business, Members should apply the Seven Principles of Public Life

(Selflessness; Integrity; Objectivity; Accountability; Openness; Honesty; Leadership) (See [Code of Conduct at link below](#))Appendix F to this Protocol).

<https://www.cityoflondon.gov.uk/assets/About-us/members-code-of-conduct.pdf>

Members should ensure that they leave the room during discussion and voting on matters if they consider their continued presence would be incompatible with the Seven Principles of Public Life.

- c. A Member of the Planning and Transportation Committee who is, at the same time, a Member of a City of London Corporation committee responsible for a site or building that is the subject of an application does not, by that fact, have an interest that is disclosable under the Code of Conduct. ~~However, where the other City of London Corporation Committee is responsible for promoting a proposal paragraph e. applies. Nor does the fact that they may have participated in the consideration of non-planning matters in relation to the site or building mean they would be regarded as biased or as having pre-determined consideration of planning matters in relation to the same site. However, if the Member's participation in a meeting of the other committee means his consideration of planning issues is not impartial (for example because he has already reached a decision about the planning merits of a planning application under consideration) then he must not participate in the decision of the Planning and Transportation Committee.~~
- d. Particular care must be taken in determining planning applications for the development of land or buildings owned by the City of London Corporation so as to ensure that such an application is not subject to preferential treatment but is subject to the same rigorous evaluation as other applications.

e. In addition, regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires that where a local authority is bringing forward a proposal, it must make appropriate administrative arrangements to ensure that there is functional separation between the persons within the authority responsible for bringing forward the proposal, and the persons responsible for determining that proposal. Recent case law ¹has set out that the appropriate arrangements should include a published and binding Handling Note setting out handling arrangements which give effect to the following requirements:

- (i) the planning authority functions should be undertaken by an identified internal entity within the authority including officers assisting in those functions with necessary resources and acting impartially and objectively;

¹ [London Historic Parks and Gardens Trust v Secretary of State for Housing Communities and Local Government \[2020\] EWHC 2580 \(Admin\)](#)

(ii) persons acting or assisting in the planning authority functions (both officers and members) must be prohibited from being involved in promoting or assisting in the promotion of the application for planning permission

(iii) persons undertaking the planning authority function must not discuss the project with persons promoting the project (other than through formal channels appropriate to the planning application process)

(iv) persons involved in promoting the proposal must not give instructions or put pressure whether direct or indirect on persons discharging the planning authority function.

Appendix C sets out a template Regulation 64(2) Handling Note. This Note also applies to applications which are not for EIA development. A bespoke Handling Note will be prepared and published by the City as local planning authority in connection with all City Corporation planning applications whether or not they are for EIA development.

9. Members' Presence throughout Consideration of an Item

- a. Committee Members should be present for the full discussion of an item in order to be able to vote on it, as their decision should be based on all the evidence presented to them, including the City Planning Officer's introduction and any questions and discussion.
- b. A Member who arrives after an Agenda Item has commenced should seek and follow the advice of the Chairman as to whether he has arrived in sufficient time to be aware of the evidence presented.

10. Reports to the Planning & Transportation Committee

- a. All planning and related applications considered by the Planning & Transportation Committee should be the subject of reports by the City Planning Officer.
- b. Such reports will include:
 - the substance of the objections and views expressed by respondents to the consultations
 - relevant Government advice, Development Plan policies and supplementary planning guidance, site or related history, and any other considerations including technical aspects that are material planning considerations on which other City of London Corporation departments may have commented
 - a technical assessment which justifies the recommendation(s)
 - a recommendation (unless, in rare circumstances, the reason for making no recommendation to approve or reject is explained in the report)
 - reasons in the case of a recommendation for refusal, and any necessary conditions (and reasons therefor) in the case of a recommendation for approval.

11. Decisions Contrary to Officer Advice

Where a decision on a planning application is made contrary to the recommendation(s) of the City Planning Officer sufficient information will be required by the City Planning Officer to prepare the formal Decision Notice in accordance with the statutory requirements. The decision must be made on reasonable planning grounds which can be substantiated by relevant evidence, otherwise, in the event of an appeal, costs may be awarded against the authority. A statement as to how the planning authority has worked with the Applicant in a positive and pro-active manner must also be provided in the Decision Notice. In the case of approval, any necessary planning conditions must be framed in the Decision Notice. How these requirements can be most appropriately met will depend on the circumstances. Guidelines for dealing with such cases are set out in Appendix A to this Protocol.

12. Public Participation

- a. Applicants, agents and objectors have the right to address the Planning & Transportation Committee in accordance with the approved Procedure for Public Speaking set out at Appendix B.
- b. The operation of the Procedure will be reviewed regularly to ensure that it continues to operate in an effective way.
- c. The Committee will take account of the material planning matters expressed (whether in writing or orally) when reaching a decision.

Appendix A - Guidelines

Planning Application/Appeals

Determinations contrary to Recommendations of the City Planning Officer

These guidelines apply when a majority of Members do not consider that a planning application should be determined in accordance with the City Planning Officer's recommendation. The appropriate way of proceeding will depend on the circumstances but in most cases the following options and suggested actions will apply:

1. Deferral

- a. If further information is required or the Committee considers that minor change may make a scheme acceptable, the application may be deferred for decision at a later meeting. (This may need to follow further public consultation in respect of the change, depending on its impact).
- b. However, the requirement to determine planning applications within a fixed period, and the implications of delay must be borne in mind in considering whether to defer.
- c. It may also be necessary to defer a decision in the circumstances set out at 2.b.

2. Refusing a Planning Application contrary to a recommendation to approve

- a. The Committee should indicate reasons for refusal with sufficient clarity to enable clear and precise reasons (with reference to relevant policies) to be provided in the Decision Notice. The reasons indicated should be confirmed by the Chairman and minuted in full. However, it may well be that although the committee has indicated clear reasons, the precise wording (including relevant policies) cannot appropriately be framed in the forum of the committee meeting. In this case the drafting of precise reasons may be delegated to the Town Clerk (after consultation with the City Planning Officer and the Chairman and Deputy Chairman), rather than reported back to Committee for final approval.
- b. In exceptional circumstances, if the Committee is unable to indicate reasons for refusal with sufficient clarity to frame the Decision Notice (for example, due to their complexity or to the wide range of concerns expressed) it may be necessary to defer an application for a further report to enable detailed reasons to be framed and considered. In those circumstances it may be necessary for the Committee to reconvene at a special meeting as soon as possible to avoid undue delay in issuing the Decision Notice. Only those Members who attended the Committee meeting which initially considered the application will be eligible to vote at the reconvened meeting, and those Members should therefore make every effort to attend.

3. Approving a Planning Application contrary to a recommendation to Refuse

Where the Committee wishes to grant planning permission contrary to a recommendation to refuse, the reasons should be clearly stated and minuted,

and the Committee should consider whether there are any planning conditions it would wish to see imposed. The drafting of appropriate conditions, including those specified by Committee, will normally be delegated to the City Planning Officer (unless Committee resolve otherwise), and reported to the Committee at its next meeting.

Appendix B - Rules Governing Public Speaking at Meetings of the Planning & Transportation Committee

1. In order to speak the public must have submitted written representations on the relevant planning application at least 14 days before the committee meeting.
2. There will be a maximum of 20 minutes" public speaking time allotted to each planning application. This time is divided between the following categories:
 - a. Objectors – 10 minutes in total
 - b. Applicants, agents or supporters – 10 minutes in total
3. No person may speak for more than 5 minutes each. If there are more than two persons wishing to speak from category (a) or (b) they will need to organise themselves by appointing up to two spokespersons or agreeing to share the allotted 10 minutes in shorter slots between more people to enable more speakers to participate from that category within the allotted 10 minutes. In rare circumstances where there is considered to be an exceptionally wide range of different issues, the Chairman may, in his discretion, allow limited additional time.
4. Anyone wishing to speak at Committee must register a request to do so with the City Planning Officer at least five working days before the meeting. This is to allow time for the City Planning Officer to alert those wishing to speak if it is necessary to organise themselves as set out in paragraph 3, and to allow time for such organisation.
5. All parties on registering a request to address the Committee must submit a written statement of their case in order that any factual or new points can be investigated prior to the meeting and to facilitate the organisation of speakers in accordance with paragraph 4 above. This should include any material to which they wish to refer in order to ensure that it can be appropriately displayed.
6. Persons will address the Committee after the City Planning Officer has presented the application to the Committee and Members have obtained any necessary information in respect of that presentation and the relevant Committee report.
7. Persons addressing the Committee will not be given the opportunity to question Members or officers of the Committee.
8. Persons addressing the Committee are expected to be available to answer questions in order to clarify points which they have made to Committee.
9. Committee cases will be taken in the order in which they are set out in the agenda unless it is felt expedient by the Chairman to do otherwise (eg. if there were a high level of public interest in a particular case).

10. The Committee will not accept additional written representations in lieu of a person addressing the Committee unless they convey new points that had not been included in the original representation, which will already have been taken into account.
11. If there is any dispute as to whether it is appropriate for someone to address the Committee, the final decision rests with the Chairman or Deputy Chairman.
12. Representation on matters other than planning applications will be at the discretion of the Chairman

LINKS TO BE USED INSTEAD OF APPENDICES C – F

Appendix C – Code of Conduct for Members

~~(in Respect of the City of London Corporation's Local Authority, Policy Authority and NonLocal Authority Functions).~~

~~As a Member your conduct shall in particular address the Seven Principles of Public Life by:~~

- ~~a. Championing the public interest, taking into account the needs of your constituents, including those that did not vote for you, and the community as a whole.~~
- ~~b. Dealing with representations or enquiries from residents, City voters, members of our communities and visitors fairly, appropriately and impartially.~~
- ~~c. Not allowing other pressures, including the financial interests of yourself or others connected to you, to deter you from pursuing constituents' casework, the interests of the Corporation or the good governance of the Corporation in a proper manner.~~
- ~~d. Exercising independent judgement and not compromising your position by allowing individuals or organisations to improperly influence you in the performance of your official duties by means of any financial or other obligations.~~
- ~~e. Listening to the interests of all parties, including relevant advice from statutory and other professional officers, taking all relevant information into consideration, remaining objective and making decisions on merit.~~
- ~~f. Being accountable for your decisions and co-operating when scrutinised internally and externally, including by constituents.~~
- ~~g. Contributing to making the Corporation's decision-making processes as open and transparent as possible to enable constituents to understand the reasoning behind those decisions and to be informed when holding you and other Members to account but restricting access to information when the wider public interest or the law requires it.~~
- ~~h. Behaving in accordance with all of the Corporation's legal obligations, alongside any requirements contained within the Corporation's policies, protocols or procedures, including on the use of the Corporation's resources.~~
- ~~i. Ensuring that, when using or authorising the use by others of the resources of the Corporation, such resources are not used improperly for political purposes (including party political purposes) and having regard to any applicable Local Authority Code of Publicity made under the Local Government Act 1986.~~

- ~~j. Valuing your colleagues and officers of the Corporation and engaging with them in an appropriate manner and one that underpins the mutual respect that is essential to good local governance.~~
- ~~k. Always treating people with respect, including the organisations and constituents that you engage with and those that you work alongside.~~
- ~~l. Registering and declaring any private interests, both pecuniary and nonpecuniary, that relate to your public duties in a manner conforming with the procedures set out below.~~
- ~~m. Providing leadership through behaving in accordance with these principles when championing the interests of constituents with other organisations as well as within the Corporation.~~

~~Registering and declaring pecuniary and non-pecuniary interests~~

- ~~1. You must, within 28 days of taking office as a Member, notify the Town Clerk (on behalf of the Corporation's Monitoring Officer) of any disclosable pecuniary interest as defined by regulations made by the Secretary of State, where the pecuniary interest is yours, your spouse's or civil partner's, or is the pecuniary interest of somebody with whom you are living with as a husband or wife, or as if you were civil partners, together with any non-pecuniary interests of yours described in paragraph 7 below and thereafter maintain an up to date register of any such interests.~~
- ~~2. The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (Appendix 1) currently define disclosable pecuniary interests under the following categories:-~~
 - ~~a. Employment, office, trade, profession or vocation~~
 - ~~b. Sponsorship~~
 - ~~c. Contracts~~
 - ~~d. Land~~
 - ~~e. Licences~~
 - ~~f. Corporate tenancies~~
 - ~~g. Securities~~
- ~~3. Where you believe you have a sensitive interest (A 'sensitive interest' is described in the Localism Act 2011 as a member or co-opted member of an authority having an interest, and the nature of the interest being such that the member or co-opted member, and the authority's monitoring officer, consider that disclosure of the details of the interest could lead to the member or co-opted member, or a person connected with the member or co-opted member, being subject to violence or intimidation), you should apply to the Monitoring Officer (via the Town Clerk) for exemption from the requirement that details of the interest be published and made available for inspection.~~

~~4. In addition, you must, within 28 days of taking office as a Member, and thereafter on an ongoing basis, notify the Corporation's Monitoring Officer (via the Town Clerk) of any other pecuniary or non-pecuniary interest which you consider should be included on your Members' Declaration form if you are to fulfil your duty to act in conformity with the Seven Principles of Public Life.~~

~~5. In any event you are required to disclose your membership of any:~~

- ~~a. Management board or similar organ of any charity or body directed to a charitable purpose (e.g. a trustee or director) but excluding any charity or other such body administered by the Corporation~~
- ~~b. Club or Society active in the City of London or which relates to any functions of the Corporation~~
- ~~c. Fraternal or Sororal Societies~~
- ~~d. Livery Company, City Company without Livery, Guild or Company seeking Livery~~
- ~~e. Political Party~~
- ~~f. Organisation, one of whose principal purposes includes the influence of public opinion or policy, and which is likely to seek to affect the policy of the Corporation or which may have an impact on its services or stakeholders~~
- ~~g. Professional Association~~
- ~~h. Trade Association~~
- ~~i. Trade Union~~
- ~~j. Management board or similar organ of any organisation not falling within paragraph 1 or sub-paragraphs (a)-(i) above.~~

~~6. You must also notify the Corporation's Monitoring Officer (via the Town Clerk) of any gift or hospitality received by you as a Member with a value of £100 or more, or multiple gifts and/or instances of hospitality with a cumulative value of £200 or more when received from a single donor within a rolling twelve month period. Such notification must be made within 28 days of receipt, or within 28 days of reaching the cumulative threshold, as appropriate.~~

~~7. Special provision shall be made for the Lord Mayor and other holders of special offices in relation to the registration of gifts and hospitality to be set out in Guidance to be issued by the Standards Committee.~~

~~8. Entries shall be retained in the register of gifts and hospitality for three years—older entries will be removed.~~

~~9. If an interest has not been entered onto the Corporation's register, then the Member must disclose the interest to any meeting of the Corporation at which they are present, where they have a disclosable interest in any matter being considered and where the matter is not a „sensitive interest“ (A 'sensitive interest' is described in the Localism Act 2011 as a member or co-opted member of an authority having an interest, and the nature of the interest being such that the member or co-opted member, and the authority's monitoring~~

~~officer, consider that disclosure of the details of the interest could lead to the member or co-opted member, or a person connected with the member or co-opted member, being subject to violence or intimidation).~~

~~10. Following any disclosure of an interest not on the Corporation's register or the subject of pending notification (This is where an interest has been notified to the Monitoring Officer but has not yet been entered on the register), you must notify the Monitoring Officer (via the Town Clerk) of the interest within 28 days beginning with the date of disclosure.~~

~~11. Unless dispensation has been granted, you may not participate in any discussion of, vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State.~~

~~12. Your participation in any item of business:~~

- ~~a. in which you have any other interest; or~~
- ~~b. that affects a donor from whom you have received any gift or hospitality;~~

~~that is registered, or ought to be registered as set out above, will need to be considered by you on a case by case basis. You will only be expected to exclude yourself from speaking or voting in exceptional circumstances, for example where there is a real danger of bias.~~

~~13. If in doubt about any of the above matters you are encouraged to seek advice from the Town Clerk or the Corporation's Monitoring Officer.~~

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Appendix D – Department for Communities and Local Government

“Openness and transparency on personal interest — a guide for councillors”

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Appendix E – Standards Committee Guidance

Voluntary Registration of Gifts and Hospitality

Only those interests defined as disclosable pecuniary interests in the regulations are required to be registered and/or disclosed in every case. However, in accordance with the Nolan Principles and the general duties set out in the Code of Conduct, Members are required to disclose any other interest at a meeting where it is felt, in relation to a specific item of business, that the interest warrants disclosure.

The Standards Committee considers that such a disclosure is likely to be necessary in relation to one-off gifts and hospitality to the value of £250 or more, and cumulative gifts and hospitality to the value of £500 or more from a single donor in a financial year i.e. ending on 31st March.

If an item of business arises at a meeting that relates to such a donor, the Standards Committee would normally expect this interest to be disclosed. If a complaint were to be received in relation to non-disclosure by a Member, then (subject to hearing all of the facts) the Standards Committee may be minded to find that there had been a breach of the Code.

Therefore, the Standards Committee is introducing a local voluntary arrangement whereby Members are encouraged to register the receipt of all gifts and hospitality equalling or exceeding the above values. In the same way as for disclosable pecuniary interests, prior registration will constitute disclosure of the interest, meaning that a further disclosure at the meeting is not required. This will assist Members in complying with the Code. It will also provide transparency of Members' actions to the public. The new arrangement will come into effect as of 1st April 2013.

A member's participation in relation to an item in which they have such an interest will need to be considered by the member on a case by case basis. In the spirit of the Localism Act the Standards Committee would expect that a member would only be precluded from participation in exceptional circumstances e.g. where there is a real danger of bias. Members are encouraged to seek advice from the City Solicitor on such matters.

Registering your gifts and hospitality

Your up-to-date register of interests, including any disclosed gifts and hospitality, is published via your Members' page on the Corporation's webpages. Where you wish to register any received gifts and hospitality, please contact the Committee and Member Services Team via email or on telephone: 020 7332 1427 or 020 7332 1434 specifying the following details:

- description of the gift or hospitality (i.e. tickets to a theatre performance);
- the date it was received;
- from whom the gift or hospitality was received; and
- an approximate value (and cumulative value, if appropriate).

~~Please note that such declarations should be made within 28 days of receipt of the gift or hospitality.~~

~~Gifts and hospitality that do not need to be disclosed~~

~~Gifts and hospitality provided by the City Corporation, or received by a Member whilst acting as an official representative of the City Corporation, do not need to be disclosed — this will include:~~

- ~~• committee dinners~~
- ~~• lunches associated with committee visits~~
- ~~• any gifts or hospitality provided to the office of Lord Mayor or Sheriff (but not including gifts retained by the individual, as opposed to the City Corporation)~~
- ~~• hospitality offered as part of City Corporation related events such as MIPIM (events approved by the Policy & Resources Committee)~~
- ~~• local government dinners~~
- ~~• garden parties at Buckingham Palace (if tickets via City Corporation)~~
- ~~• tickets to sporting and cultural events (where the Member is the appointed representative of the City Corporation e.g. Olympics tickets in summer 2012)~~
- ~~• tickets to events at the Barbican Centre, or Guildhall School of Music and Drama (if tickets via City Corporation).~~

~~In addition, a Member only has to disclose gifts or hospitality received by virtue of being a Member — this will not normally include gifts or hospitality received from friends or family. Members should apply honesty and common sense when they consider how receipt of a gift or hospitality might be interpreted. For example, if the Member is the Chairman of the Planning Committee, and a birthday present arrives from an applicant just before a planning application is due to be considered, then the Member should think about how this would be interpreted by a reasonable member of the public. If in doubt, the Member should disclose the interest.~~

~~As set out above, Members do not need to disclose gifts and hospitality that do not reach the £250 one-off threshold or £500 cumulative threshold. Some examples of gifts and hospitality that are unlikely to reach the £250 threshold are as follows:~~

- ~~• livery company dinners~~
- ~~• drinks receptions (where only drinks and canapés are served)~~
- ~~• standard commemorative gifts including pin badges, published materials, ties, paper weights, plaques.~~

~~Gifts and hospitality that are likely to require disclosure~~

~~Some examples of gifts and hospitality that are likely to reach the £250 threshold are as follows:~~

- ~~• overseas trips~~
- ~~• exceptional evening dinner events (i.e. pre-dinner drinks, three course, silver service meals, all drinks)~~

- ~~bespoke gifts that have been sourced/ made specifically for the Member (e.g. an engraved crystal vase, or a gold picture frame with a signed limited edition print)~~
- ~~hospitality packages including lunch or dinner and tickets to a sporting or cultural event.~~

~~Caution should be exercised where the offer of any gift or hospitality is over and above what could reasonably be viewed as ancillary to the business being conducted, or is wholly unrelated to the business being conducted.~~

~~Particular caution should also be exercised by Members involved in determining regulatory matters (licensing, planning) and making decisions that affect the financial position of others.~~

~~**Further information regarding Members' declarations can be obtained from the Comptroller & City Solicitor or the Committee and Member Services Team.**~~

~~—~~

Appendix CF – Template Handling Note~~Seven Principles of Public Life~~

~~You are a member of the City of London Corporation (“the Corporation”) or a member of a committee of the Corporation (in this Code collectively referred to as a “Member”) and hence you shall have regard to the Seven Principles of Public Life—~~

~~**SELFLESSNESS:** Holders of public office should act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend or close associate.~~

~~a. **INTEGRITY:** Holders of public office should not place themselves under a financial or other obligation to outside individuals or organisations that might seek to influence them in the performance of their official duties. NB— This Principle applies only to conduct by a Member in their capacity as a Member which may foreseeably lead to the Member being subjected to inappropriate influence in the performance of their duties. It does not apply to contracts of employment, service or other formal and informal business relationships entered into by Members in their private capacities and which are dealt with by the rules on disclosable pecuniary and nonpecuniary interests.~~

~~b. **OBJECTIVITY:** When carrying out public duties, such as making public appointments, awarding contracts or recommending individuals for rewards or benefits, holders of public office should make all choices on merit.~~

~~c. **ACCOUNTABILITY:** Holders of public office are accountable for their decisions to the public and should co-operate fully with whatever scrutiny is appropriate to their office.~~

~~d. **OPENNESS:** Holders of public office should be as open as possible about their decisions and actions and the decisions and actions of their authority and should be prepared to give reasons for those decisions and actions.~~

~~e. **HONESTY:** Holders of public office have a duty to declare any private interests that relate to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.~~

~~a. **LEADERSHIP:** Holders of public office should promote and support high standards of conduct when serving in their public post, in particular as characterised by the above requirements, by leadership and example.~~

[DESCRIPTION OF PROPOSAL] (“the Proposal”

CITY OF LONDON CORPORATION

TEMPLATE FOR REGULATION 64(2) HANDLING NOTE

1. Background

1.1 Regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”) requires that where a proposal for EIA development is brought forward by the City of London Corporation and the City of London Corporation will also be responsible for determining that application for planning permission, they must make appropriate administrative arrangements to ensure that there is a functional separation, when performing any duty under the EIA Regulations, between the persons bringing forward the proposal for development and the persons responsible for determining that proposal.

1.2 This note sets out the arrangements which must be adopted to ensure compliance with the EIA Regulations

1.3 This note also applies to applications for planning permission for development which is not EIA development made by the City of London Corporation as applicant to the City of London Corporation as local planning authority.

2. Overarching Principles to be observed in handling the Proposal

2.1 The Local Planning Authority must assess the Proposal in the same way as if it was submitted by any other applicant. It will be assessed and determined solely on the material planning considerations, disregarding any financial or other benefits to the City of London Corporation as applicant. If more information is required it will be sought from the applicant notwithstanding potential delay or cost consequences for the applicant.

2.2 The Local Planning Authority function will be undertaken wholly independently of the applicant/promoter functions, acting impartially and objectively

2.3 There will be no discussion or communication about the Proposal between the officers and members carrying out the Local Planning Authority function in respect of the Proposal and the officers and members carrying out the Applicant/Promoter functions in respect of the Proposal, other than formal communications appropriate to the application process such as would occur with any other Applicant.

2.4 No officer or member carrying out the Applicant/Promoter function in relation to the Proposal may give any instructions to or put any pressure whether direct or indirect upon any person acting or assisting in the discharge of the Local Planning Authority function.

3. Arrangements for handling the Proposal

3.1 Local Planning Authority Functions

Gwyn Richards (Interim Development Director and Chief Planning Officer) is the lead officer responsible for undertaking the local planning authority functions [under the EIA Regulations] arising in respect of the determination of the planning application including pre-application advice

He is (or has been) assisted by the following officer team:

Planning

Transportation

Highways

Legal

Communications

The Local Planning Authority officer team will report to the Planning and Transportation Committee [or any Sub-committee appointed by it for the purpose], which will be responsible for making the decision on the planning application. No member of a committee with responsibility for promoting the Proposal should sit on Planning and Transportation Committee [nor be a member of any sub-committee] when it is considering the planning application for the Proposal. The members of the Planning and Transportation Committee who are to sit on that committee or any sub-committee when determining the planning application shall be identified as soon as is practicable following receipt of the planning application.

3.2 Applicant/Promoter (non-Local Planning Authority) Functions

The officers, consultants and Committees who are (or have been) involved in the promotion of the Proposal are as follows:

[Specify team]

The following officer/s is/are identified as the agent for the planning application:

3.3 Implementation of Arrangements

3.3.1 The persons identified at 3.1 and 3.2 will be reviewed regularly and updated to reflect any changes in responsibilities or roles, and any such changes shall be noted on an updated Handling Note

3.3.2 The officers identified at paragraph 3.1 and any members of the Planning and Transportation Committee identified as those who will sit on the committee or any sub-committee to determine the planning application shall not engage in any discussion or communication in relation to the planning application with other officers or members save that the officers identified in paragraph 3.1 shall be entitled to communicate with the officer/s identified in paragraph 3.2 as the agent for the planning application and only in the same way as those officers identified in paragraph 3.1 would communicate with any person acting as an agent in relation to planning applications in general, and save when officers identified in paragraph 3.1 are conducting formal consultation on the planning application.

3.3.3 Persons identified at 3.2 must not engage in any discussion or communication in relation to the planning application with the persons identified in paragraph 3.1, save that person/s identified as the agent in paragraph 3.2 may communicate with the officers identified in paragraph 3.1 in the same way and on the same basis as the agent in relation to planning applications in general.

3.3.4 The Handling Arrangements will be published and will be included within the publicly available planning application documents both in hard copy and electronically

3.3.5 The Handling Arrangements will be circulated to all persons identified at 3.1 and 3.2, and recirculated to them following any amendments

3.3.6 Any communications, documents or other information generated by those exercising the Local Planning Authority function which would not normally be shared with an Applicant should be marked “CONFIDENTIAL: LOCAL PLANNING AUTHORITY ONLY”, and should not be stored on file space accessible to any person other than those exercising the Local Planning Authority function (unless this is authorised by the Interim Development Director and Chief Planner and he has satisfied himself that, where applicable, such disclosure would be compliant with the EIA Regulations)

Committee:	Date:
Planning and Transportation	17 November 2020
Subject: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place; (ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1). (iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys; (iv) the amalgamation of the two buildings; (v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards; (vi) upgrade works to Braidwood Passage, including new lighting; and (vii) reconfiguration of the loading bay and associated works.	Public
Ward: Farringdon Within	For Decision
Registered No: 20/00371/FULMAJ	Registered on: 1 May 2020
Conservation Area: Smithfield	Listed Building: NO

Summary

Planning permission is sought for Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place. New accessible and inaccessible terraces, green roofs, hard and soft landscaping, and

creation of external courtyards are proposed. The land at 3-4 Bartholomew Place is currently vacant and the previous building on the site has been demolished. The previous, building comprised a lower ground, ground plus two storey twentieth century light industrial (Class B1(c) building. A part change of use is proposed at ground floor from Office (Class B1) to Cafe (Class A1) The erection of a new building Office (Class B1(a) is proposed at 3-4 Bartholomew Place comprised of basement, ground plus three storeys resulting in the amalgamation of the two buildings. As part of the scheme Section 278 works are proposed to upgrade Braidwood Passage to include new lighting. The proposed development would provide 17,133 sqm of office (Class B1) floorspace and 41 sqm of retail (Class A1) floorspace across two public consultations (26/05/2020 and 28/09/2020) from residents regarding the proposed development. The objections relate to Height bulk and Massing, Design, Construction noise/traffic/air pollution, Daylight & Sunlight, Overlooking, Servicing and waste management, Light pollution, Bartholomew Place Reception and increased footfall.

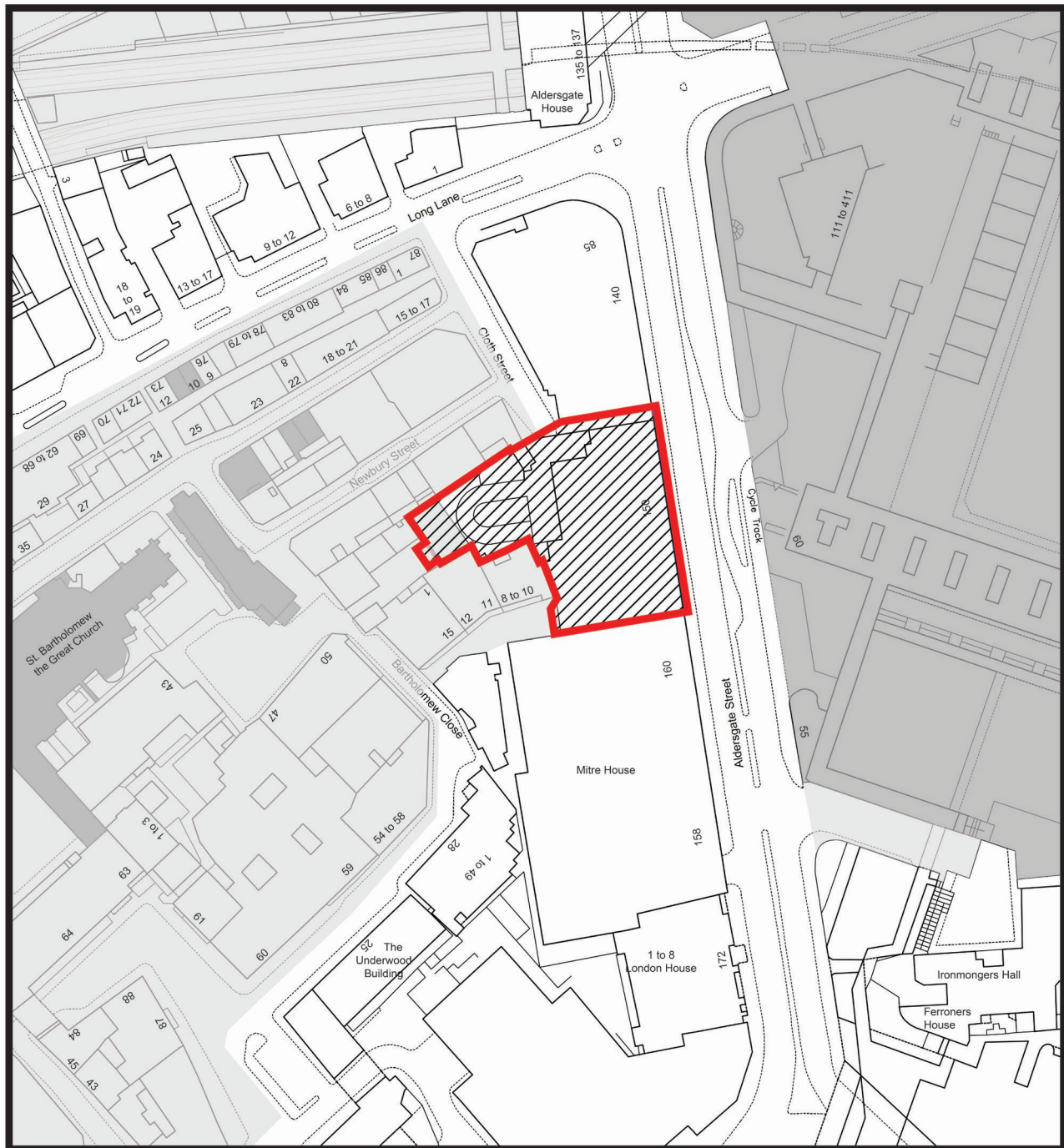
127 Letters of objection relating to planning matters have been received, 126 from residents and one from the Barbican Association, one letter of support has been received. The height and mass of the proposed development has been designed, through revisions, to sufficiently minimise the potential impact on the amenities of nearby occupiers in relation to privacy, overlooking, noise, daylight and sunlight. The scheme offers public benefits in terms of the 1. The scheme offers public benefits in terms of the proposed upgrade works to Braidwood Passage, new paving materials and interface with the junction of Braidwood Passage with Cloth Street and improvements to the resurfacing of the courtyard of Bartholomew Place and Half Moon Court. The provision of greening at roof level offers important benefits contributing to improved visual amenity, well-being and biodiversity. The proposals accord with the principles of the NPPF, the London Plan and Local Plan policies and the emerging London Plan and Local Plan policies. The proposed development is considered to comply with the Development Plan as a whole and to be appropriate subject to conditions, CIL payments and a Section 106 agreement being entered into to cover matters set out in this report.

Recommendation

It is recommended that planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to: Planning obligations and other agreements being entered into under section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highways Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed.

That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in 'Planning Obligations' under Section 106 and any necessary agreements under Section 278 of the Highways Act 1980.

Site Location Plan



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ADDRESS

150 Aldersgate Street, 4-5 Bartholomew Place

CASE No.

20/00371/FULMAJ



SITE LOCATION



LISTED BUILDINGS



CONSERVATION AREA BOUNDARY



CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Existing Site 3D view facing west



Existing Site 3D view facing east

Main Report

Site

1. The application includes two buildings, 150 Aldersgate Street and the cleared site of 3-4 Bartholomew Place.

150 Aldersgate Street

2. The existing building is bounded by Aldersgate Street to the east, Cloth Street to the north, Half Moon Court to the south, and Bartholomew Place to the west. The building comprises a lower ground, ground plus seven upper storey building which shares party walls with buildings to the north and south; 160 Aldersgate Street which was recently redeveloped and is approximately two and a half storeys taller than the existing building.
3. The Aldersgate Street frontage comprises a postmodernist design and faced in dark red-brown and grey granite with additional set back corrugated metal clad mansard plant floor. The façade is symmetrical with a central raised entrance and is 50 % glazing with, heavy mullions and transoms. There are existing balconies centrally positioned which cantilevered over the existing public highway by 800mm. The rear elevation is comprised of brick with a large glazed atrium within the centre of the elevation.
4. The building scale steps down via a series of terraces and setbacks to the rear and east at the interfaces with the existing townscape of Half Moon Court and Bartholomew Place. Elevations are tiered to 5 storey and include a glazed atrium and are detailed in red brick with stone lintels and parapet and flush formulaic window patterns and are bland in appearance. The existing building includes a large roof terrace to the rear. The use of this terrace is not controlled through conditions.
5. The Cloth Street elevation has a symmetrical post-modernist elevation which terminates the cul-de-sac comprising ground plus 4 storeys (including a mansard set back floor) including a loading bay at ground floor. A vehicle ramp provides access to the lower ground floor of the building to provide office car parking and dominates the sunken rear courtyard space.
6. Braidwood Passage is a public pedestrian route that runs from Aldersgate Street to Cloth Street along the northern boundary of the existing building and is located within the Applicant's ownership boundary. This a pedestrian connector between Aldersgate Street and Cloth Street and is a part of the City's Heritage Walk and although well used the existing route is dark and narrow
7. The existing building is comprised of 10,986 sqm GIA of Office (Class B1) floorspace and has been occupied by a single tenant who have vacated the building and current lease expires in December 2020 when Applicant expects to take vacant possession of the site. and stepped The primary entrance to the building is located on Aldersgate Street with the ground floor level raised approximately 1.5m above the footway. There are two platform lifts and stairs which provide access to

the building. A secondary staff entrance is located on Cloth Street at the junction with Braidwood Passage which provides access to the existing loading area and is used primarily by cyclists.

8. In the round the existing building is dated in terms of thermal performance, materials and design and quality of office accommodation. The main frontage to Aldersgate Street is unwelcoming with a hard urban edge and lacks activation due to the raised ground floor (1.5m) and recessed and stepped entrance. Currently the building does not positively contribute to the townscape experience of Aldersgate Street, or the setting of surrounding designated heritage assets or in terms of visual amenity from elevated positions looking down onto the 5th elevation and the plant roof scape
9. The building is not listed or located within a conservation area and is not considered to be an undesignated heritage asset. The Smithfield Conservation Area abuts the site boundary to the rear, and the Barbican and Golden Lane Conservation Area boundary is located on the opposite side of Aldersgate Street. The Barbican Estate is a grade II listed building, included in the Barbican and Golden Lane Conservation Area and is designated as a registered historic park and garden listed grade II*. There are several other designated heritage assets in the surrounding streets.

3-4 Bartholomew Place

10. The land at 3-4 Bartholomew Place is currently vacant and the previous building on the site has been demolished. The demolition of the building took place before this Applicant acquired the site. The previous, building comprised a lower ground, ground plus two storey twentieth century light industrial (Class B1(c) building. The building was demolished pursuant to planning permission for the redevelopment of the site which was granted on 08.05.18. The previous building on this site was a white brick warehouse building with Crittall windows
11. Bartholomew Place is a small courtyard which is accessed from Bartholomew Place and forms part of the tight-knit network medieval street pattern within Smithfield. The existing courtyard adjacent to the site is unknown, and currently unregistered land however, the courtyard does not form part of the development site.
12. This part of the development site is located within the Smithfield Conservation Area. 3-4 Bartholomew Place shares a boundary with the land at 150 Aldersgate Street on its eastern boundary with the rear courtyard located between the two properties.

Surroundings

13. The surrounding area comprises two very different and distinct characters. Aldersgate Street is a busy hard edged thoroughfare of a much greater scale following extensive post-war redevelopment. The western side of Aldersgate Street is predominantly commercial in nature in stark contrast to the Barbican estate on the eastern side of Aldersgate Street which is entirely residential.

14. The Barbican Estate to the east is a residential housing development conceived and built in the 1960s-1980s. The Estate now also encompasses several culture and leisure facilities including the Barbican Arts Centre, the Museum of London, the Guildhall School of Music and Drama and the Barbican Public Library. The western boundary of Estate is directly opposite the site and is formed by Seddon House (8 storeys) and Thomas Moore House. Seddon House is the closest block to the site and angled in terms of its alignment to Aldersgate Street the southernmost point is 24.5m away from the existing facade at 150 Aldersgate Street and the southern end is 45m away from the existing facade at 150 Aldersgate Street. Lauderdale Tower is immediately to the north and this is 42 storeys.
15. The rear of the site is characterised by Smithfield Conservation Area and is entirely different to Aldersgate Street and is of a much finer grain with tight-knit narrow streets. The area is genuinely mixed use with a balance of commercial and residential uses. Residential dwellings occupy buildings to the rear of the Site, particularly along Cloth Fair, Bartholomew Close, Newbury Street, Kinghorn Street and Long Lane.
16. There are no listed buildings which adjoin the Site, although there are several located nearby. These include the Barbican (Grade II) to the east, the Founders' Hall (Grade II), St. Bartholomew the Great of West Smithfield Church (Grade I) and West Smithfield Market (East Building) (Grade II*) to the west.
17. The Site is not located within a protected viewing corridor, and there are no scheduled ancient monuments located within the site or nearby.

Relevant Planning History

3-4 Bartholomew Place

18. Planning permission 17/00875/FULL was granted in respect of 3-4 Bartholomew Place on 08.05.2018 for 'Demolition of existing light industrial building, Class B1(c) and redevelopment to provide a seven-storey building (Basement, Ground and five upper floors) to create nine residential units (Class C3), including terraces at lower ground floor level, lightwells and associated works. (674sq.m).

Surrounding Development Sites

19. Planning permission was refused in respect of 160 Aldersgate Street, which adjoins the site, on 03 December 2014 (ref. 14/00878/FULMAJ) for the "refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of retail floorspace (Class A1) at ground floor level (84sq.m.) (iv) provision of roof terraces at 7th and 8th floor levels (v) installation of an additional access point at the rear of the building, and (vi) associated internal and external alterations (total increase in floorspace 1,913sq.m.)". The decision was subsequently appealed, the Planning Inspectorate allowed the appeal (APP/K5030/W/15/3003027) on 31 July 2015.

20. Concurrently with the appeal, planning permission (ref. 15/00086/FULMAJ) was granted on 30 April 2015 for “the refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the facade on Aldersgate Street (iii) provision of roof terraces at the 7th and 8th floor levels (iv) installation of an additional access point at the rear of the building and (v) associated internal and external alterations (total increase in floorspace 1899sq.m).”

Proposals

21. Planning permission is sought for:
- i. Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place.
 - ii. a part change of use at ground floor from Office (Class B1) to Cafe (Class A1).
 - iii. erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys.
 - iv. the amalgamation of the two buildings.
 - v. the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards.
 - vi. upgrade works to Braidwood Passage, including new lighting.
 - vii. reconfiguration of the loading bay and associated works.
22. The proposed development would provide 17,133 sqm of office (Class B1) floorspace and 41 sqm of retail (Class A1) floorspace.

Consultations

Pre-Application Consultation

23. The Applicant has submitted a Statement of Community Involvement outlining the programme of engagement prior to the submission of the application. In summary, the Applicant has undertaken early stakeholder engagement, a residents' preview and two evenings of public exhibitions and follow up virtual meetings with the Barbican Association and West Smithfield residents and written correspondence.

Early Stakeholder Engagement (January 2020 – March 2020)

24. Meetings were held with Aldersgate and Farringdon within Ward Councillors; A meeting was held with the Barbican Association

Public Exhibitions (March 2020)

- 2 March 2020 – exhibition for the immediate neighbours.
 - 3 March 2020 – full public exhibition; and
 - 4 March 2020 – full public exhibition.
25. The public exhibitions were advertised to residents by letter in February 2020 and a flyer was sent to over 1,800 addresses. The flyer was also placed in City Matters on the 19 February 2020. A project website, email address and freephone number were also set up to allow stakeholders to contact the project team to learn more about the proposals.

Ongoing stakeholder engagement (March 2020 – April 2020).

26. Following the public exhibition, the restrictions imposed by the Covid-19 pandemic precluded further face-to-face meetings. The Applicant held two virtual meetings with residents on 03 April 2020 and with representatives of residents in West Smithfield and the Barbican Association on 07 April 2020.

Application Consultation

27. Following receipt of the application by the City, the application was advertised by site and press notices and letters to affected residents on 26/05/2020 and 28/09/2020 following the submission of updated documents. Copies of all letters and e-mails received making representations are attached to the report.
28. 127 Letters of objection relating to planning matters have been received. 126 from residents, one from the Barbican Association, one letter of support has been received. The objections are summarised in the table below. 123 comments were received in response to the first consultation 4 responses were received in response to the second consultation.

Topic	Objection
Height bulk and Massing	• General concern about the impact of the development in terms of its size
Design	• The proposed extensions are out of scale and overbearing, detrimental impact on the locality
Construction noise/traffic/air pollution	• The proposed development would have a negative effect on the locality during the demolition and construction phase.
Daylight Sunlight Overlooking	• The proposed development would adversely impact on the daylight and sunlight received by neighboring residential properties. • The development would result in greater overlooking and lead to a loss of privacy for neighboring residential occupiers.

Servicing and waste management	• Servicing the proposed development would negatively impact the area for residents.
Light pollution	• The proposed development would create light pollution, affecting nearby residents.
Bartholomew Place Reception and increased footfall	• The proposed entrance on Bartholomew Place would increase footfall, changing the character of the locality and creating noise.
Proposed Class A1 retail use	• The need for the A1 use and the noise it would create.

29. The City Heritage Society raised no objections but are concerned the any proposed greening of the upper levels of the building should be controlled by conditions.
30. The Conservation Area Advisory Committee raised no objections to the replacement of the existing building or the additional height to Aldersgate Street which was acceptable. However, the Committee objected to the use of concealing greenery believing that a more considered architectural design would make a better contribution to, and be more respectful of, the character of the Conservation Area evident from the proposed view from Bartholomew Passage. The Committee also objected to the proposed rear elevations facing Bartholomew Place and Half Moon Court considering them to be out of character with the Conservation Area and paying no respect to the existing adjacent buildings. The Applicant has subsequently amended the design of the Bartholomew Place, Half Moon Court, and Cloth Street façades.
31. The Lead Local Flood Authority raised no objections subject to the imposition of conditions.
32. Historic England has been consulted and raise no objections to the proposal.
33. The views of other City of London departments have been considered in the preparation of this development scheme and some detailed matters remain to be dealt with under conditions and in clauses in the Section 106 agreement.

Policy Context

34. The Draft London Plan is at an advanced stage. It takes forward many of the policy positions of the existing plan whilst strengthening and adding to others. On the 13th March 2020 the Secretary of State directed the Mayor not to adopt the Plan due to it not addressing a number of national policies in respect of housing ambition, small sites, industrial land and aviation, meaning it will be some time before the plan is adopted. It has passed through the Examination in Public so is

to be afforded some weight with the matters addressed by the Secretary of State being less relevant to this site.

35. The draft City Plan 2036 was agreed by the Court of Common Council in May 2020 for pre-submission, Regulation 19, consultation. The Plan is therefore a material consideration in the determination of planning applications. Regulation 19 consultation has been paused until early 2021 to enable the City Corporation to update policies in light of changes to the Use Class Order, but the fundamental principles in relation to this application remain unchanged.
36. The London Plan and Local Plan policies and supplementary planning guidance documents that are most relevant to the consideration of this case are set out in Appendix A to this report.
37. Government Guidance is contained in the National Planning Policy Framework (NPPF) February 2019 and the Planning Practice Guidance (PPG) which is amended, as necessary.

Considerations

38. 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, any local finance considerations so far as material to the application, and other material considerations. (Section 70(2) Town & Country Planning Act 1990); and
 - 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).
39. In respect of sustainable development, the NPPF states at paragraph 10 that 'at the heart of the Framework is a presumption in favour of sustainable development.' For decision-making this means 'approving development proposals that accord with an up-to-date development plan without delay...'
40. Paragraph 127 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and wellbeing.
41. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 190 of the NPPF advises that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

42. In considering the planning applications before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.

Principal Issues to be Considered

43. The principal issues in considering this application are:
- The benefits of the proposed new uses throughout the building,
 - The appropriateness of the bulk, massing and design of the proposals.
 - The impact on designated and non-designated heritage assets.
 - The proposed public realm improvement
 - The impact of the proposed development on the amenity of nearby residential occupiers, including noise, overlooking, daylight, sunlight and light pollution.
 - Transport, Servicing, and the impact on public highways and pedestrian movement.
 - The environmental impacts of the proposal including wind microclimate, air quality, building resource efficiency, circular economy principles, energy consumption and sustainability; and
 - The extent to which the proposals comply with Government policy advice (NPPF) and with the relevant policies of the Development Plan.

Proposed Uses

Office Accommodation

44. The site is within the Central Activities Zone (CAZ) as defined in the London Plan, the core business location and one of the main areas where new office development should be prioritised.
45. Strategic Policy CS1 of the City of London Local Plan 2015 seeks to ensure that there is sufficient office space to meet demand and encourages the supply of a range of office accommodation to meet the varied needs of City occupiers. Policy S4 of the draft City Plan 2036 also seeks to facilitate significant growth in office floorspace.
46. This application proposes refurbishment and extension of an existing office building currently of 10,986sqm Class B1a office floorspace, with the resulting building providing 17,133sqm of Class B1a office floorspace. The total uplift of Class B1a office floorspace is therefore 6,147sqm. The office accommodation has been designed to ensure flexibility with the ability for the building to be pre-let to a single

occupier or split into two tenancies over each floor. The proposed redevelopment and modernisation will ensure the longer-term viability of the building for office use in accordance with Local Plan Policy DM1.1.

Retail Class A1 use

47. The site is not located in a Principal Shopping Centre (PSC) or a Retail Link as set out in the current City of London Local Plan. There is no retail floorspace in the existing building but 41sq.m of retail (Class A1) is proposed, providing a minor uplift in retail floorspace. The proposed cafe (Class A1) would help activate the frontages of Aldersgate Street and Braidwood Passage at ground floor level. Subject to demand it is anticipated that the café would be open 7am to 7pm (Monday to Friday) and 8am to 5pm (Saturday, Sunday and Bank Holidays).
48. This area of the City is lacking in retail provision so further retail at ground level would have been welcome, but it is recognised that the proposal is an improvement on the existing situation. The proposed retail is supported in accordance with Local Plan Policy DM1.5 as it provides a complementary use to the office building and contributes to the City's economy and character.

Height, massing and design

49. The proposals would comprehensively refurbish, extend and remodel 150 Aldersgate Street and provide a new building at 3-4 Bartholomew Place. The site has a number of different elevations, context and characters to which the reimagined buildings needs to respond to and be compatible with including the varied and differing distinctive townscapes of Aldersgate Street and Barbican to the east and finer urban grain of Smithfield Conservation Area to the west. In addition, there are a number of designated heritage assets to which the development is required to pay special attention and to have regard. This results in a refurbishment and extension scheme which is modelled according to context and there are four different frontages – Aldersgate Street, Cloth Street, Half Moon Court and Bartholomew Place. Overall, there is a consistency in terms of materiality, approach to urban greening, sustainability and the continued narrative with the historic past including the connection with textile industries. The scheme seeks to fuse these differing and complex contexts together to deliver a sustainable, legible and coherent scheme with a common architectural vocabulary and rhythm.

Aldersgate Street elevation

50. 150 Aldersgate Street is currently ground plus 7 storeys with the majority of this building super structure, floor plates and cores would be retained although the building would be entirely reclad and be extended at roof level by a further tiered 3 storeys of commercial floor space together with lateral rear extensions to each floor. The proposals seek to revitalise a dated commercial building in a highly sustainable manner by reusing 80% of the existing super structure and existing foundations. The Aldersgate Street elevation would be transformed

from a dark and inward facing post-modernist block into a more inclusive and engaging architectural ensemble. The development would have a significantly improved connection with the street and seeks to soften the hard edges of its highly urban context through integrated meaningful biophilia.

Rooftop massing

51. The 8th and 9th floors would be recessed from the front and rear parapet with planted terraces and the uppermost pavilion part office/ plant space at level 10 would have a smaller footprint and be further set in on both elevations with additional planting and a green roof. This would be surmounted by an incidental lift overrun to the north due to the retention of the existing core. These setbacks would align with the front elevation profile of 160 Aldersgate Street. In addition, the massing at the junction with 140 Aldersgate Street would be significantly stepped in from the party wall to deliver a more comfortable transition of stepping down from 10 storeys to the 8 storeys of the adjoining building. Overall, the resulting maximum height would match 160 Aldersgate Street aside from an incidental lift overrun. The maximum height to the uppermost office would be increased from 51.173m AOD to 59.680m AOD with the lift overrun extending to 61.330m AOD.
52. This eastern side of Aldersgate Street is comprised of large modern office buildings and the townscape steps down in building height and massing south to north ranging from 16 storeys to 4-5 storeys at Barbican tube station. The Barbican Estate on the opposite side of the street ranges from Seddon House 8 storeys to Lauderdale Tower 45 storeys. The proposed 3 storey increase in height and resulting bulk would be a bold visual addition to the building and evident in views from the street, including the highwalks beneath Seddon House, Lauderdale Tower and from within other public vantage points within the Barbican Estate from the various high walks and podium as well as Smithfield Conservation Area.

The remodelling and extension would result in the removal and replacement of the existing unsightly metal clad roof. The replacement roof form whilst increasing the bulk would be visually more attractive and incorporating lush urban greening is considered to be environmentally, socially and aesthetically beneficial. The overall massing and height is compatible with the established context, would match the massing of 160 Aldersgate Street and would continue to maintain the stepping down which is evident the townscape from south to north. The setbacks and urban greening seek to integrate the building into its context.

Elevation remodelling and materiality

53. The principal elevation would be reclad in reconstituted stone with recessed metal double glazed windows. Levels 1st to 7th floor would be interspersed by vertical fins with light- coloured stone beads to provide solar shading and importantly would provide a degree of privacy inwards and outwards which would be an improvement

compared to the current level of overlooking to neighbouring buildings such as Seddon House. As these fins are not solid, they would allow light to penetrate the main building whilst giving the façade a more solid appearance in oblique views from and to the main building. This combination of layering would create a gridded elevation and rhythmic visual interest, texture and articulation which is not evident on the existing building. The fins have an additional benefit of enabling a degree of natural ventilation as the windows behind the vent would be fully openable. This is a long term desirable option as pollution is reduced and government emission targets are met over time which further reduces energy demand during temperate periods.

54. The depth of this outer layer of fins would extend 800mm from the main façade over the Highway. This projection would align with the depth of existing central balconies on the buildings. This change to the building line would not be inconsistent with 160 Aldersgate Street which was cantilevered by 1.2 m from level 2 to level 8. The facade to 140 Aldersgate also has a slight forward projection of 400 mm.
55. The two storey roof extension to the 8th and 9th floors on all elevations would be partly glazed and partly clad with angled vertical mesh screen panels to support integrated additional climbing plants to former an outer layer screening to the glazed and anodised metal facade. The upper most pavilion at 10th floor would be single aspect facing west and combine glazing and planting to continue the urban greening narrative
56. The overall elevation would have a lighter palette of materials and a richness in terms of modelling and articulation as well as a new softness. This would be achieved through reconstituted stone, mesh screens, pebble fins and integrated planting. The reimagining of the building would be a welcomed addition to the Aldersgate Street townscape delivering a much more sustainable, greener, visually interesting and engaging.

Pedestrian experience and inclusive access

57. The remodelling at street level would enable the ground floor slab to be partially lowered to grade introducing a level access and a generous welcoming entrance. This would be anchored by a horizontal stone band running the width of the building defining the base of the building. The entrance would be made more legible by the angled concrete panelled walls which would support climbing plants. Between the entrance and Braidwood Passage a new active use would be provided and to the south the ground floor slab would be set back from the frontage by 3m to allow views into the lower ground floor office space. Additional visual permeability would be provided into the building with views through to the new Bartholomew Place secondary entrance to the office building to the west. In addition, the consistent theme of urban greening and chamfered woven mesh screens would be continued to provide a coherent design approach to the overall Aldersgate Street facade. The ground floor would become accessible and inclusive and the currently opaque hostile and dated experience

would be activated through the increased glazing creating a more outward facing building which would be of a more human scale at pedestrian level.

Rear elevation of Aldersgate Street block

58. The scale and height of the building would transform through the site to respond to the varied context and there would be a significant change in height from east to west. The modelling and treatment of the rear elevation is complex and comprises three parts. Stepping down in tiered green terraces to the north west; a sheer west facing elevation to the centre and an angled south west corner to provide a further sheer elevation to Half Moon Court.

The design of the building would step down with a series of landscaped tiered terraces from level 8-10 where it aligns with 140 Aldersgate Street and 160 Aldersgate Street. Greening would continue in a similar way to the Aldersgate Street elevation using mesh cladding for climbers interspersed with glazing. At 2nd to 7th floor where the building steps down there would be pocket balconies to all windows with planted balustrades and metal mesh panels for planting between the windows to continue this fundamental greening narrative which is at the core of the scheme. The elevation would continue to step down to a central sunken courtyard with a 2 storey link building internally allowing access from Bartholomew Place to Aldersgate Street. Whilst there would be an increase in massing and bulk to the rear and this would have a limited impact on the Smithfield Conservation Area. The overall approach is more considered and coherent compared to the existing and the urban greening is considered to be a significant benefit to townscape views, for pollution absorption, wellbeing and wider biodiversity.

Cloth Street elevation

59. This is currently a dark service area with the existing 5 storey building presenting a red brick postmodernist elevation with ground floor loading bay. The development would introduce a new façade to this elevation and additional mass increasing the height to 7 storeys as a sheer facade and set back additional floor with integrated greening. Above this the terraces to the rear elevations would be visible at an oblique angle. The facade would be constructed in a brighter pale grey coloured brick with horizontal bands of reconstituted stone between each floor. The fenestration and proportions and design would have a warehouse aesthetic which links with historic uses on the site and the wider character of this fringe to the Smithfield Conservation Area. The fenestration would also serve to reduce light pollution and respect privacy.
60. The industrial crittall windows would be positioned asymmetrically as a single vertical bay and would be recessed to introduce modelling. The western side of Cloth Street is within the Smithfield Conservation Area. This refronted simple elevation is considered to be compatible in terms of scale and design treatment and is an appropriate connector between

the monumental architecture of Aldersgate Street and the building typology in the adjacent Smithfield Conservation Area. The loading bay at ground floor would be retained but a more decorative design for the entrance gate is proposed subject to further detail. This would reflect the references to mesh and textiles which is a consistent narrative for the building. There have been some minor amendments to this elevation in the application to refine the design including introduction of solid course and reconstituted stone sills.

Half Moon Court Elevation

61. The existing elevation is a sheer red brick utilitarian façade ground to 3rd floor with the additional massing of Aldersgate Street set back slightly from the site boundary. The existing elevation detracts from the setting of the Smithfield Conservation Area and the courtyard. The remodelled elevation would be 7 storeys and would be a sheer façade with setback massing above with a similar architectural language as Cloth Street and Bartholomew Place.
62. The CAAC have raised objections to the Half Moon Court elevation (prior to its subsequent amendment by the applicant) referring to this as being out of character with the Conservation Area and paying no respect to the existing adjacent buildings. This part of the development is outside of the Conservation Area but does abut the boundary and forms an important townscape role of enclosure to the courtyard.
63. The elevation would be pale grey brick with horizontal bands of reconstituted stone bands and crissall style asymmetrically positioned windows. There would be a full height window to the ground floor with a sliding mesh panel. The elevation would also incorporate a perforated area of bricks matching the existing to accommodate internal servicing and ventilation. Overall the proposed elevation is considered to be appropriate in scale and the materiality and architectural language would be compatible with other glazed brick warehouse buildings in the Smithfield Conservation Area including the white glazed brick building within Half Moon Court. The simple elevation would provide an attractive and active backdrop to the retained tree which is on private land and related to 8-10 Half Moon Court which is in the process of being extended upwards by the owner. The development would define the courtyard with a more active elevation and provide additional natural surveillance. Urban greening would just be visible on the upper levels and introducing an attractive connection with the tree in the foreground.

Bartholomew Place

64. Bartholomew Place is also a courtyard and accessed via an attractive archway under buildings fronting Bartholomew Close. The arch frames views into the space which are varied with a mix of low rise office, residential and medical uses there is a distinctively more intimate and finer urban grain which is intrinsic to the character and appearance of the Conservation Area. The architecture and materiality is varied and is a combination of red, yellow, brown and white bricks but

generally there is a more intimate domestic scale in terms of building type and proportion of openings and a sense of solidity and simplicity.

65. The proposed development would be 5 storeys and have a more contextual response reflecting the language of the elevations to Cloth Street and Half Moon Court. The massing and height is almost identical to the approved scheme for this site (refer to relevant planning history) and would comprise an asymmetrical arrangement with large industrial crissall windows and a large opening at ground floor. This would function as a secondary entrance to the office entrance and activate the ground floor with a level access introducing visual permeability through to Aldersgate Street.
66. The CAAC and others have raised objections to the Bartholomew Place elevations referring to this being out of character with the Conservation Area and paying no respect to the existing adjacent buildings. Through the course of the application brickwork has been changed from a grey brick to a pink/red brick to integrated with neighbouring materiality in Bartholomew Place such as No 1 and No 7 Bartholomew Place and No 43 Bartholomew Close. It is considered that the simple proposed elevational treatment would sit comfortably with pared back architecture of the adjacent 19th and 20th century buildings that enclose this small space. The setback 3rd floor would remain mid grey and be unchanged to integrate with the wider development and reflect the hierarchy of the building.
67. Minor adjustments have been undertaken to refine the elevation including a reconstituted stone window sills and solidier course details and texture added to the ground floor brickwork by random coursing. At ground floor the proportions of the entrances screen have been revised to increase the solidity to the left hand side and the screen would have a darker metal finish to reflect the crissall windows. These metal framed windows although larger in size than those found on neighbouring domestic buildings would reflect the fenestration proportions found on surrounding industrial buildings in the Conservation Area and are reminiscent of the previous warehouse building which was previously on this site and demolished in 2019. The proposed development would have significantly more solidity which is a characteristic of this courtyard. Proportionally this would be 29% glazing: solid and this compares favourably with the 59% glazing: solid of the demolished warehouse building and 45% glazing: solid for the approved application 17/00875/FULL.
68. The elevation treatment to Bartholomew Place is considered to be beneficial to the conservation area and would provide a visually interesting and attractive intervention.

Impact on views and surrounding heritage assets

Smithfield Conservation Area

69. The Smithfield Conservation Area extends northwards to Snow Hill towards Charterhouse Street, Lindsey Street and Long Lane between Cloth Street, Bartholomew Close and Little Britain/King Edward Street to the west. The Conservation Area centres upon Smithfield Market and the St Bartholomew's Hospital complex, both to the west of the site, which comprise a number of buildings of high historic and architectural significance. The Smithfield Conservation Area SPD describes the area as having evolved incrementally with a diversity of built forms and uses that reflect the development of its specialised institutions and activities.
70. Area 1 of the SPD is the most pertinent to this application and this is defined by buildings arranged around connecting passages, lanes and courts which are irregular in form and have individual character. Buildings in these streets are characterised by stock brick, red brick and glazed bricks and often have a warehouse appearance which have lent themselves to conversion with largely concealed roof extensions as experienced from the street. Buildings in Area 1 within the network of streets are modest and attractive largely 4-5 storeys or less as in the with a consistent cornice and parapet lines. The character of the sub area is also defined by short and kinetic views. Half Moon Court, Cloth Street and Bartholomew Place also typify this with glimpses into the narrow passages.
71. The west of the site Bartholomew Place is within the conservation area Cloth Street and Half Moon Court adjoin the boundary but are not within the Conservation Area. The SPD sets out local views of importance within conservation area. Largely the development does not appear in any of these designated views other than Middlesex Passage View 13 View to Lauderdale Tower and Barbican Estate. The rear of Aldersgate Street building already appears in this view and whilst there would be an increase in height and massing and part of Lauderdale Tower could be obscured the overall impact would not be adverse. In general terms the upper floors of the development would appear in the background in kinetic views in and around the Conservation Area such as from Cloth Fair and from outside St Bartholomew the Great. Where the development is visible it would present a largely green planted background silhouette which would not detract from the character and appearance of the conservation area and would read as background architectural layering which would add visual interest.
72. The most significant impact of the development would be in the context of the background to Half Moon Court, Cloth Street and Bartholomew Place. In all these circumstances the scale and massing and design detailed is considered to be compatible with the character and appearance of the conservation area referencing masonry and industrial window types and proportions. The proposed Bartholomew Place elevation is considered to enhance the character and

appearance introducing an active elevation which is simple and yet is clearly a modern intervention and urban greening which is a welcomed addition would provide visual delight when glimpsed through the archway. The elevations which adjoin the Conservation Area at Half Moon Court and Cloth Street are both considered to be compatible with context having regard for scale, materiality and local design detail. In both cases the new elevations would provide more enhanced elevations to terminate views and enclose courtyards.

The Barbican and Golden Lane Estate Conservation Area

73. The key criteria which define this Conservation Area are its monumental scale, geometry and use as a pedestrian public realm separated from vehicular level are representative of the architectural character and appearance of the estate. The streetscape of Aldersgate Street forms part of the background setting to the boundary of the Conservation Area, the character of this backdrop is modern large commercial buildings which have a hard urban edge. The application site is glimpsed in views from the Conservation Area from elevated walkways and across the landscape. In particular as a background building it does not make a positive contribution and the utilitarian roof is unsightly the facing materials are dark and the development has an inward-looking character at ground floor level.
74. The proposed massing and bulk would be visible in views north and south along Aldersgate Street where it would be seen in relation to Seddon House and the western boundary and from within the Barbican Estate glimpsed between buildings from the elevated podium level. It would also be experienced from high level views looking from Barbican buildings towards the site particularly Thomas Moore House, Seddon House and Lauderdale Tower. There would be a change in massing by an increase of 3 storeys and to the physical appearance through recladding, increasing glazing and urban greening.
75. The reimagined 150 Aldersgate Street would introduce a new backdrop to the Barbican Estate looking outwards with a bulkier building form on Aldersgate Street. However this increased massing and redesign would be compatible with this western side of Aldersgate Street aligning with the massing of 160 Aldersgate Street and stepping down where the building adjoins 140 Aldersgate Street and so would continue to read as part of the monumental urban grain which defines this street and the setting of the Conservation Area. The increased scale and bulk and elevation changes would not compete with or detract from the distinctive character and appearance of the Barbican and Golden Lane Conservation Area. The vertical fins would mitigate potential overlooking and reduce light spillage in the background. In addition the substantial biodiverse green planting backdrop and activated ground level would all be beneficial aspects. The outlook onto green roofs from elevated positions in the Barbican onto green roofs is also considered to be a visual enhancement. There would be no harm to the character and appearance of the Barbican and Golden Lane Conservation Area.

The Barbican Registered landscape – Grade II* listed

76. The registered park and garden comprise a group of public, communal and domestic gardens, squares and connecting routes which are integral to the estate designed by Chamberlain, Powell and Bon. The significance of this part of the landscape is its use as an elevated walkway linking places and spaces within the Barbican complex and the wider network of the City. The Barbican is the only surviving part of the planned City Walkway Network. The Listed Building Management Guidelines IV indicates views of importance within the Barbican Estate and the development site is not within the context of any of these vantage points. A number of viewpoints have been undertaken as part of a views study to support and test the impact including night time studies: at the corner from the Barbican podium at Aldersgate Street and Long Lane junction; Seddon Highwalk: John Wesley Highwalk and from Lauderdale Place. Whilst these are just glimpse views they provide an indication of the visual impact of the proposed development as a kinetic experience. In all cases it is considered that the height, massing and design is sufficiently distanced and responsive to its context that it would continue to read as a background development to the Estate and would not detract or harm the significance of the registered park garden. The proposed urban greening and biodiversity are considered to be beneficial and would create a green corridor with the existing landscape of the Barbican Estate which is welcomed.

Setting of listed buildings

Barbican Estate(Grade II)

77. The Estate is designated as a grade II listed building and has a commanding presence on Aldersgate Street with Lauderdale Tower marking the junction with Long Lane/Beech Street and Seddon House and Thomas Moore House angled at a tangent to Aldersgate Street. The Barbican Estate's overarching heritage significance lies in its totality as a set piece and its significance is derived from its architectural and historic values including: its inward-looking, bold, architectural concept for modern urban living; asymmetric and geometric compositions; variety of mixes uses; layering of historic buildings; innovative use of materials; layouts of private and public spaces; and raised series of complex walkways. The western boundary of the Estate is formed by series of Seddon House, Lauderdale House and distinct walkways and other residential blocks. There are glimpses from and through the Estate of the application site which would currently reads as and would continue to be a backdrop building and strong urban edge to Aldersgate Street. The proposed increase in height and bulk to 150 Aldersgate Street would result in a building which would be higher than Seddon House and Thomas Moore House but it would be no higher than 160 Aldersgate Street which it adjoins. The height, massing and resulting bulk would be compatible with the local context and would not detract from or dominate the listed buildings when glimpsed in the background

between Barbican buildings or from Aldersgate Street. The distinct materiality of the remodelled building would further ensure that it remains as background architecture which contrasts with the Barbican Estate. The Estate has a unique, distinctive and monumental heritage significance in terms of concept, materials, scale and architectural language and the proposed development and there would be no adverse impact. There would be no harm to the special architectural and historic interest of the listed building or its setting.

West Smithfield Church of St Bartholomew the Great (Grade I), Hand and Shears Public House (Grade II) and 4-5 Middle Street (Grade II)

78. The proposed development would not be appreciated in the context of these designated assets and there would no harm to the special architectural or historic interest of these listed buildings.

Founders Hall including 39-40 Bartholomew Court (Grade II)

79. The proposed development would just be glimpsed rising behind Founders Hall from Cloth Fair to the southeast but there would be no harm to the setting of the designated heritage asset.

Summary height, massing, design and impact on designated assets

80. In summary the proposed refurbishment, increased massing at roof level and to the rear are considered to be compatible in terms of massing, height and design with the existing contexts. The impact of the additional massing corresponds to the height to 160 Aldersgate Street and has been mitigated by set backs and steps down as well. In addition the reimagined building has creatively embedded urban greening and would provide improved frontages to all the elevations which are experienced from the public realm and updates an unfriendly inward looking development. The development would offer a number of enhancements which would benefit the townscape and the designated heritage assets and their settings including : biodiverse roofs; urban greening; activated ground floor frontages and level access; visual permeability; considerable improvements to Braidwood Passage ; and coherent and visually attractive architecture.
81. The proposals would not harm the setting of nearby heritage assets and overall the setting of nearby heritage assets and would comply with para 66 and 72 of the Planning (Listed building and Conservation Areas) Act 1990 . The development would deliver improved frontages in all cases. The development would provide economic , environmental and social benefits and comply with NPPF paragraphs 193 and 200. and City Plan Policies CS10, CS12 and DM10.1- DM10.3 and relevant design policies DM10.1, DM10.2, DM10.3 and DM10.4 and DM10.8

Public Realm and Cultural benefits

82. Braidwood Passage is currently dark and unappealing and the application includes upgrade works which would be a significant enhancement making this route safer and more attractive as a pedestrian route. Initial ideas for the southern side include a mix of

solid and glazed materials including a textured metal treatment referencing cloth and textiles which will run along the entire length, including the loading bay entrance. The increase in height will allow some natural light into the passage in the morning, with activity from the office and café elements behind the mesh wall giving some activation, and natural surveillance. In addition, new lighting is proposed

83. The northern side of the Passage is a party wall with 140 Aldersgate Street. It is anticipated that the full extent of works for the entire passage will be the subject of detailed design once party wall discussions begin.
84. This part of the scheme would provide a cultural dimension and its envisaged to deliver an art wall which would be appropriate for the site's location -in respect of the Culture Mile. Initial ideas have explored a commitment to working with local artists to assist with the design concepts This would be secured through a S106 and the requirement for a Cultural Plan. The Plan would set out the vision and delivery including public engagement and would be developed in collaboration with the Culture Mile Team.
85. New paving materials and the interface with the junction of Braidwood Passage with Cloth Street would also improve the pedestrian environment and it is proposed to use York stone. This would unify the area and have a positive impact on the Smithfield Conservation Area.
86. Improvements to the resurfacing of the courtyard of Bartholomew Place are an aspirational part of the scheme and long term ambition subject to the previously discussed land ownership considerations. which could be secured through a Section 278 agreement.

Urban Greening and Roof Terraces

87. The current site has two hardscaped private roof terraces at Level 6 to the rear of the building. This application proposes 60 % of the roof to be planted.
88. Urban greening and biophilia have been embedded in the scheme from the outset and the narrative is integral to the delivery of the scheme and the transformation of the building. The CAAC has objected to this component of the development. However the London Plan and the emerging City Plan support the delivery of urban greening in development due to the multiple evidenced benefits including: biodiversity; wellness; climate resilience; carbon capture; and visual amenity.
89. New roof terraces and balconies are proposed at levels three to ten on the rear elevation. The application is proposing extensive planting across the building which would include trees, intensive and extensive green roofs, green walls, planted office terraces and a private garden at the rear of the site. These planting proposals are welcomed in principle, particularly the inclusion of species that help absorb air pollution as the site is situated close to a busy thoroughfare. The roof terraces and

private garden offer important amenity spaces for tenants of the building and would provide a green and attractive setting. The proposed extensive green roofs will maximize opportunities for wildlife and the species with the City of London Biodiversity Action Plan have been targeted.

90. The planting scheme has been thoughtfully designed to provide long lasting visually impactful and ecological beneficial urban greening responsive to the microclimate and location on the building. There would be a combination of courtyards elevated gardens pocket gardens, terraces and biodiverse roofs with year-round seasonality. There would be a combination of intensive and extensive roofs with a wide range of planting from woodland to grassland.. The microclimate for each terrace has been assessed to ensure the planting delivered is a long-term benefit. Substrate depths have been considered and designed into the architecture of the building to ensure there are adequate to thrive and flourish with passive maintenance measures included.
91. Policy DM 10.3 (Roof gardens and terraces) encourages high quality roof gardens and terraces where they do not overlook residential premises. There are four residential units (serviced apartments) to the west of the site at Newbury House, 10-13 Newbury Street. In order to mitigate the impact on residential amenity the office roof terraces would need to appropriately manage to ensure residents are not disturbed from activity in this location.
92. The UGF for this application has been calculated as 0.59 based on the information provided, which exceeds both the draft London Plan and the City's draft Local Plan UGF target of 0.3 for commercial development.

Surface Cover Type	Area (sq.m)	UGF (Draft London Plan)	Score
Intensive green roof	1212	0.8	969.6
Extensive green roof	368	0.7	257.6
Green wall	68	0.6	40.8
Total	6208	-	1268
Calculating UGF Score			
Site Area (sq.m)	2135		
UGF Calculation (sq.m)	1268/2135		
UGF Score Total	0.59		

Residential Amenity

93. The application site is close to the edge of the Smithfield Residential Area and the Barbican?. Local Plan Policy DM21.3 Residential Environment states that the amenity of existing residents within identified residential areas will be protected by resisting other uses which would cause undue noise disturbance, fumes and smells and

vehicle or pedestrian movements likely to cause disturbance and requiring new development near existing dwellings to demonstrate adequate mitigation measures to address any potential detrimental impact.

94. The Applicant has prepared and submitted a Residential Amenity Management Plan which sets out how the development would mitigate any potential negative impacts on residential amenity which are outlined below.
95. To mitigate the potential impact of noise from the terraces and to protect residential amenity opening hours would be controlled by condition to 21:00 on one day and 08:00 on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency.

Overlooking

96. Objections have been received from residents regarding overlooking and privacy concerns. The proposed design of the building has responded to these concerns.

Aldersgate Street

97. It is recognised that there is a high degree of overlooking between the existing building and the Barbican Estate. To provide a degree of mitigation, the development proposes a series of stone panels on the new Aldersgate Street elevation which are angled and set out in such a way which responds directly to its closest neighbour, Seddon House. The stone panels appear more solid in oblique views from Seddon House which also aid in minimising direct views from the office floorplates towards the residential properties.
98. There is no external access (other than for maintenance) proposed on any level which faces Aldersgate Street.

Smithfield

99. The rear elevation features external terraces and balconies from levels three to ten. The lower level terraces are proposed as balconies with heavy planted balustrades to screen views to neighbouring residential windows. Upper floors are also screened with balustrades and greening.
100. Overall, it is acknowledged that whilst a degree of overlooking would still exist as a result of the development, it is not considered that this would result in a significant adverse effect on the amenity of the adjoining residents over and above the existing arrangement.

Daylight and Sunlight

101. Local Plan Policy DM10.7 Daylight and Sunlight resists development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's (BRE) guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good

Practice'. Paragraph 3.10.41 of the Local Plan indicates that BRE guidelines will be applied consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations.

102. Policy DM21.3 requires development proposals to be designed to avoid overlooking and seek to protect the privacy, daylighting and sun-lighting levels to adjacent residential accommodation.
103. The BRE guidelines present the following methodologies for measuring the impact of development on the daylight and sunlight received by nearby existing dwellings and any existing non-domestic buildings where the occupants have a reasonable expectation of natural light (such as schools, hotels and hostels):
104. **Daylight to windows:** Vertical Sky Component (VSC): a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.
105. **Daylight Distribution:** No Sky Line (NSL): The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height (usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.
106. **Sunlight to windows:** Annual Probable Sunlight Hours (APSH): sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% APSH between 21 September and 21 March; and receives less than 0.8 times its former sunlight hours as result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours.
107. **Mirror Image:** BRE also address the situation where a development is built up to the edge of its site and daylight and sunlight to this building is potentially disproportionately impacted by new development on an adjoining site, reducing the scope for new development on the adjoining site. This is sometimes referred to as the concept of a 'bad

neighbour', taking more than its fair share of light. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for windows could be set to those for a 'mirror image' building of the same height and size, an equal distance away from the other side of the boundary.

Daylight and Sunlight Assessment

108. The application is supported by a daylight and sunlight assessment which considers the impact of the proposed development on the daylight and sunlight received by surrounding existing and proposed residential properties. The City Corporation commissioned BRE to undertake an independent review of the applicant's daylight and sunlight assessment using BRE published guidelines.
109. The BRE review found that the loss of daylight and sunlight to residential buildings in Long Lane, Middle Street, Aldersgate Court, Carthusian Court and Kinghorn Street, 7, 38, 39-40, 48 and 54-58 Bartholomew Close, 1-6 and 24-31 Newbury Street, 15 Half Moon Court, John Hosier Annexe, Thomas More House and Mountjoy House would be within the BRE guidelines and therefore classified as negligible. The daylight and sunlight impacts to these properties is therefore considered to be acceptable and accord with Local Plan Policy DM10.7.
110. In Lauderdale Tower, only 1 window would experience loss of daylight marginally outside the BRE guidelines. The affected room has another window of similar size that would not lose any light and therefore the effect on the room as a whole is within BRE guidelines.
111. In Seddon House, 31 windows would have a reduction in daylight outside the BRE guidelines, ranging from 0.6 to 0.8 times their existing values. These windows serve 6 living rooms and 16 bedrooms. The living rooms have other windows which meet the BRE guidelines and BRE consider it is likely that the impact on the rooms would be within the BRE guidelines. All of the affected rooms (bedrooms and living rooms) have balconies above them. The BRE assessment notes that these balconies limit light from the sky such that even a small obstruction can have a disproportionate effect on daylight. In these circumstances, the BRE guidelines recommend an additional daylight calculation without the balconies in place. The applicant has undertaken this additional assessment which shows that without the balconies, the loss of light would be within BRE guidelines, indicating that the presence of the balconies is a significant factor in the loss of light to Seddon House. Overall, BRE conclude that the impact on Seddon House would be minor adverse. Loss of sunlight would not be an issue as the relevant windows face slightly north of due west.
112. Cloth House, which is situated close to the proposed development at the corner of Cloth Street and Newbury Street, would have 2 secondary windows serving living rooms that do not meet BRE daylight and sunlight guidelines, but because these rooms have other large windows that meet the guidelines the loss of daylight to these rooms would be

negligible or minor adverse. The same two windows would also have loss of annual sunlight outside of BRE guidelines, but the other windows in these rooms would be almost unaffected, so sunlight to these rooms would not change significantly and BRE assess the loss of sunlight as negligible.

113. 10-13 Newbury Street currently contains serviced apartments. Loss of daylight to 6 windows, serving 3 living rooms, is considered by BRE to be a minor adverse impact. The applicant has undertaken a mirror image analysis to consider whether the proposed development would have a lesser or greater impact than a replica of the 10-13 Newbury Street building. This analysis shows that impacts from the proposed development would be less at ground and 1st floor of 10-13 Newbury Street than if a mirror image scheme were constructed. There would be a major loss of sunlight outside of the BRE guidelines to a ground floor rooflight which serves a living room and provides the main source of sunlight to this room, resulting in a reduction in Annual Probable Sunlight Hours of 48%, reducing to 13% in the summer and 0% in the winter, compared to the BRE guideline of 25% and 5% respectively. The applicant's analysis shows that the loss of sunlight would be significantly worse with the mirror image scheme in place than with the proposed development, implying that a loss of sunlight outside of the BRE guidelines may be expected given its location very close to the site boundary.
114. To address the impacts on 10-13 Newbury Street, the applicants were asked to consider massing changes. To deliver a scheme which would have only minor adverse impacts, would require extensive alteration to the proposed development at ground, 1st and 2nd floors. The applicant considers that such alterations would make the link between 150 Aldersgate and 3-4 Bartholomew Place at 1st and 2nd floors unviable. The potential impact of the necessary changes on the overall viability of the development has to be considered against the potential improvements in daylight and sunlight to a small number of rooms. The BRE review notes that 10-13 Newbury Street has a limited plot area and the windows are close to the site boundary. BRE also note that loss of sunlight outside of the BRE guidelines may be expected given the building's location close to the site boundary. In these circumstances, any development on the application site close to 10-13 Newbury Street is likely to impact on daylight and sunlight. In this case, it is considered that the benefits of the development in terms of providing additional, grade A office space, outweigh the loss of daylight and sunlight to a small number of rooms.
115. In August 2019, permission was granted for the change of use of the upper 3 floors of 9 Newbury Street from commercial to residential, with bedrooms on the first and second floors and a living room on the top floor. This change of use has yet to be implemented. Initial assessment by BRE indicated a potential major adverse impact on daylight to this proposed flat with a minor adverse impact on sunlight. In response, the

applicant has reduced the massing of the proposed development, which would reduce the adverse impact on the proposed residential use of 9 Newbury Street to minor adverse. There would be a minor adverse impact on daylight distribution to the living room. For the proposed bedrooms on the 1st and 2nd floors, there would be a minor to moderate adverse impact, although the absolute loss of VSC would be low.

116. 8-10 Half Moon Court has a planning consent for change of use from office to residential. For windows on the south side of the building, the loss of daylight would be small and within the BRE guidelines. The north facing windows already have very poor access to daylight and would lose light compared to the existing situation. For some of these windows, there would be a loss of VSC outside of BRE guidelines and some very low residual levels of VSC. There would also be substantial worsening to the daylight distribution in 4 proposed rooms. There would be no loss of sunlight to any of the relevant windows. The effect would be a minor adverse impact to 6 windows, a moderate adverse impact to 3 windows and a major adverse impact to 7 windows, with the overall impact assessed by BRE as a major adverse impact.
117. The moderate to major adverse impacts are principally to windows serving proposed kitchens and bedrooms, where the loss of daylight is considered by BRE to be less significant. There would be a major adverse impact to 2 proposed windows serving a linked kitchen and living room in the basement lightwell. The larger of these 2 windows will retain a level of VSC of 3.3%, a reduction of 61% compared to the baseline position without the proposed development, albeit that in the baseline this window had a non-BRE compliant VSC of 8.46%. The proposed levels of VSC to this window, at 3.3%, is above the recently consented levels of VSC to the basement ground floor living room within the same building at 2.34% & 2.49% VSC.
118. The applicant has undertaken a mirror image analysis of the impacts on daylight and sunlight to 8-10 Half Moon Court, which confirms that the adverse impacts from a mirror image development would be greater than the impacts of the proposed development.
119. Loss of sunlight to the playground below Seddon House would be very small and well within the BRE guidelines. BRE have queried the analysis undertaken by the applicant of the impact on sunlight on open space at Bartholomew Place and the rear of 11-12 Half Moon Court, but consider that, as the proposed development is mostly to the north of these spaces, loss of sunlight is very unlikely.

Daylight and Sunlight Conclusions

120. The application site is in a dense urban environment. The Local Plan and BRE guidance recognise that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations. In assessing potential impacts of daylight and sunlight in such locations, it is also important to consider absolute levels of daylight and sunlight that are retained, as well as the percentage loss of daylight and

sunlight without the proposed development. Small absolute changes in daylight and sunlight where levels are already low may produce moderate or major adverse impacts numerically.

121. The BRE analysis of daylight and sunlight impacts arising from the proposed development identified concerns at 9 Newbury Street, 10-13 Newbury Street and 8-10 Half Moon Court. Changes to the massing of the proposed building have resulted in an improvement to the daylight and sunlight position at 9 Newbury Street, reducing impacts to minor adverse. Further changes to reduce the impacts on 10-13 Newbury Street and 8-10 Half Moon Court would have a significant impact on the viability of the proposed development, so the impacts remain at minor adverse to a small number of proposed living room windows, with a major adverse impact on daylight to a proposed basement kitchen/living room at 8-10 Half Moon Court and a major adverse impact on sunlight to a ground floor rooflight at 10-13 Newbury Street.
122. Whilst there remain a small number of moderate adverse impacts to non-living rooms and major adverse to 2 living rooms in surrounding proposed buildings, these impacts need to be considered against the wider benefits arising from the proposed development, which will provide additional and refurbished office space supporting the City's primary business function. The existing use of 9 Newbury Street, 10-13 Newbury Street and 8-10 Half Moon Court is also relevant in this instance. On balance, the impact of the proposed development is considered to align with the requirements of City Plan policy DM10.7.

Light Pollution

123. Policy DM15.7 'Noise and Light Pollution' of the Local Plan requires that "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." Several residents have raised potential light pollution from the office building having a negative impact on surrounding residents taking into account cumulative impact from surrounding development. It is noted that the existing building has no modern lighting controls and is generally in an "always on" configuration. Further, Aldersgate Street has very bright street lighting which remains from the time when it was a dual carriageway.
124. The Applicant has submitted a Light Pollution Report, prepared by Waldrams which assesses the likely impacts of the development on neighbouring residents. The Report concludes that the likely levels of internal light based on the use of a managed passive infrared (PIR) system which would use downlighting throughout the building, shows that none of the residential neighbours would experience additional light spill from the proposal in excess of 5 lux which is the recommended maximum light intrusion post-curfew. The Applicant recognises the need to manage light spillage at night and has agreed to a condition which requires a detailed lighting strategy to be submitted for approval prior to the occupation of the building

demonstrating the measures that would be utilised to mitigate the impact of internal and external lighting on light pollution and residential amenity.

Archaeology

125. The site is in an area of archaeological potential, located outside the Roman and medieval City Wall and a Roman road ran adjacent to or through the site. An Archaeological desk-based Assessment has been submitted with the application.
126. There is potential for Roman remains including remains of the road, roadside buildings and occupation and ditches. The site was within the precinct of St Bartholomew's Priory in the later medieval period and activity such as gravel extraction and horticulture have been found in the area. Foundations of the Priory precinct wall, which runs north-south through the site, may survive and there is potential for the survival of burials from the former Fairground of the Priory. There is also potential for post medieval remains.
127. 3-4 Bartholomew Place has a single basement over part of the site and 150 Aldersgate Street has a single basement and extensive piled foundations. There is potential for archaeological remains to survive below the basement floors and outside the existing foundations and due to this disturbance, the overall potential is considered low to moderate.
128. The proposed building would have a single split-level basement at a similar level to the existing basement in 150 Aldersgate Street. It is thought that the existing foundations would be reused with additional foundations as required. Construction of the new basement and foundations in 3-4 Bartholomew Place may have a greater impact.
129. It is appropriate to carry out archaeological evaluation on the site to provide more information on the date character and extent of archaeological remains, to supplement the findings of the archaeological assessment and design an appropriate mitigation strategy. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and details of foundations and piling design.
130. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation and piling design.

Inclusive Design and Access

131. In terms of access, the primary entrance would remain on Aldersgate Street and would now have a level threshold with the new, lowered ground floor.
132. An Additional secondary access is proposed from Bartholomew Place. This would be for the occupants of the development only and would have the benefit of improved natural surveillance.

133. A cycle/Back of House entrance is proposed from within Braidwood Passage in addition to Cloth Street. An existing fire exit door is to be maintained on Aldersgate Street and there is no pedestrian access to Half Moon Court. The proposals incorporate the provision of accessible cycle storage, WC and shower facilities.

Transport, Servicing and Cycle Parking

Public Transport

134. The site has the highest level of public transport provision with a public transport accessibility level (PTAL) of 6B. The site is located close to Barbican Underground station and the Farringdon East Crossrail / Elizabeth Line station. The site is close to several bus routes running close by on Aldersgate Street and Goswell Road.

Servicing and Deliveries

135. The building is serviced from a loading bay located to the west of the site accessed through a gate via a crossover from Cloth Street. The existing loading bay has been reconfigured to allow vehicles to enter and exit in a forward gear.
136. The loading area can accommodate two vehicles at any one time, up to and including 8m long vehicles. A rapid electric vehicle charging point would be provided in the loading area, the provision of which will be secured by condition.
137. The applicant has predicted that there will be 28 deliveries per day to service both the offices and the retail units, which includes a 50% reduction applied to office deliveries following the use of a physical consolidation centre. The requirement to use a physical consolidation centre and a cap limiting the number of daily deliveries to 28 will be written into the S106 agreement.
138. Deliveries would be prohibited during the hours of 7am - 10am, 12pm - 2pm and 4pm – 7pm. These restrictions will be written into the S106 agreement. The submission of a Delivery and Servicing Plan, detailing how deliveries and servicing of the development would be managed to minimise the impacts of this activity will be secured through the S106 agreement.

Impact on Surrounding Highway Network

139. The transport statement estimates that the development would generate 192 additional trips an hour during the AM peak and 174 additional trips an hour in the PM peak, the majority of which would access the site on foot.
140. Adding these as pedestrian movements to existing flows along the western Aldersgate Street footway during the AM and PM peak hours would result in a slight worsening of pedestrian comfort, however the overall pedestrian comfort level would remain at level B+.
141. The transport statement estimates that the proposal would result in a reduction in vehicular traffic travelling to and from the site, following the

removal of the car parking spaces at lower ground floor and the consolidation of deliveries to the site.

Cycle Parking

- 142. Intend to Publish London Plan standards require a minimum of 247 long-stay and 13 short-stay cycle parking spaces.
- 143. The proposals include the provision of 250 long stay cycle parking spaces at lower ground floor level. The mix of cycle parking would include 174 double stacker stands, 50 Sheffield stands; 13 of which would be capable of accommodating larger adapted bicycles and 24 folding bicycle lockers.
- 144. The long stay cycle parking would be accessed via a lift and staircase from a dedicated cycle entrance door on Braidwood Passage..
- 145. 14 short stay cycle parking spaces are proposed in the form of Sheffield stands, with the applicant suggesting indicative locations for the cycle parking in Half Moon Court, Bartholomew Place and potentially within the office reception. The submission of detail on the final location of the 14 short stay cycle parking spaces would be secured by condition.
- 146. The proposals include 30 showers and 250 lockers (in excess of 1 shower per each 9 cycle parking spaces, and one locker per each cycle parking space) in line with our minimum recommended provision.

Section 278 Agreement

- 147. A S278 agreement for improvements to the walking and cycling environment, in line with the 10 Healthy Streets indicators would be secured through the S106 agreement.

Wind Microclimate

- 148. The Corporation's Wind and Microclimate Guidance published in August 2019 provides guidance on when Wind Microclimate Studies should be carried out. The Guidance recommends that where proposed buildings are a "similar of lower than average height of the surrounding buildings – up to 25 metres" that wind studies are not required unless sensitive pedestrian activities are intended.
- 149. Although the proposed building would rise above 25 metres in height, the upwards extensions would see the building remain at a similar height to the surrounding buildings to the south and east and the proposals would not result in a significantly different building line along Aldersgate Street, Cloth Street, Bartholomew Place and Half Moon Court. It has been agreed that in line with the Wind and Microclimate guidance that Computational Fluid Dynamic (CFD) analysis for the proposed development is not required.

Sustainable Drainage Systems

- 150. The development would introduce 619 sqm of blue/green roofs together with one above ground and one below ground attenuation

tanks to provide a reduction in peak discharge equating to a runoff rate of 8.41 litres per second.

151. This strategy has been agreed with the Lead Local Flood Authority and Thames Water who have both recommended planning conditions.

Circular Economy

152. Circular Economy principles are fundamental to the success of this scheme and series of conditions are attached to the scheme to ensure support the implementation of this key driver. The proposed development would be designed and constructed to promote circular economy and resource efficiency, through the following measures:
- The proposed scheme utilises the existing structural frame and as such avoids waste that would arise from demolition, in line with the principles of circular economy (note 3-4 Bartholomew Place was demolished prior to acquisition by the Applicant). Approximately 80% of the existing structure will be retained, demolition is required for the remainder of the building to facilitate the new proposed extensions off the existing structural frame.
 - The design will aim to maximise the use of existing resources and materials and ensure that materials which are suitable for reuse or recycling are diverted from landfill. This will be informed by a pre-refurbishment audit which has been specified. The audit will identify suitable waste streams for diverting demolition waste from landfill and maximise the potential for reuse, in line with the principles of the circular economy.
 - The proposed facades consist of a unitised system that is manufactured offsite. Off-site manufacturing enables materials efficiency and contributes to minimisation of construction waste.
 - The materials proposed for the new facades are durable low maintenance or replacement requirement to reduce waste.
 - The proposed Development will promote resource efficiency via the effective management and reduction of construction waste. A site waste management plan (SWMP) will be developed and implemented by the principal contractor, according to best practice with the aim to reduce and manage the construction site waste effectively.
 - Construction waste would be sorted into separate key waste groups either on site or through a licensed contractor for recovery. The construction process will implement the waste hierarchy (prevent, reuse, recycle, recover, dispose) to promote resource efficiency.
 - Demolition and construction waste would be reduced and diverted from landfill where technically and economically feasible. The Energy and Sustainability Statement sets out measures to minimise waste during demolition and construction, the development will seek to meet the following targets: -

- a) The amount of non-hazardous on-site/off-site construction waste to be generated to be $\leq 7.5 \text{ m}^3/100\text{m}^2$ or 6.5 tonnes/100m² as a maximum.
- b) Non-hazardous waste to be diverted from landfill targeting the following minimum rates
- c) Demolition = 80% by volume / 90% by tonnage
- d) Non-demolition = 70% by volume / 80% by tonnage

Energy Consumption

- 153. The Energy and Sustainability Statement prepared by Norman, Disney and Young demonstrates that this development has been designed to achieve a 43.5% improvement over the baseline building in terms of carbon dioxide reductions. The new extensions have been assessed against Approved Document Part L2A 2013 as they exceed 1,000 sqm and account for more than 25% of the existing building. The retained elements of the building have been assessed against Approved Document Part L2B 2013.
- 154. This would be achieved through the installation of an all-electric building wide network of centralised plant, for all uses of the building with highly efficient air source heat pumps providing heating, cooling
- 155. and hot water with mechanical ventilation for heat recovery. These energy efficiency measures, and low/zero carbon technologies include a mixed mode ventilation system with openable windows to reduce energy demand in temperate periods. As the energy grid goes through a process of decarbonisation this is the most sustainable solution at present.
- 156. The applicant has considered connecting the development to the Citigen District Heating and Cooling centre. The existing Citigen network is served by gas-fired combined heating and cooling plant (CCHP), utilising combustion fuels to produce energy, which result in higher CO₂ and NO_x emissions compared to an all-electric energy strategy solution. The Applicant recognises that in the future a fifth generation network could be implemented and therefore provision has been made for future connection to a fifth generation Citigen network within the building and that the proposed plant system would be compatible with such a network. This would be secured by condition.
- 157. This target reduction exceeds the London Plan target of a 35% reduction and therefore a carbon offsetting contribution should not be required subject to the submission of an energy statement prior to the completion of the development demonstrating that the submitted energy statement has been implemented, or by submitting a revised energy statement to demonstrate any improvements. This would be secured through a S106 agreement.

BREEAM

- 158. The Sustainability and Energy Statement prepared by Norman Disney & Young shows that this development has been designed to

achieve a BREEAM rating of 'Excellent' with a score of 75.12% under the New Construction 2018 standards. This is in line with Local Plan policy CS15. It is recommended that the City's standard condition requiring post construction certificate for the office element is applied demonstrating that the proposed BREEAM 'Excellent' rating has been achieved. At this later stage opportunities to gain additional credits would be encouraged especially around materials and energy to seek to move the BREEAM rating into "Outstanding"

Air Quality

159. The submitted Air Quality Assessment, prepared by RSK considers the air quality impacts from the construction and operational phase. For the construction phase, mitigation measures are recommended to ensure that the risk from the dust is reduced to a minimum. Implementation of these measures and good site practice mean that the residual effect of construction would not be significant.
160. During operation of the proposed development, the proposal would be air quality neutral and therefore additional mitigation would not be required. The Corporation's Air Quality Officer has confirmed that the development will have no negative impacts on the local air quality and recommended conditions. The proposal is therefore in accordance with London Plan policy 7.14, emerging London Plan policy SL1 and Local Plan Core Strategy policy CS15 and DM 15.6, as well as emerging draft City Plan policy HL2, which all seek to improve air quality.

Noise and Vibration

161. In City development schemes most noise and vibration issues occur during demolition and early construction phases. Noise and vibration mitigation, including control over working hours and types of equipment to be used, would be included in a Construction Management Plan and Construction Logistics Plan required by condition.
162. An Acoustic Report has been undertaken by Sandy Brown in and has been submitted alongside the application.
163. The Report concludes based on the results of the environmental noise survey and in accordance with the City's plant noise policy, that all plant equipment proposed is expected to comply with the relevant background noise limits with no mitigation required. The analysis has considered background noise limits at the east and west of the Site to take account for the two very different contexts in terms of noise.
164. The Acoustic Report has assessed that the predicted noise levels from the external balconies and terraces and concludes that the likely operational noise will be below the representative background noise levels measured during the survey, and will not lead to a significant increase in the ambient noise levels for the occupants of nearby properties and not lead to any noise nuisance.
165. Noise levels from mechanical plant in the completed development would need to comply by condition with the City of London's standard

requirement that noise output should be 10dB below background noise levels and conditions have been included relating to restricting hours of use of the office terraces. Hours of use of the public roof terrace would be controlled by condition.

Community Infrastructure Levy (CIL) and Planning Obligations

166. The proposed development would require planning obligations to be secured in a Section 106 agreement to mitigate the impact of the development to make it acceptable in planning terms. Contributions would be used to improve the City's environment and facilities. The proposal would also result in payment of the Community Infrastructure Levy (CIL) to help fund the provision of infrastructure in the City of London.
167. These contributions would be in accordance with Supplementary Planning Documents (SPDs) adopted by the Mayor of London and the City.
168. From 01 April 2019 Mayoral CIL 2 (MCIL2) supersedes the Mayor of London's CIL and associated section 106 planning obligations charging schedule. This change removes the Mayors planning obligations for Crossrail contributions. Therefore, the Mayor will be collecting funding for Crossrail 1 and Crossrail 2 under the provisions of the Community Infrastructure Levy regulations 2010 (as amended).
169. CIL contributions and City of London Planning obligations are set out below:

Mayoral CIL2

Liability in accordance with the Mayor of London's policies	Contribution	Forwarded to the Mayor	City's charge for administration and monitoring
MCIL2 payable	£1,144,051	£1,098,289	£45,762

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	Contribution	Available for allocation	Retained for administration and monitoring
City CIL	£464,100	£440,895	£23,205
City Planning Obligations			
Affordable Housing	£123,760	£122,522	£1,238
Local, Training, Skills and Job Brokerage	£18,564	£18,378	£186
Carbon Reduction Shortfall (<i>as designed</i>)	£0	£0	£0
Section 278 Design and Evaluation	£50,000	£50,000	£0
S106 Monitoring Charge	£2,750	£0	£2,750
Total liability in accordance with the City of London's policies	£659,174	£631,795	£27,379

City's Planning Obligations

170. The obligations set out below are required in accordance with the City's Planning Obligations Supplementary Planning Document (SPD). They are necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the tests in the CIL Regulations and government policy.

- Highway Reparation and other Highways Obligations
- Local Procurement Strategy
- Local Training, Skills and Job Brokerage Strategy (Demolition)
- Local Training, Skills and Job Brokerage Strategy (Construction)
- Delivery and Servicing Management Plan (including Consolidation)
- Travel Plan (including Cycling Promotion Plan)
- Carbon Offsetting
- Utility Connections
- Section 278 Agreement

- Cultural Plan (in accordance with the Culture Mile Look and Feel Strategy)
171. It is requested that delegated authority be given to continue to negotiate and agree the terms of the proposed obligations and enter into the S278 agreement.
 172. The scope of the s278 agreement may include, but is not limited to, improving walking and cycling to and from the site by improving crossings and the surrounding footway/carriageway (including lighting, seating and / or greenery) on Aldersgate Street, Braidwood Passage, Cloth Street, Newbury Street (with the design informed by Transport for London's Healthy Streets indicators, the City Public Realm Supplementary Planning Document, and the City's emerging Climate Action Strategy).
 173. Bartholomew Place is currently unregistered land. The courtyard area of hard landscaping lies outside of the site application boundary for the development. The Applicant has confirmed that they have aspirations to improve the quality of the paving materials which are in poor condition. In the event the land is adopted as highway during the detailed design and construction stages, improvements to Bartholomew Place would be secured within the scope of the Section 278 Agreement.

Monitoring and Administrative Costs

174. A 10-year repayment period would be required whereby any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.
175. The applicant will pay the City of London's legal costs and the City Planning Officer's administration costs incurred in the negotiation, execution and monitoring of the legal agreement and strategies.

Site Specific Mitigation

176. The City will use CIL to mitigate the impact of development and provide the infrastructure necessary for the area. In some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are yet to be fully scoped.

Conclusion

177. The proposals have been assessed in accordance with the relevant statutory duties and having regard to the development plan and other relevant policies and guidance, SPDs and SPGs and relevant advice including the NPPF, the draft London Plan and the draft Local Plan and considering all other material considerations.
178. The proposed development would provide 17,133 sqm (GIA) of office (Class B1) floorspace and 41 sqm (GIA) of retail (Class A1) floorspace that would provide active frontages in a prominent location next to

public transport links within the Culture Mile. The development would provide opportunities for an enhanced public realm within and around the site.

179. The proposed development in terms of its height, massing, materials, architectural design and urban greening would enhance the visual appearance of this part of the City. The development would update a tired and dated post-modernist building and provide a visually positive contribution to the character of this part of the City making the building more outward facing introducing visual permeability and activation at ground floor. The design approach has been holistic having regard for the differing context of the rear elevations to Aldersgate Street, Half Moon Court, Cloth Street and Bartholomew Place. The increased massing and extensions and overall design approach would not harm the setting of any nearby heritage assets and would not detract from views into and out of the surrounding conservation areas.
180. The height and mass of the proposed development has been designed, to sufficiently minimise the potential impact on the amenities of nearby occupiers in relation to privacy, overlooking, noise, daylight and sunlight.
181. The design seeks to weave a textile motif into the fabric of the building reflecting the site and wider areas association with the past and the textile industry and this would appear on the facade in details such as the mesh, pebble screens and within a remodelled Braidwood Passage. The scheme offers public benefits in terms of the proposed upgrade works to Braidwood Passage introducing a cultural art component, new paving materials, lighting and interface with the junction of Braidwood Passage with Cloth Street, and if possible to undertake improvements to the resurfacing of the courtyard of Bartholomew Place secured through a S278.
182. The provision of urban greening offers important benefits contributing to improved visual amenity, well-being and biodiversity and would significantly exceeds the required UGF in emerging policy delivering 0.59.
183. Sustainability is a key aspect of the design during construction and operation. The development would support the principles of circular economy retaining approximately 80% of the existing super structure and would deliver resource efficiency. The development aims to deliver a minimum BREEAM score of “Excellent” and achieve energy reductions of 43.5% through a comprehensive strategy
184. The proposals accord with the principles of the NPPF, the London Plan and Local Plan policies and the emerging London Plan and Local Plan policies.
185. The proposed development is considered to comply with the Development Plan as a whole and to be appropriate subject to conditions, CIL payments and a Section 106 agreement being entered into to cover matters set out in this report.

Background Papers

Internal

Letter	03/06/2020	Conservation Area Advisory Committee
Email	14/07/2020	Department of markets and consumer protection
Email	12/10/2020	City Air Quality Officer

External

Email	09/06/2020	Thames Water
Email	05/10/2020	Historic England
20/04/2020		Acoustic Report, Sandy Brown
April 2020		Air Quality Assessment, RSK
30/04/2020		Letter, Gerald Eve
March 2020		Construction Logistics Plan, Buro Four
17/09/2020		Daylight & Sunlight Assessment Non- Technical Summary, Waldrams;
17/09/2020		Daylight & Sunlight Assessment, Waldrams (ref. 2018)
April 2020		Delivery and Servicing Plan, Caneparo
30/04/2020		Design and Access Statement, Fletcher Priest Architects
14/09/2020		Design and Access Statement Addendum, Fletcher Priest Architects
29/04/2020		Drainage and SUDs Strategy, AKT II (ref. 4668)
27/04.20		Energy and Sustainability Statement, Norman Disney & Young (Rev. 3.0)
29/04/20		Fire Statement, Norman Disney & Young (Rev. 2.0),
April 2020		Heritage and Townscape Impact Assessment, Donald Insall Associates
		Heritage and Townscape Impact Assessment Addendum, Donald Insall Associates;
September 2020		Historic Environment Assessment, prepared by MOLA (ref. P19-542 V5)
11/06/2020		Light Pollution Report, Waldrams,
April 2020		Preliminary Ecology Appraisal, Greengage
April 2020		Residential Amenity Management Plan
29/04/2020		Statement of Community Involvement, London Communications Agency
30/04/2020		Town Planning Statement, Gerald Eve
April 2020		Transport Statement, Caneparo
April 2020		Travel Plan, Caneparo

Public Consultation Comments:

Online	28/05/2020	Philip Jeremy
Online	28/05/2020	Clare Fielding
Online	01/06/2020	Andrew Hawkins
Online	01/06/2020	Orlando Figes
Email	02/06/2020	John Fitzpatrick

Online	03/06/2020	Howard Hoveman
Online	03/06/2020	Martin Luff
Online	03/06/2020	Pauline Tambling
Email	07/06/2020	Brendan Barnes
Online	08/06/2020	O Nicolai
Letter	09/06/2020	A Garciga & A Swanson
Online	09/06/2020	Jennifer Brophy
Online	09/06/2020	David Graves
Online	09/06/2020	Gavin Love
Online	09/06/2020	Martin Seiffarth
Online	09/06/2020	J Logan
Online	10/06/2020	Ieuan Ashman
Online	10/06/2020	Kate Biro
Online	11/06/2020	Cathy Ross
Online	11/06/2020	Colin Slaughter
Online	11/06/2020	Pam Morris
Letter	11/06/2020	Jane Smith, Seddon House Group
Online	11/06/2020	Andrea De Vitis
Online	11/06/2020	Anthony Richards
Online	11/06/2020	Chris Young
Online	11/06/2020	Graeme Gordon
Online	11/06/2020	Graham Courtright
Online	11/06/2020	Joseph Reeves
Online	11/06/2020	Philip Crawford
Online	11/06/2020	Monique Long
Online	11/06/2020	Olivia Chopin
Online	11/06/2020	Reita Keswani
Online	12/06/2020	James Backhouse
Online	12/06/2020	Rainer Pratl
Online	12/06/2020	Sarah Cummings
Online	12/06/2020	Greg Grant
Letter	12/06/2020	Jonathan Mendelow
Online	12/06/2020	Nigel Pilkington
Online	12/06/2020	Oliver Lazarus
Online	12/06/2020	Pedro Moura
Online	12/06/2020	Vincent Keaveny
Online	12/06/2020	Dilys Cowan
Online	12/06/2020	Jennifer Mernagh
Online	12/06/2020	Rachel Richardson
Online	12/06/2020	Gelly Balanou
Online	13/06/2020	Matthew Hart
Online	13/06/2020	Fiona Jackson
Online	13/06/2020	John Morgan
Online	13/06/2020	Ann Black
Letter	14/06/2020	Michael Belben
Online	14/06/2020	Georgia House
Online	14/06/2020	Keith Jenkins
Online	14/06/2020	Olivia Chopin
Online	14/06/2020	Lucy Buckley
Email	15/06/2020	Alan Newman

Letter	15/06/2020	Barbican Association
Online	15/06/2020	Caroline Pardy
Email	15/06/2020	Gareth Randell
Online	15/06/2020	Melissa Morgia
Email	15/06/2020	Brian Johnson
Online	15/06/2020	Paul Lee
Online	15/06/2020	Richard Clark
Online	15/06/2020	Saki Thethy
Email	15/06/2020	Paul Swann and Martin Spence
Online	16/06/2020	Markman Ellis
Online	16/06/2020	Adrian Tanovi
Online	16/06/2020	Geoff Chessum
Online	16/06/2020	Guy Nisbett
Online	16/06/2020	Jean Olivier N.
Online	16/06/2020	Joe Thomas
Online	16/06/2020	Peter Cox
Online	16/06/2020	Robert Bexson
Email	16/06/2020	Alison Thurgood
Email	16/06/2020	Averil Baldwin
Online	16/06/2020	Gaila Leahy
Email	17/06/2020	David Saunders
Online	19/06/2020	Anthony Price
Online	22/06/2020	Patricia Holmes
Online	23/06/2020	Brendan Barns
Online	23/06/2020	Shane Spall
Online	24/06/2020	Deborah Tyler
Online	24/06/2020	David Wilcox
Online	24/06/2020	Peter Bill
Online	24/06/2020	Peter Bowen
Online	24/06/2020	Rick Carrington
Online	24/06/2020	Susan Hoefling
Online	24/06/2020	Susie Carrington
Online	24/06/2020	Amanda Bridger
Online	25/06/2020	Edward Bates
Online	25/06/2020	Michael Reed
Online	25/06/2020	Bernadette Skehan
Letter	25/06/2020	Richard Tomkins
Online	26/06/2020	Emma Noehrbass
Online	26/06/2020	Fiona Thomson
Online	26/06/2020	Andrew Hubbard
Online	26/06/2020	Edward Hoskins
Online	26/06/2020	John Foley
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Patrick Mills
Online	26/06/2020	Carla Regan
Online	26/06/2020	Carla Regan
Online	26/06/2020	Helen Buckworth
Online	26/06/2020	Daniela Dennahy

Online	26/06/2020	Kate Fellingham
Online	26/06/2020	Laura Catterick
Online	26/06/2020	Wendy Darke
Online	27/06/2020	Philippe Berrah
Online	28/06/2020	Helen Dickinson
Online	30/06/2020	Margaret Urry
Online	03/07/2020	Mary Hustings
Online	03/07/2020	Natasha Curran
Online	08/07/2020	Dominic Wilkinson
Online	10/07/2020	Laurent Veilex
Online	15/07/2020	Mark Chester
Online	23/07/2020	Geoff Megarity
Online	23/07/2020	Tamzin Lawrence
Online	29/07/2020	Helen Clifford
Online	02/08/2020	Eloise Reynolds
Online	02/08/2020	Richard Armitage
Online	03/08/2020	Vin B
Online	08/10/2020	Elizabeth Simpson
Online	20/10/2020	Alberto Garciga
Letter	24/10/2020	Paul Swann & Martin Spence
Online	02/11/2020	Daniela Dennahy

Existing Drawings

AGS-FPA-SW-DR-A-01000-02, AGS-FPA-LG-DR-A-10000-01, AGS-FPA-GF-DR-A-10001-01, AGS-FPA-01-DR-A-10002-01, AGS-FPA-02-DR-A-10003-01, AGS-FPA-03-DR-A-10004-01, AGS-FPA-04-DR-A-10005-01, AGS-FPA-05-DR-A-10006-01, AGS-FPA-06-DR-A-10007-01, AGS-FPA-RF-DR-A-10008-01, AGS-FPA-XX-DR-A-11000-01, AGS-FPA-XX-DR-A-11001-01, AGS-FPA-XX-DR-A-11003-01, AGS-FPA-XX-DR-A-12001-01,

Illustrative Material

AGS-FPA-RF-IM-A-10008-01, AGS-FPA-XX-IM-A-11000-01, AGS-FPA-XX-IM-A-11001-01, AGS-FPA-RF-IM-A-20012-02, AGS-FPA-XX-IM-A-21000-02, AGS-FPA-XX-IM-A-21001-02, AGS-FPA-XX-IM-A-21002-02, AGS-FPA-XX-IM-A-21003-02

Appendix A

Relevant London Plan Policies

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally oriented financial and business services centre.

Policy 2.11 Ensure that developments proposals to increase office floorspace within CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the plan.

Policy 3.19 Support development proposals that increase or enhance the provision of sports and recreation facilities.

Policy 4.1 Promote and enable the continued development of a strong, sustainable and increasingly diverse economy.

Support the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity.

Promote London as a suitable location for European and other international agencies and businesses.

Policy 4.2 Support the management and mixed-use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes.

Policy 4.6 Support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.

Policy 4.7 Support a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres.

Policy 4.8 Support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need and the broader objectives of the spatial structure of this Plan, especially town centres.

Policy 5.2 Development proposals should make the fullest contribution to minimising carbon dioxide emissions.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 5.7 Major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

Policy 5.9 Reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

Policy 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.

Policy 5.11 Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 5.13 Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.

Policy 5.18 Encourage development waste management facilities and removal by water or rail transport.

Policy 6.1 The Mayor will work with all relevant partners to encourage the closer integration of transport and development.

Policy 6.5 Contributions will be sought from developments likely to add to, or create, congestion on London's rail network that Crossrail is intended to mitigate.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Superhighways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:

ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles

provide parking for disabled people in line with Table 6.2

meet the minimum cycle parking standards set out in Table 6.3

provide for the needs of businesses for delivery and servicing.

Policy 7.1 Development should be designed so that the layout, tenure, mix of uses interface with surrounding land will improve people's access to social and community infrastructure (including green spaces), the Blue Ribbon Network, local shops, employment opportunities, commercial services and public transport.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

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 7.6 Buildings and structures should:

a be of the highest architectural quality

b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

c comprise details and materials that complement, not necessarily replicate, the local architectural character

d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy,

overshadowing, wind and microclimate. This is particularly important for tall buildings

e incorporate best practice in resource management and climate change mitigation and adaptation

f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces

g be adaptable to different activities and land uses, particularly at ground level

h meet the principles of inclusive design

i optimise the potential of sites.

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.

Policy 7.13 Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.

Policy 7.14 Implement Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.

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.

Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy 7.21 Trees should be protected, maintained, and enhanced. Existing trees of value should be retained and any loss as the result of development should be replaced.

Relevant Intend to publish London Plan policies

Policy SD4 The Central Activities Zone (CAZ)

- Policy SD5 Offices, and other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy S5 Sports and recreation facilities

- Policy E1 Offices
- Policy E9 Retail, markets and hot food takeaways
- Policy E10 Visitor infrastructure
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI4 Managing heat risk
- Policy SI7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy G5 Urban Greening
- Policy G6 Biodiversity and access to nature
- Policy SL13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Parking
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D5 Inclusive Design
- Policy D8 Public realm
- Policy D11 Safety, security and resilience to emergency
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy HC5 Supporting London's culture and creative industries

Relevant GLA Supplementary Planning Guidance (SPG):

- Accessible London: Achieving an Inclusive Environment SPG (October 2014);
- Control of Dust and Emissions during Construction and Demolition SPG (September 2014);
- Sustainable Design and Construction (September 2014);
- Social Infrastructure (May 2015);

- Culture and Night-Time Economy SPG (November 2017);
- London Environment Strategy (May 2018);
- London View Management Framework SPG (March 2012);
- Cultural Strategy (2018);
- Mayoral CIL 2 Charging Schedule (April 2019);
- Central Activities Zone (March 2016).

Relevant Draft City Plan 2036 Policies

S1 Healthy and Inclusive City

HL1 Inclusive buildings and spaces

HL2 Air quality

HL3 Noise and light pollution

HL7 Sports and recreation

S3 Housing

HS3 Residential environment

S4 Offices

OF1 Office development

OF2 Protection of existing office floorspace

S5 Retailing

RE3 Ground floor retail provision elsewhere in the City

S6 Culture, Visitors and the Night-Time economy

S8 Design

DE1 Sustainability standards

DE2 New development

DE3 Public Realm

DE4 Pedestrian permeability

DE5 Terraces and Viewing Galleries

DE6 Shopfronts

DE8 Daylight and sunlight

DE9 Lighting

S9 Vehicular Transport and Servicing

VT1 The impacts of development on transport

VT2 Freight and Servicing

VT3 Vehicle parking

S10 Active travel and healthy streets

AT1 Pedestrian movement

AT2 Active travel including cycling

AT3 Cycle parking

S11 Historic Environment

HE2 Ancient monuments and archaeology

S14 Open spaces and green infrastructure

OS2 City greening

OS3 Biodiversity

OS4 Trees

S15 Climate Resilience and Flood Risk

CR1 Overheating and Urban Heat Island Effect

CR2 Flood Risk

CR3 Sustainable drainage systems

CR4 Flood protection and flood defences

S16 Circular economy and waste

CE1 Zero waste city

CE2 Sustainable waste transport

Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)

- Air Quality SPD (July 2017);
- Archaeology and Development Guidance SPD (July 2017);
- City Lighting Strategy (October 2018);
- City Transport Strategy (May 2019);
- City Waste Strategy 2013-2020 (January 2014);
- Protected Views SPD (January 2012);
- City of London's Wind Microclimate Guidelines (2019);

- Planning Obligations SPD (July 2014);
- Open Space Strategy (2016);
- Office Use (2015);
- City Public Realm (2016);
- Culture Mile Strategy (2018);
- Cultural Strategy 2018 – 2022 (2018).

Relevant Local Plan Policies

CS1 Provide additional offices

To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre.

DM1.1 Protection of office accommodation

To refuse the loss of existing (B1) office accommodation to other uses where the building or its site is considered to be suitable for long-term viable office use and there are strong economic reasons why the loss would be inappropriate. Losses would be inappropriate for any of the following reasons:

- a) prejudicing the primary business function of the City;
- b) jeopardising the future assembly and delivery of large office development sites;
- c) removing existing stock for which there is demand in the office market or long term viable need;
- d) introducing uses that adversely affect the existing beneficial mix of commercial uses.

DM1.5 Mixed uses in commercial areas

To encourage a mix of commercial uses within office developments which contribute to the City's economy and character and provide support services for its businesses, workers and residents.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

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.

DM10.2 Design of green roofs and walls

- 1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and

their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.

- 2) To encourage the installation of green walls in appropriate locations, and to ensure that they are satisfactorily maintained.

DM10.3 Roof gardens and terraces

- 1) To encourage high quality roof gardens and terraces where they do not:
 - a) immediately overlook residential premises;
 - b) adversely affect rooflines or roof profiles;
 - c) result in the loss of historic or locally distinctive roof forms, features or coverings;
 - d) impact on identified views.
- 2) Public access will be sought where feasible in new development.

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.

DM10.5 Shopfronts

To ensure that shopfronts are of a high standard of design and appearance and to resist inappropriate designs and alterations. Proposals for shopfronts should:

- a) respect the quality and architectural contribution of any existing shopfront;
- b) respect the relationship between the shopfront, the building and its context;
- c) use high quality and sympathetic materials;
- d) include signage only in appropriate locations and in proportion to the shopfront;
- e) consider the impact of the installation of louvres, plant and access to refuse storage;
- f) incorporate awnings and canopies only in locations where they would not harm the appearance of the shopfront or obstruct architectural features;
- g) not include openable shopfronts or large serving openings where they would have a harmful impact on the appearance of the building and/or amenity;
- h) resist external shutters and consider other measures required for security;
- i) consider the internal treatment of shop windows (displays and opaque windows) and the contribution to passive surveillance;
- j) be designed to allow access by users, for example, incorporating level entrances and adequate door widths.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

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.

DM12.4 Archaeology

- 1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
- 2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.
- 3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.1 Sustainability requirements

- 1. Sustainability Statements must be submitted with all planning applications in order to ensure that sustainability is integrated into designs for all development.
- 2. For major development (including new development and refurbishment) the Sustainability Statement should include as a minimum:
 - a) BREEAM or Code for Sustainable Homes pre-assessment;
 - b) an energy statement in line with London Plan requirements;
 - c) demonstration of climate change resilience measures.

3. BREEAM or Code for Sustainable Homes assessments should demonstrate sustainability in aspects which are of particular significance in the City's high density urban environment. Developers should aim to achieve the maximum possible credits to address the City's priorities.
4. Innovative sustainability solutions will be encouraged to ensure that the City's buildings remain at the forefront of sustainable building design. Details should be included in the Sustainability Statement.
5. Planning conditions will be used to ensure that Local Plan assessment targets are met.

DM15.2 Energy and CO2 emissions

1. Development design must take account of location, building orientation, internal layouts and landscaping to reduce likely energy consumption.
2. For all major development energy assessments must be submitted with the application demonstrating:
 - a) energy efficiency - showing the maximum improvement over current Building Regulations to achieve the required Fabric Energy Efficiency Standards;
 - b) carbon compliance levels required to meet national targets for zero carbon development using low and zero carbon technologies, where feasible;
 - c) where on-site carbon emission reduction is unviable, offsetting of residual CO2 emissions through "allowable solutions" for the lifetime of the building to achieve national targets for zero-carbon homes and non-domestic buildings. Achievement of zero carbon buildings in advance of national target dates will be encouraged;
 - d) anticipated residual power loads and routes for supply.

DM15.3 Low and zero carbon technologies

1. For development with a peak heat demand of 100 kilowatts or more developers should investigate the feasibility and viability of connecting to existing decentralised energy networks. This should include investigation of the potential for extensions of existing heating and cooling networks to serve the development and development of new networks where existing networks are not available. Connection routes should be designed into the development where feasible and connection infrastructure should be incorporated wherever it is viable.
2. Where connection to offsite decentralised energy networks is not feasible, installation of on-site CCHP and the potential to create new localised decentralised energy infrastructure through the export of excess heat must be considered

3. Where connection is not feasible or viable, all development with a peak heat demand of 100 kilowatts or more should be designed to enable connection to potential future decentralised energy networks.
4. Other low and zero carbon technologies must be evaluated. Non combustion based technologies should be prioritised in order to avoid adverse impacts on air quality.

DM15.4 Offsetting carbon emissions

1. All feasible and viable on-site or near-site options for carbon emission reduction must be applied before consideration of offsetting. Any remaining carbon emissions calculated for the lifetime of the building that cannot be mitigated on-site will need to be offset using "allowable solutions".
2. Where carbon targets cannot be met on-site the City Corporation will require carbon abatement elsewhere or a financial contribution, negotiated through a S106 planning obligation to be made to an approved carbon offsetting scheme.
3. Offsetting may also be applied to other resources including water resources and rainwater run-off to meet sustainability targets off-site where on-site compliance is not feasible.

DM15.5 Climate change resilience

1. Developers will be required to demonstrate through Sustainability Statements that all major developments are resilient to the predicted climate conditions during the building's lifetime.
2. Building designs should minimise any contribution to the urban heat island effect caused by heat retention and waste heat expulsion in the built environment.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.
3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact

assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.

5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.

6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

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.

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.

DM16.1 Transport impacts of development

1. Development proposals that are likely to have effects on transport must be accompanied by an assessment of the transport implications during both construction and operation, in particular addressing impacts on:

- a) road dangers;
- b) pedestrian environment and movement;
- c) cycling infrastructure provision;
- d) public transport;
- e) the street network.

2. Transport Assessments and Travel Plans should be used to demonstrate adherence to the City Corporation's transportation standards.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.

2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:

- a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
- b) the shortest practicable routes between relevant points.

3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.

4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.

5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.4 Encouraging active travel

1. Ancillary facilities must be provided within new and refurbished buildings to support active transport modes such as walking, cycling and running. All commercial development should make sufficient provision for showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.
2. Where facilities are to be shared with a number of activities they should be conveniently located to serve all proposed activities.

DM16.5 Parking and servicing standards

1. Developments in the City should be car-free except for designated Blue Badge spaces. Where other car parking is exceptionally provided it must not exceed London Plan's standards.
2. Designated parking must be provided for Blue Badge holders within developments in conformity with London Plan requirements and must be marked out and reserved at all times for their use. Disabled parking spaces must be at least 2.4m wide and at least 4.8m long and with reserved areas at least 1.2m wide, marked out between the parking spaces and at the rear of the parking spaces.
3. Except for dwelling houses (use class C3), whenever any car parking spaces (other than designated Blue Badge parking) are provided, motor cycle parking must be provided at a ratio of 10 motor cycle parking spaces per 1 car parking space. At least 50% of motor cycle parking spaces must be at least 2.3m long and at least 0.9m wide and all motor cycle parking spaces must be at least 2.0m long and at least 0.8m wide.
4. On site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Such servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Headroom of at least 5m where skips are to be lifted and 4.75m for all other vehicle circulation areas should be provided.

5. Coach parking facilities for hotels (use class C1) will not be permitted.
6. All off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles.
7. Taxi ranks are encouraged at key locations, such as stations, hotels and shopping centres. The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

DM17.2 Designing out construction waste

New development should be designed to minimise the impact of deconstruction and construction waste on the environment through:

- a) reuse of existing structures;
- b) building design which minimises wastage and makes use of recycled materials;
- c) recycling of deconstruction waste for reuse on site where feasible;
- d) transport of waste and construction materials by rail or river wherever practicable;
- e) application of current best practice with regard to air quality, dust, hazardous waste, waste handling and waste management

CS18 Minimise flood risk

To ensure that the City remains at low risk from all types of flooding.

DM18.2 Sustainable drainage systems

1. The design of the surface water drainage system should be integrated into the design of proposed buildings or landscaping, where feasible and practical, and should follow the SuDS management train (Fig T) and London Plan drainage hierarchy.
2. SuDS designs must take account of the City's archaeological heritage, complex underground utilities, transport infrastructure and other underground structures, incorporating suitable SuDS elements for the City's high density urban situation.
3. SuDS should be designed, where possible, to maximise contributions to water resource efficiency, biodiversity enhancement and the provision of multifunctional open spaces.

DM18.3 Flood protection and climate

1. Development must protect the integrity and effectiveness of structures intended to minimise flood risk and, where appropriate, enhance their effectiveness.
2. Wherever practicable, development should contribute to an overall reduction in flood risk within and beyond the site boundaries, incorporating flood alleviation measures for the public realm, where feasible.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

DM19.2 Biodiversity and urban greening

Developments should promote biodiversity and contribute to urban greening by incorporating:

- a) green roofs and walls, soft landscaping and trees;
- b) features for wildlife, such as nesting boxes and beehives;
- c) a planting mix which encourages biodiversity;
- d) planting which will be resilient to a range of climate conditions;
- e) maintenance of habitats within Sites of Importance for Nature Conservation.

CS20 Improve retail facilities

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

DM20.3 Retail uses elsewhere

To resist the loss of isolated and small groups of retail units outside the PSCs and Retail Links that form an active retail frontage, particularly A1 units near residential areas, unless it is demonstrated that they are no longer needed.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

SCHEDULE

APPLICATION: 20/00371/FULMAJ

150 Aldersgate Street 3-4 Bartholomew Place London

- (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;**
- (ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1).**
- (iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;**
- (iv) the amalgamation of the two buildings;**
- (v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;**
- (vi) upgrade works to Braidwood Passage, including new lighting; and**
- (vii) reconfiguration of the loading bay and associated works.**

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 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority. The Deconstruction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The demolition shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that demolition works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition work commencing in order that the impact on the transport network is minimised from the time that demolition starts.

- 3 There shall be no demolition on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.
- 4 Prior to the commencement of the development a detailed Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority, providing final details on how the building would adhere to circular economy principles: build in layers, design out waste, design for longevity, design for flexibility and adaptability, design for disassembly and using systems, elements or materials that can be re-used and recycled, and the development shall be carried out in accordance with the approved details.
REASON : To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it reduces the demand for redevelopment, encourages re-use and reduces waste in accordance with the following policies in the Development Plan and draft Development Plans: Draft London Plan; D3, SI 7, SI 8 - Local Plan; CS 17, DM 17.2 - Draft City Plan 2036; S16, CEW 1. These details are required prior to demolition and construction work commencing in order to establish the extent of recycling and minimised waste from the time that demolition and construction starts.
- 5 There shall be no construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be

commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.

- 6 Prior to any demolition of the existing building, a material audit of the building should be submitted to and approved in writing by the Local Planning Authority to understand the value of it as a material bank, establishing what can be retained and what can be re-used either on-site, in the first instance, re-used off-site or recycled, with the presumption that as little waste as possible is generated and the development shall be carried out in accordance with the approved details. REASON : To ensure that the Local Planning Authority can be satisfied that the proposed development will be designed to promote circular economy principles to reduce waste and encourage recycling, reducing impact on virgin resources in accordance with the following policies in the Development Plan and the draft Development Plans: Draft London Plan ; GG5, GG6, D3, SI 7, SI 8 - Local Plan; CS 17, DM 17.2 - Draft City Plan 2036; S16, CEW 1. These details are required prior to demolition and construction work commencing in order to establish the extent of recycling and minimised waste from the time that demolition and construction starts.
- 7 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

- 8 Before any works including demolition are begun a site survey and survey of highway and other land at the perimeter of the site shall be carried out and details must be submitted to and approved in writing by the local planning authority indicating the proposed finished floor levels at basement and ground floor levels in relation to the existing Ordnance Datum levels of the adjoining streets and open spaces. The development shall be carried out in accordance with the approved survey unless otherwise agreed in writing by the local planning authority.
REASON: To ensure continuity between the level of existing streets and the finished floor levels in the proposed building and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2. These details are required prior to commencement in order that a record is made of the conditions prior to changes caused by the development and that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 9 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.
REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 10 Prior to the commencement of demolition works the developer/construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the NRMM Regulations and the inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.

REASON: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction
- 11 Prior to the commencement of the relevant works, a full Lighting Strategy for external lighting and the proposed controlled internal system shall be submitted to and approved in writing by the Local

Planning Authority, which should include full details of all luminaires, associated infrastructure, and the lighting intensity, uniformity, colour and any associated measures to reduce the potential for glare. All works pursuant to this consent shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, and emerging policy DE2 of the Draft City Plan 2036.

- 12 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policy of the Local Plan: DM12.4.
- 13 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4.
- 14 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.
- 15 Prior to the commencement of any construction works on the Half Moon Court elevation details shall be submitted to and approved in writing by the Local Planning Authority showing the means of protection of the existing tree and it's root system in Half Moon Court from within the site during the course of the building works as appropriate.

REASON: To ensure the protection of the adjacent trees in accordance with the following policies of the Local Plan: DM10.4, DM19.2. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated before the design is too advanced to make changes.

- 16 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
- (a) particulars and samples of the materials including sample panels of the new brickwork to be used on all external faces of the building including external ground and upper level surfaces.
 - (b) details of the proposed new facade(s) including typical details of the fenestration and entrances.
 - (c) details of a typical bays of the development.
 - (d) details of the stonework and brickwork.
 - (e) detail of the fins and external structure to the eastern elevation.
 - (f) details of the solar shading panels to the rear elevation.
 - (g) details of the mesh panels for the climbing plants.
 - (h) details of the chamfered concrete slabs to the Aldersgate Street entrance.
 - (i) details of the screen to the service bay.
 - (j) details of ground floor elevations.
 - (k) details of the ground floor office entrance(s).
 - (l) details of the flank wall(s) of the proposed new building.
 - (m) details of windows and external doors.
 - (n) details of soffits, handrails and balustrades.
 - (o) details of all alterations to the existing facade.
 - (p) details of junctions with adjoining premises.
 - (q) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level
 - (r) details of the integration of cleaning equipment, cradles and the garaging thereof.
 - (s) details of plant and ductwork to serve the proposed A1 use.
 - (t) details of ventilation and air-conditioning for the proposed A1 use.
 - (u) details of all ground level surfaces including materials to be used
 - (v) details of walkway surfaces including materials to be used.
 - (v) details of external surfaces within the site boundary including hard and soft landscaping.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.

- 17 Details of the proposed changes to Braidwood Passage including surface treatment, soffit and lighting.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.

- 18 Before any construction works hereby permitted are begun the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
- (a) Fully detailed design and layout drawings for the proposed SuDS components including but not limited to: blue roof systems, green roof systems, attenuation systems, rainwater pipework, flow control devices, pumps, design for system exceedance, design for ongoing maintenance; surface water flow rates shall be restricted to no greater than 2.6 litres per second and discharge via a minimum number of site outfalls; provision should be made for an attenuation volume capacity capable of achieving this, which shall be no less than 140m³;
 - (b) Full details of measures to be taken to prevent flooding (of the site or caused by the site) during the course of the construction works;
 - (c) Evidence that Thames Water have been consulted and consider the proposed discharge rate to be satisfactory.

REASON: To improve sustainability, reduce flood risk and reduce water runoff rates in accordance with the following policy of the Local Plan: DM18.1, DM18.2 and DM18.3.

- 19 Before the shell and core is complete the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

(a) A Lifetime Maintenance Plan for the SuDS system to include:

- A full description of how the system would work, it's aims and objectives and the flow control arrangements;

Page 2 of 2

- A Maintenance Inspection Checklist/Log;

- A Maintenance Schedule of Work itemising the tasks to be undertaken, such as the frequency required and the costs incurred to maintain the system.

REASON: To improve sustainability, reduce flood risk and reduce water runoff rates in accordance with the following policy of the Local Plan: DM18.1, DM18.2 and DM18.3.

- 20 A post construction BREEAM (2018) assessment demonstrating that a target rating of 'Excellent' has been achieved for the office and "Very good" for the retail (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' and "Very good" rating) shall be submitted as soon as practicable after practical completion. The post construction assessment should include the

credits achieved to demonstrate sustainability across the range of categories.

REASON: To demonstrate that carbon emissions have been minimised and that the

development is sustainable in accordance with the following policy of the Local Plan:

CS15, DM15.1, DM15.2, and emerging policy DE1 of the Draft City Plan 2036.

- 21 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 248 pedal cycles,(174 Two-tier, 50 Sheffield Stand, 24 (Adaptable/non-standard) folding bike lockers). The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.
- 22 Changing facilities and showers shall be provided adjacent to the bicycle parking areas and maintained throughout the life of the building for the use of occupiers of the building in accordance with the approved plans.
REASON: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the following policy of the Local Plan: DM16.4.
- 23 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.
- 24 The proposed roof terraces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any landscaping works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development

shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the following policies of the Local Plan: DM10.1, DM19.2.

- 25 Details of the position and size of the green roof, the type of planting and the contribution of the green roof to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.
- 26 The terraces hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 08:00 on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 27 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 28 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 23:00 and 07:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 29 No live or recorded music that can be heard outside the premises shall be played.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 30 Unless otherwise approved in writing by the Local Planning Authority, before any works thereby affected are begun, details of the provision to be made in the building's design to enable the discreet installation of street lighting on the development, including details of the location of light fittings, cable runs and other necessary apparatus, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.
REASON: To ensure provision for street lighting is discreetly integrated into the design of the building in accordance with the following policy of the City of London Local Plan: DM10.1, and emerging policy DE2 of the Draft City Plan 2036.
- 31 No cooking shall take place within the Class A1 unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission.
REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.
- 32 Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the fume extract arrangements, materials and construction methods to be used to avoid noise and/or odour penetration to the upper floors from the Class A use. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. The details approved must be implemented before the Class A use takes place.
REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.
- 33 (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.

- 34 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 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.
- 35 Prior to any plant being commissioned and installed in or on the building an Air Quality Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail how the finished development will minimise emissions and exposure to air pollution during its operational phase and will comply with the City of London Air Quality Supplementary Planning Document and any submitted and approved Air Quality Assessment. The measures detailed in the report shall thereafter be maintained in accordance with the approved report(s) for the life of the installation on the building.
REASONS: In order to ensure the proposed development does not have a detrimental impact on air quality, reduces exposure to poor air quality and in accordance with the following policies: Local Plan policy DM15.6 and London Plan policy 7.14B.
- 36 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 37 The A1 use within the development site shall be used for retail purposes as indicated on the ground floor plan hereby approved and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (including any purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure that active uses are retained on the ground floor in accordance with Local Plan Policy DM20.2.
- 38 The development shall provide:
- 17,133 sqm of office floorspace (Class B1);

- 41 sqm of retail Class A1

- 39 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: , AGS-FPA-LG-DR-A-20000-03, AGS-FPA-GF-DR-A-20001-03, AGS-FPA-0M-DR-A-20001M-02, AGS-FPA-01-DR-A-20002-02, AGS-FPA-02-DR-A-20003-2, AGS-FPA-03-DR-A-20004-02, AGS-FPA-04-DR-A-20005-02, AGS-FPA-05-DR-A-20006-02 AGS-FPA-06-DR-A-20007-02, AGS-FPA-07-DR-A-20008-02, AGS-FPA-08-DR-A-20009-02, AGS-FPA-09-DR-A-20010-02, AGS-FPA-10-DR-A-20011-02, AGS-FPA-RF-DR-A-20012-02, AGS-FPA-XX-DR-A-21000-02, AGS-FPA-XX-DR-A-21001-02, AGS-FPA-XX-DR-A-21002-02, AGS-FPA-XX-DR-A-21003-02, AGS-FPA-XX-DR-A-22000-02, AGS-FPA-XX-DR-A-22001-02, AGS-FPA-XX-DR-A-22004-02, AGS-FPA-XX-DR-A-22005-02.
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.

- 2 You are advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 The Mayor of London has adopted a new charging schedule for Community Infrastructure Levy ("the Mayoral CIL charge or MCIL2") on 1st April 2019.

The Mayoral Community Levy 2 Levy is set at the following differential rates within the central activity zone:

Office £185 sq.m
Retail £165 sq.m
Hotel £140 sq.m
All other uses £80 per sq.m

These rates are applied to "chargeable development" over 100sq.m (GIA) or developments where a new dwelling is created.

The City of London Community Infrastructure Levy is set at a rate of £75 per sq.m for offices, £150 per sq.m for Riverside Residential, £95 per sq.m for Rest of City Residential and £75 for all other uses.

The CIL will be recorded on the Register of Local Land Charges as a legal charge upon "chargeable development" when planning permission is granted. The Mayoral CIL will be passed to Transport for London to help fund Crossrail and Crossrail 2. The City CIL will be used to meet the infrastructure needs of the City.

Relevant persons, persons liable to pay and interested parties will be sent a "Liability Notice" that will provide full details of the charges and to whom they have been charged or apportioned. Where a liable party is not identified the owners of the land will be liable to pay the levy. Please submit to the City's Planning Obligations Officer an "Assumption of Liability" Notice (available from the Planning Portal website: www.planningportal.gov.uk/cil).

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.

- 4 This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.
- 5 The correct street number or number and name must be displayed prominently on the premises in accordance with regulations made under Section 12 of the London Building Acts (Amendment) Act 1939. Names and numbers must be agreed with the Department of the Built Environment prior to their use including use for marketing.
- 6 The Markets and Consumer Protection Department (Environmental Health Team) must be consulted on the following matters:
 - (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any structures in excess of those shown on drawings for which planning permission has already been granted, further planning approval will also be required.

- (b) Installation of engine generators using fuel oil.
 - (c) The control of noise and other potential nuisances arising from the demolition and construction works on this site the Department of Markets and Consumer Protection should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.
 - (d) Alterations to the drainage and sanitary arrangements.
 - (e) The requirements of the Health and Safety at Work etc Act 1974 and the other relevant statutory enactments in particular:
 - the identification, encapsulation and removal of asbestos in accordance with a planned programme;
 - provision for window cleaning (internal and external) to be carried out safely.
 - (f) The use of premises for the storage, handling, preparation or sale of food.
 - (g) Use of the premises for public entertainment.
 - (h) Approvals relating to the storage and collection of wastes.
 - (i) The detailed layout of public conveniences.
 - (j) Limitations which may be imposed on hours of work, noise and other environmental disturbance.
 - (k) The control of noise from plant and equipment;
 - (l) Methods of odour control.
- 7 This approval relates only to the details listed above and must not be construed as approval of any other details shown on the approved drawings.
- 8 Prospective occupiers are advised that the property is located close to Smithfield Market which operates throughout the night.
- 9 You are advised that construction works on the Half Moon Court elevation will require the protection of the existing tree and it's root system in Half Moon Court.

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Background Papers

Online	28/05/2020	Philip Jeremy
Online	28/05/2020	Clare Fielding
Online	01/06/2020	Andrew Hawkins
Online	01/06/2020	Orlando Figes
Email	02/06/2020	John Fitzpatrick
Online	03/06/2020	Howard Hoveman
Online	03/06/2020	Martin Luff
Online	03/06/2020	Pauline Tambling
Email	07/06/2020	Brendan Barnes
Online	08/06/2020	O Nicolai
Letter	09/06/2020	A Garciga & A Swanson
Online	09/06/2020	Jennifer Brophy
Online	09/06/2020	David Graves
Online	09/06/2020	Gavin Love
Online	09/06/2020	Martin Seiffarth
Online	09/06/2020	J Logan
Online	10/06/2020	Ieuan Ashman
Online	10/06/2020	Kate Biro
Online	11/06/2020	Cathy Ross
Online	11/06/2020	Colin Slaughter
Online	11/06/2020	Pam Morris
Letter	11/06/2020	Jane Smith, Seddon House Group
Online	11/06/2020	Andrea De Vitis
Online	11/06/2020	Anthony Richards
Online	11/06/2020	Chris Young
Online	11/06/2020	Graeme Gordon
Online	11/06/2020	Graham Courtright
Online	11/06/2020	Joseph Reeves
Online	11/06/2020	Philip Crawford

Online	11/06/2020	Monique Long
Online	11/06/2020	Olivia Chopin
Online	11/06/2020	Reita Keswani
Online	12/06/2020	James Backhouse
Online	12/06/2020	Rainer Pratl
Online	12/06/2020	Sarah Cummings
Online	12/06/2020	Greg Grant
Letter	12/06/2020	Jonathan Mendelow
Online	12/06/2020	Nigel Pilkington
Online	12/06/2020	Oliver Lazarus
Online	12/06/2020	Pedro Moura
Online	12/06/2020	Vincent Keaveny
Online	12/06/2020	Dilys Cowan
Online	12/06/2020	Jennifer Mernagh
Online	12/06/2020	Rachel Richardson
Online	12/06/2020	Gelly Balanou
Online	13/06/2020	Matthew Hart
Online	13/06/2020	Fiona Jackson
Online	13/06/2020	John Morgan
Online	13/06/2020	Ann Black
Letter	14/06/2020	Michael Belben
Online	14/06/2020	Georgia House
Online	14/06/2020	Keith Jenkins
Online	14/06/2020	Olivia Chopin
Online	14/06/2020	Lucy Buckley
Email	15/06/2020	Alan Newman
Letter	15/06/2020	Barbican Association
Online	15/06/2020	Caroline Pardy
Email	15/06/2020	Gareth Randell
Online	15/06/2020	Melissa Morgia

Email	15/06/2020	Brian Johnson
Online	15/06/2020	Paul Lee
Online	15/06/2020	Richard Clark
Online	15/06/2020	Saki Thethy
Email	15/06/2020	Paul Swann and Martin Spence
Online	16/06/2020	Markman Ellis
Online	16/06/2020	Adrian Tanovi
Online	16/06/2020	Geoff Chessum
Online	16/06/2020	Guy Nisbett
Online	16/06/2020	Jean Olivier N.
Online	16/06/2020	Joe Thomas
Online	16/06/2020	Peter Cox
Online	16/06/2020	Robert Bexson
Email	16/06/2020	Alison Thurgood
Email	16/06/2020	Averil Baldwin
Online	16/06/2020	Gaila Leahy
Email	17/06/2020	David Saunders
Online	19/06/2020	Anthony Price
Online	22/06/2020	Patricia Holmes
Online	23/06/2020	Brendan Barns
Online	23/06/2020	Shane Spall
Online	24/06/2020	Deborah Tyler
Online	24/06/2020	David Wilcox
Online	24/06/2020	Peter Bill
Online	24/06/2020	Peter Bowen
Online	24/06/2020	Rick Carrington
Online	24/06/2020	Susan Hoefling
Online	24/06/2020	Susie Carrington
Online	24/06/2020	Amanda Bridger
Online	25/06/2020	Edward Bates

Online	25/06/2020	Michael Reed
Online	25/06/2020	Bernadette Skehan
Letter	25/06/2020	Richard Tomkins
Online	26/06/2020	Emma Noehrbass
Online	26/06/2020	Fiona Thomson
Online	26/06/2020	Andrew Hubbard
Online	26/06/2020	Edward Hoskins
Online	26/06/2020	John Foley
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Patrick Mills
Online	26/06/2020	Carla Regan
Online	26/06/2020	Carla Regan
Online	26/06/2020	Helen Buckworth
Online	26/06/2020	Daniela Dennahy
Online	26/06/2020	Kate Fellingham
Online	26/06/2020	Laura Catterick
Online	26/06/2020	Wendy Darke
Online	27/06/2020	Philippe Berrah
Online	28/06/2020	Helen Dickinson
Online	30/06/2020	Margaret Urry
Online	03/07/2020	Mary Hustings
Online	03/07/2020	Natasha Curran
Online	08/07/2020	Dominic Wilkinson
Online	10/07/2020	Laurent Veilex
Online	15/07/2020	Mark Chester
Online	23/07/2020	Geoff Megarity
Online	23/07/2020	Tamzin Lawrence
Online	29/07/2020	Helen Clifford

Online	02/08/2020	Eloise Reyns
Online	02/08/2020	Richard Armitage
Online	03/08/2020	Vin B
Online	08/10/2020	Elizabeth Simpson
Online	20/10/2020	Alberto Garciga
Letter	24/10/2020	Paul Swann & Martin Spence
Online	02/11/2020	Daniela Dennahy

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Clare Fielding

Address: 282 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:I support the principle of the refurbishment and replacement of the moribund and outdated building currently In situ. The scheme will enliven the street scene, introduce some greenery on the west side of Aldersgate Street and provide a small cafe which is welcome. Providing new high quality office space is essential to promote economic regeneration post covid and the location of the site by a Crossrail station is ideal. Hopefully officers will ensure that the best public realm improvements and modern sustainability standards are secured and delivered.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philip Jeremy

Address: 306 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The report produced regarding daylight is completely wrong about the loss of sunlight to my property and therefore I believe also for other properties within Seddon House.

From the start of the lockdown near the end of March to the start of May, the addition of extra floors onto this building to the same level as 160 Aldersgate would have meant that the approximate 3 hours of daily sunlight into my flat living/dining room would have gone. If 150 was the same height as 160, I would therefore have had to break the regulations on leaving my home to get enough daylight/sunlight.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Orlando Figes

Address: Flat 612 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I do not mind the design of the refurbished building and welcome the attempt to 'green' the area by planting on the upper floors. However, I am not convinced by the planners' report on light lost to the west-facing flats (including mine) in Seddon House. Its methodology and assumptions seem highly dubious to me. I fear the loss of light - even on the sixth floor where I live - will be substantial. How long will be before 160 wants to put up three more storeys too? And do we really need more office space when the Covid crisis clearly shows that more home-working will become the norm?

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrew Hawkins

Address: 502 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed development as an individual and Chair of Mountjoy House Residents group - a block in the Barbican likely to impacted by these plan.

Whilst I have read the technical reports in this application, I nevertheless believe there will be significant shadowing and loss of daylight primarily for my neighbours in Seddon House, but also extending to some flats in Mountjoy. Residents are placed at a quite impossible disadvantage in being able to "prove" this point, to counter the very expensive work that a developer is able to fund (buried in 90 detailed documents that residents must read). I can only request that planners visit the site and apply common sense.

The additional height will also create considerable incremental night-time light pollution into our homes. The existing offices on Aldersgate (adjacent to this proposed development), despite repeated requests and interventions from the Barbican Association and resident groups, all keep office lighting on throughout the night creating damaging levels of light pollution with material

impacts on residents' ability to sleep. The addition of more floors to 150 Aldersgate will create more light pollution at higher levels - penetrating yet more residential properties in the Barbican.

I also object to the unnecessary bulk and scale of this development. Whilst not within the Conservation area, this site is within 20m of the Barbican Conservation area and will loom over it - quite literally. I find it incongruous that the City planners have expressed the importance of conserving this area of London by bestowing Conservation area status and yet would consider supporting ever larger, taller and bulkier buildings immediately adjacent to this area - detracting from the architecture and light of the protected area itself.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Pauline Tambling

Address: 402 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I have read the technical pack about the Development's impact on the surrounding properties' access to daylight which I note is deemed 'acceptable'. I take this to be less than 'no impact'. I object to the proposal because there will certainly be a loss of daylight for Seddon House and the specific residences on the other side of Aldersgate mentioned in the report. Given the additional floor on the adjacent building there is a growing sense of the full line of buildings adding a storey and the cumulative effect of loss of daylight within the Barbican Estate.

Because of the size and scale of the development it necessarily impacts on the Barbican Conservation area which the Corporate spent much of last year celebrating as a valuable asset to the City. It feels cynical to designate the Barbican a Conservation Area and then surround it with towering tall developments.

I also object because the biggest problem for residents in the area is the increasing light pollution at night. Although this could be deemed a 'management issue' for the owners/tenants in practice

all the new developments along City Wall and Aldersgate Street keep their lights on 24/7. This is presumably because of the type of lighting installations included in the plans. The taller the buildings the bigger the issue.

I would urge you therefore to reconsider the application.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00371/FULMAJ 150 Aldersgate Street Planning objection
Date: 02 June 2020 11:05:05

Dear Sirs.

I write in objection to the proposed development referred to above.

I am owner and occupier of an apartment on the third floor of Seddon House Barbican which will be adversely affected by the proposed development of 150 Aldersgate street.

My objection is based on the loss of natural light my flat will suffer from if the development goes ahead as planned. All my living accommodation is on that side of Seddon House .

Over the last number of years the development of that side of the street has had a creeping, cumulative detrimental effect on my property largely due to the height of the permitted development and subsequent loss of natural light .

I had understood from the Local plan that loss of daylight and being overlooked must be minimised so as not to affect local residents. This does not seem to have been taken into consideration in the above application.

It does seem that the height of the proposal is considerably more than the more recent redevelopment of the adjoining building , No. 160 and is not stepped back.

Having consulted the BRE guidelines it seems that the proposal will contravene the guide by some 15-20%, in my case, of the vertical sky component . I further understand that the GLA have accepted the BRE guidelines .

If this consent is granted in its present form , so much for assurances from the GLA !!

Finally , one wonders at the sense of extending office building in the current climate.

Please register my strong objection to this proposal for the reasons outlined above

I look forward to being kept informed.

Yours etc.

John Fitzpatrick

[REDACTED]

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Martin Luff

Address: 207 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to this development because the added height would reduce light to the neighbouring residential blocks in the Barbican Estate. There is no reason why the building cannot be kept at it current height.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Howard Hoveman

Address: 159 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Adjacent to Seddon House at first floor above podium I already have restricted visible sky, daylight and afternoon sunlight. Three to four months in winter the sun does not clear 160 Aldersgate Street. I estimate comparative height at 150 Aldersgate loses me a further hour summer sunshine on my southern balcony and windows. This is noticeable and rooftop trees will further block direct light.

I would like to object to the roof level extension increasing elevation and request it not exceed existing height. I hope 160 Aldersgate Street has not created a precedent. If granted, similar permission for adjacent properties north to Long Lane will be hard to refuse, adversely impacting Seddon House opposite and its listed status building within the Barbican conservation area. They will suffer increased loss of view and privacy with light pollution from an extra three floors of rebuilt 150 Aldersgate opposite.

While construction noise is not a ground for objecting against a planning proposal, I understand previous gutting of 160 Aldersgate generated high noise levels. May assurance be obtained to improve noise management when 150 Aldersgate is gutted?

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr O Nicolai

Address: 54 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object to the proposed development which will have a dramatic impact on Barbican residents' lives and their mental health, while providing little benefit for the City of London Corporation.

Firstly, the extra height of the building resulting from the additional floors will reduce the daylight for most of the residents in Mountjoy, Thomas More and Seddon house. The loss of daylight will be significant in the late afternoon - close to 2 hours lost during the summer. Lack of daylight has been clearly identified to be detrimental to mental health and wellbeing. This also conflicts with the City Mental Health Alliance, of which the CoL is a founding member.

Secondly, the additional height being added to this building will only exacerbate light pollution. This is a significant problem with 160 Aldersgate, which is constantly lit, particularly the top 2 floors recently added. Despite repeatedly asking building management to switch off lights at night, these requests have been ignored, and the building remains well lit at night, even at the weekend, on

bank holidays and during lockdown, despite the building being visibly empty. The same is likely to apply to 150 Aldersgate, as the City of London appears to be either unable or unwilling to enforce these rules despite representing a direct contradiction with its environmental agenda. Light pollution is also a source of mental health problems, as it has a direct impact on sleep hygiene.

While this building could be renovated and its design improved, this could be done without adding additional height. This project is on the doorstep of the Barbican conservation area, and its residents' wellbeing should be prioritised, which was not the case previously for 160 Aldersgate or even the 200 Aldersgate atrocity.

Barbican residents are being progressively walled in on the West End side of the Estate, and in the context of more people likely to WFH, the extra height is unnecessary and would overshadow a listed building

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 150 Aldersgate Street reference 20/00371/FULMAJ.
Date: 07 June 2020 12:41:26

Dear Mr Chipperfield,

I am writing to express opposition to the proposed development. My objection is based on impact on light levels in parts of the Barbican Estate, and particularly Seddon House. I have read the parts of the Daylight, Sunlight and Overshadowing Report prepared by Waldrams relating to Seddon House. I note that they have succeeded in reaching the conclusion that "The overall daylight and sunlight impact of the proposed development on the surrounding properties is, in our opinion, acceptable.", while also stating that "there are reductions in VSC to main windows (*of seddon House*) of no more than 32%". 32% is a lot of anything, so it is hard to understand why this should not be considered as a strong reason to refuse the application. As far as I can tell, the conclusion reached further rests on the idea that the fact that seddon House has overhanging balconies is somehow a consideration in assessing the impact of the proposal as is the non-rural nature of the Barbican (!). Neither consideration seems legitimate to me. Light is an important amenity, even more so in an urban location,

Regards

Brendan Barnes

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr David Graves

Address: 209 Seddon House Barbican London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I write to object to the proposed increase in height of the subject building.

The Applicant's Light Loss report confirms (see page 27) "Of the 16 rooms which do not meet, all are bedrooms and all but one room retain more than 80%

of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing

level of VSC. The one room is a bedroom on the fourth floor which based on the layouts we have obtained,

experiences a 24% reduction, which is in our opinion close to the recommended 20%"

The statement regarding bedrooms is plainly wrong and the ostensibly reliable sources the Applicant's expert has referenced have clearly mislead them. Seddon House (in which I live) is a "corridor block", hence all rooms have a single aspect. For Seddon House all rooms face East or West. The West-facing aspect faces the proposed redevelopment and is directly affected by the loss of light. Each floor of Seddon House has both living rooms and bedrooms. The suggestion

that only bedrooms are affected is incorrect (structurally impossible) and the experts should correct this lest the Committee be misled by the experts and expose the Committee to the risk of making a reviewable decision based upon the Applicant's incorrect/misleading data.

The light report also states (top of page 28): "With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss."

While the design of neighbouring properties is not the "fault" of an Applicant, neither is it the "fault" of the residents of Seddon House. I cannot support as reasonable or fair the principle that "from those that have little shall more be taken". At some point commercial greed needs to be constrained by a commitment to decent living for people who live (as well as work) in the City of London.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Jennifer Brophy

Address: 32 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As shown in the submitted documents, the proposed increase in building height will negatively impact residents in many flats along the western side of the Barbican estate, particularly those in Seddon House whose only source of daylight are their windows on this side. For many of those flats the negative impact will be the loss of hours of natural light every day.

I note that the same residents already experience significant artificial light pollution and resulting sleep disruption from previously redeveloped office blocks on Aldersgate Street where lighting is left on continually even when the buildings are unoccupied overnight, at weekends and during the COVID19 lockdown. If this latest redevelopment is to be given permission, it would be good to see the City commit to ensuring that this light pollution issue is permanently resolved.

With the switch from office to home working driven by the lockdown expected to impact working behaviours for the long term, it is hard to see why yet more headroom for theoretical increases in demand for office space, which may never materialise, should take priority over the needs of

existing City residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Martin Seiffarth

Address: 84 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This development will seriously impact sunlight levels in Seddon House and is completely unacceptable. Even the sunlight and daylight report recognises that this would involve a loss *over* the threshold of 20% for some dwellings, and of nearly 20% for others. Additionally, some of the assumptions made in that report are ludicrous and frankly dishonest: Seddon House has balconies; one can't just 'wish them away' in the interest of commercial greed. This development must be rejected or will set the precedent that the City's totally unaccountable Planning Department is more than willing to bend the rules as far as is possible in favour of developers and against its residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms J Logan

Address: 519 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:"I write to object to the proposed increase in height of the subject building. The Applicant's Light Loss report confirms (see page 27) "Of the 16 rooms which do not meet, all are bedrooms and all but one room retain more than 80% of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing level of VSC. The one room is a bedroom on the fourth floor which based on the layouts we have obtained, experiences a 24% reduction, which is in our opinion close to the recommended 20%"

The statement regarding bedrooms is plainly wrong and the ostensibly reliable sources the Applicant's expert has referenced have clearly mislead them. Seddon House is a "corridor block", hence all rooms have a single aspect. For Seddon House all rooms face East or West. The West-facing aspect faces the proposed redevelopment and is directly affected by the loss of light. Each floor of Seddon House has both living rooms and bedrooms. The suggestion that only bedrooms are affected is incorrect (structurally impossible) and the experts should correct this lest the Committee be misled by the experts and expose the Committee to the risk of making a

reviewable decision based upon the Applicant's incorrect/misleading data.

The light report also states (top of page 28): "With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylightdistribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss."

While the design of neighbouring properties is not the "fault" of an Applicant, neither is it the "fault" of the residents of Seddon House. I cannot support as reasonable or fair the principle that "from those that have little shall more be taken". At some point commercial greed needs to be constrained by a commitment to decent living for people who live (as well as work) in the City of London. Am a Barbican resident

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Gavin Love

Address: 68 Defoe House, Barbican, London EC2Y 8DN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to the increase in height for the building. It does need refurbishment but increasing the height is not something that should be happening.

The Barbican estate is grade II listed building and the every growing ring of high building around us it greatly reducing the light available which has a negative impact on peoples mental health particularly when the light survey has gotten it wrong since Seddon house has a mix of living room and bedroom windows on that side of the building.

9th June 2020

Department of the Built Environment
City of London
PO Box 270
Guildhall
London. EC2P 2EJ

Dear Ms Dwyer & Mr Chipperfield,

RE: Your ref 20/00371/FULMAJ

We write as residents of Lauderdale Tower, Barbican with objections to this planning application for 150 Aldersgate Street 3-4 Bartholomew Place, London EC1A.

Once again, another application to expand yet another office building to encroach further on residents of the City and prioritise benefits for Corporates rather than City dwellers.

Firstly, we object as the proposed plans for 150 Aldersgate should never be allowed to go higher than 160 Aldersgate Street and the proposed terraces and green roofs should not be facing Aldersgate Street and encroach on the privacy of Barbican residents. We also object to this application as it comes during a pandemic and is there really yet more office space required when so many staff will in future be working from home? There is currently a glut of office space availability in the City with yet millions of more square feet coming unto the market soon. For example, my own organisation is already looking to downsize its office space requirements to reduce overhead and fixed costs.

We really and very strongly object to the proposal to change usage of ground floor space to a café from commercial office space. Is another café really necessary when this area is flooded with chains of coffee shops with own chains cannibalising business off their own shops? We also doubt many of these chains or independents will survive in future given the predicted recession about to hit us.

We object also because of the potential reduction in natural light to residents of the Barbican and surrounding areas at a time when scientists are telling us an advising government that natural light is important not only for combating diseases but also for our own wellbeing. It is astounding that 160 Aldersgate Street wasn't required to install environmentally friendly and efficient lightning so you must make it a requirement for this proposal. In this day and age there is no excuse to look at empty towers, even during the lockdown, fully lit and wasting energy and natural resources, there really is no excuse.

After all 160 Aldersgate Street was allowed to increase in height and width despite the numerous objections from residents surrounding the building and again demonstrating that the democratic opinion of residents are disregarded and never taken seriously by the City Corporation. But this re-development should absolutely not be allowed to exceed the height

of 160 Aldersgate Street, should place terraces and outdoor spaces away from facing residential flats to protect resident's privacy, should be made to adhere to strict environmental guidelines in terms of lighting and other environmental controls and should not expand unnecessarily and use office space inefficiently by creating yet another coffee shop.

Respectfully yours,

A Garciga & A Swanson
Flat 151 Lauderdale Tower
Barbican
London. EC2Y 8BY

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Ieuan Ashman

Address: 363 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this on the basis of right to light. The document states:

"With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight

distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that

is the main factor in any relative light loss. Any south facing windows analysed on the first floor and above (those

windows we understand serve residential space) meet the target values for sunlight in terms of APSH with the

balconies removed. In our opinion, therefore, the change in daylight and sunlight is acceptable"

Does this make the blight on people's lives contingent on the removal of the balconies? The balconies cannot be removed.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms kate biro

Address: Flat 43, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I wish to object to the proposed increase in height of 150 Aldersgate Street, which will significantly impact daylight and sunlight to properties on the west side of the Grade II listed Barbican Estate - particularly those in Seddon House and the lower floors of Lauderdale Tower.

The Light Loss report asserts that the only rooms affected are bedrooms - this is NOT CORRECT.

Half the flats in Seddon House are west-facing, and ALL their rooms will suffer loss of VSC and light as a result of the proposed increase in height. Similarly for flats on lower floors of Lauderdale Tower, where west-facing living and dining rooms - not bedrooms - will be affected.

Further, the report goes on to argue that it is only the existing balconies of the Barbican flats that result in more than a 20% loss of daylight or VSC, which is plainly ridiculous - the "notional" idea of removing the balconies ignoring the ACTUAL harm to neighbouring residential properties.

I suggest that the author's failure to grasp the basic layout of neighbouring flats, or to address the actual harm caused to neighbours by the development, makes the report and its conclusions invalid.

I urge to to reject the proposed increase in height of 150 Aldersgate Street on the basis of the harm done to neighbouring flats by the loss of VSC and light.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Monique Long

Address: 505 Mountjoy House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:With reference to this planning application I wish to register my objection. Extra floors mean more people hence more noise and light pollution, especially if, as is expected, offices are asked to stagger the presence of their workforce to lighten the load on transport. Therefore light and noise will continue and create substantial nuisance to residents who will also be deprived of sunlight with extra floors for those who live just across the road from this building.

It is impossible to understand that there should be a need for all night lighting when offices are empty. The lights are all on on every floor at weekends also. Anyone coming in or working late would activate a motion sensor which should solve the problem of the lights and more physical rounds of inspection together with CCTV alleviate that of security.

I would be grateful if you would take account of my objection when you examine this application.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Graham Courtright

Address: 6 Thomas More Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this on the basis of infringement of right to light and a clear misunderstanding of the situational context. To quote the application:

"With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss. Any south facing windows analysed on the first floor and above (those windows we understand serve residential space) meet the target values for sunlight in terms of APSH with the balconies removed. In our opinion, therefore, the change in daylight and sunlight is acceptable"

The analysis appears to be conducted on the basis that the balconies could be removed - which is fundamentally flawed at best and at worst intentionally misleading.

How do you propose removing concrete balconies (which in reality are actually fire escapes and

critical for fire safety for high density living)? Furthermore, these building itself is Grade II* listed - meaning they could not be removed even if it were structurally feasible (which is it not).

The refurbishment of the existing building (within its existing elevation) should be for the owner to decide - but the proposed extension to the building which infringes on existing residents' right to light and uses knowingly misleading analysis to falsely suggest the impact is minimal should not be permitted.

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Colin Slaughter

Address: Flat 103 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:1. Any increase in height will reduce light in Seddon House and materially alter the nature of the street-scene in a conservation area and should not be allowed.

2. The planning committee should take into account the future need for more office space when an increase in home working by office staff seems inevitable post-Covid.

3. Night time light pollution in the area is a major issue for people and wildlife and I urge the committee to insist that lights can, and are, turned off when offices are unoccupied.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Olivia Chopin

Address: 63 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Increasing the height of the building by 3 floors will impact the daylight in our family home, and put our living room in the shade.

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Pam Morris

Address: 103 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment:1 Additional height will substantially reduce the light and sunlight of the dwellings opposite the site in Aldersgate Street.

2 The City already has an over-capacity of office space and this surfeit seems almost certainly to increase post Covid with more people opting to work from home.

3 This home-working is a trend the City should be promoting in line with its Green agenda to reduce air pollution and commuter congestion

4 Night time light pollution damages the well fare of people and wildlife in the area and is an excessive and unnecessary use of non-renewable energy. It should be Corporation policy to reduce the impact from offices to an absolute minimum

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Chris Young

Address: Flat 127 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I object to the proposed development.

This will have a dramatic impact on the lives of Barbican residents while providing little benefit for the City of London Corporation.

1) The extra height of the building resulting from the additional floors will reduce the daylight for most of the residents in Mountjoy, Thomas More and Seddon house. Lack of daylight has been identified to be detrimental to mental health.

2) The additional height being added will only exacerbate light pollution. This is a significant problem with 160 Aldersgate, which is constantly lit, particularly the top 2 floors recently added. Building management has ignored constant requests to switch off lights at night. Light pollution is

also a source of mental health problems, as it has a direct impact on sleep hygiene.

3) This building could be renovated and its design improved without adding additional height.

4) Barbican residents are being progressively walled in, which is destroying the estate.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Anthony Richards

Address: 62 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I wish you to record my strong objection to the proposal for the redevelopment of 150 Aldersgate.

My first reason is the proposed increase in height, which will seriously affect the afternoon and evening daylight for those Barbican residents whose flats face Aldersgate street. This is an important consideration which must be taken into account in the assessment of any proposal.

Secondly, I object to the detrimental affect on amenity (through noise) of retail outlets such as coffee shops on the ground floor; this will particularly affect those same residents.

Thirdly, I would seriously question the need for yet more office space in the City at a time of predicted gross recession.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrea De Vitis

Address: 320 Bunyan Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object to the increase in elevation. This is not an obvious necessity, particularly at a time when demand for central London office space is likely to contract for a prolonged period. The loss of light in Seddon House across the street resulting from this is a significant adverse effect on residents' quality of life. The argument involving the notional removal of balconies is spurious.

Similar decisions on the eastern and southern edge of the Barbican estate have walled in the estate from those sides creating walls of offices directly opposite residential properties, and canyon-like streets at ground level. 150 Aldersgate would pave the way for a similar wall to propagate northwards, with similar effect on the whole west side of the Barbican.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Joseph Reeves

Address: 104 Mountjoy House, Barbican Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objecting on the basis that the residential buildings surrounding this redevelopment will lose natural daylight as a result of the redevelopment. Natural light is key to general health and wellbeing. To live in an apartment with reduced access to light is not fair, and I disagree with the light assessment study. I am sure many residents would be happy to provide their apartments for an independent study.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philip Crawford

Address: 73 Lauderdale Tower, Barbican, London EC2Y 8BY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:My property, 73 Lauderdale Tower, looks directly onto this building from the living room and this proposal, specifically the significant height increase of the building, will dramatically reduce the daylight into my living accommodation. The proposals say that only bedroom accommodation will be affected but this is not the case, the living rooms and dining areas of the Lauderdale Tower Flats with the "3" suffix in the flat number all look onto the building where alterations to height are proposed. I wish to record my very strong objection to this proposal on the grounds that it seriously adversely impacts the residential amenity of my flat as well as, by raising the overall height of the building, is likely to increase the reflected street noise bouncing off the building and back in the direction of Lauderdale Tower.

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Reita Keswani

Address: 112 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I would like to object to this application on the grounds that it would adversely affect the light to Seddon House West where I reside.

As it is, we already have low levels of visible sky and daylight Due to the earlier development and this would make it even worse .

Request that my objection be considered.

Thank you.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Graeme Gordon

Address: 704 Gilbert House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I have no objection to the refurbishment of the building but I do object to the proposal to increase its height. This will have a direct, negative impact on residents of the Barbican Estate facing the building from the other side of Aldersgate, owing to loss of light. It will also contribute to the progressive "walling in" of the estate, which in turn spoils views across the Grade II listed estate and its Grade II* listed gardens towards the West. The fact that the neighbouring block was increased in height some years ago should not be used as a precedent for accepting this application. Firstly, the previous application should not have been approved (although that damage is done); secondly, the impact on the look, feel and character of the estate from the height of buildings along the other side of Aldersgate being increased is cumulative.

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Application Number: 20/00371/FULMAJ

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Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Dr Cathy Ross

Address: 77, Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the height of the redeveloped building and the inevitable loss of daylight and sunlight to flats in Seddon, Thomas More and Mountjoy houses. My housebound mother lives in a west-facing flat in Mountjoy. This development will cut off 30% of her view of the sky - unless we move her chair right next to the draughty window. It will diminish her quality of life. I am also concerned about the visual impact on the Barbican Estate generally: raising the roofline along Aldersgate adds to the impression that the estate is being relentlessly walled in..

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr James Backhouse

Address: 293 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: This proposal will detract sufficiently from the already deteriorating quality of life for numerous Barbican residents as to render actually living in the city increasingly not worthwhile. The light loss is significant and the completion of the Aldersgate "canyon" between Long Lane and the Museum roundabout will further worsen noise problems, as has been experienced now in Fore Street, with continuous loud reverberations from deliveries and traffic at all hours. Aldersgate Street is now destined to be the recipient of all other traffic being eased out of many other City streets with the latest alterations to City traffic movements and hence will be carrying much more noisy traffic in any case.

At a time when the need for offices is being drastically curtailed as the economic and health realities dawn upon corporate planners, does the City need this extra office space at all? I think not.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr James Backhouse

Address: 293 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Nigel Pilkington

Address: 59 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed development which will have a detrimental impact on Barbican residents' lives and their mental health, while providing little benefit for the City of London Corporation (which is a founding member of City Mental Health Alliance).

The proposed additional floors will reduce daylight for most of the residents in Mountjoy, Thomas More and Seddon House. The loss of daylight will be significant in the late afternoon - close to two hours lost during the summer.

The additional height added to the building will serve to exacerbate light pollution, already a significant problem from 160 Aldersgate St, which is constantly lit, particularly the new top two floors. Requests to remedy the light pollution have been ignored, and the building remains brightly lit at night, weekends, and bank holidays, even during lockdown. The same is likely to occur at 150 Aldersgate St, as the City of London has proven itself to be either unable or unwilling to enforce its environmental agenda. Light pollution is also a source of mental health problems, as it has a direct

impact on sleep.

While the building could be renovated and its design improved, this could be done without adding additional height. This project is on the doorstep of the Barbican conservation area, and its residents' wellbeing should be prioritised, which was not the case previously for 160 Aldersgate or even the 200 Aldersgate St carbuncle.

The Barbican Estate is being progressively walled in on all sides, and the proposed additional floors would further overshadow our listed estate.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Sarah Cummings

Address: 33 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Loss of light for residents nearby which negatively impacts quality of life. Increasing traffic and pollution in an area that has been trying very hard to positively improve the air quality and pollution levels.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Jennifer Mernagh

Address: 82 Shakespeare tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Noise, pollution, obstruction of view of neighbours, generally no need for more development of this type.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Rainer Pratl

Address: 502 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object the planning permission to add additional floors onto 150 Aldersgate for the reasons of more than 20% of loss of sunlight to living rooms in Seddon house and a reduction sunlight hours for all West facing Mountjoy flats.

There is also the additional light pollution at night by these office buildings, the additional floors would add to this pollution considerably. In the planning application of the neighboring building (also adding 2 floors on top) they promised to switch off the lights over night or install blinds. Neither of these promises were kept and it will be exactly the same with this application: promises that are broken as soon as the application is granted.

The addition of roof terraces will add noise pollution due to use of these terraces (as in other neighboring office buildings) for office parties and events.

The cafe on the ground floor will in due course -as all of them do - apply for outdoor seating

thereby adding to the noise pollution in that area.

Regarding the comment of "notional removal of balconies" to get the level of sunlight reduction to an acceptable level of 20%: why not notionally removing the whole 150 Aldersgate building to increase daylight in the whole area?

Another alternative would be a "notional removal of the whole planning application process" to build a Shard like structure on the premises of 150 Aldersgate.

As said before: strongly object against this planning application of adding additional floors onto 150 Aldersgate.

Kind regards

Rainer Pratl

502 Mountjou House

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Gelly Balanou

Address: Flat 163 Thomas More House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:Reasons for objection: Loss of daylight/ sunlight to the flats facing the building. Also more artificial light during nighttime from the additional floors / rooftop. Noise from rooftop.

We are directly affected.

Barbican estate and it's residents are not being respected by surrounding construction.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Dilys Cowan

Address: 153 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed new development will raise the height of the existing building and have several unfortunate effects. Firstly the loss of light to flats in Seddon House and the lower floors of Lauderdale Tower on the western aspect. The argument about balconies is spurious as these concrete structures are an integral part of a Grade 2 listed building.

In this area and Long Lane there has been a lot of redevelopment and buildings are getting higher and higher. This threatens to swamp the unique surviving mediaeval street plan and the wealth of historic buildings (Barts the Great, Barts Hospital, Smithfield market etc.) nearby. In the light of recent events it seems unlikely that there will be an ever increasing demand for more office space as there are so many other developments in the city at present

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Pedro Moura

Address: Flat 55 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to this project as the shadow that it will create over the Barbican as it will significantly reduce the amount of light for residents (I would note that the figures mentioned in the report are incorrect/not representative as they are based on exclusion of impact of balconies which is incorrect - balconies in the Barbican exist and can not be removed by residents given listed status of the building)

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Greg Grant

Address: 4 GREVILLE CLOSE Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: To extend the height of this building will cause serious issues to Barbican residents. This will create a 'bullring' effect with the Barbican being surrounded by high buildings. It will, of course, reduce the available light to some residents as well. The reasoning that this is acceptable due to the notional removal of balconies is spurious to say the least.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr oliver lazarus

Address: 9 newbury Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed plans unacceptably harm the existing building at 9 Newbury Street. The submitted Daylight, Sunlight and Overshadowing Report bases calculations on base values of the previous consented unbuilt scheme at 3-4 Bartholomew Place which is incorrect. Base values should be derived from the existing building at 3-4 prior to demolition.

9 Newbury Street has a prior consent for residential conversion which would not be able to be implemented were this scheme given consent.

The current proposal is not supportable in its attitude to Daylight, Sunlight and Overshadowing of 9 Newbury Street and we would like to see it amended or refused for these reasons.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Vincent Keaveny

Address: Members' Room Guildhall London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment:My principal concerns in relation to this application are two fold.

First, the use of light coloured brick work on the rear elevation, which is out of keeping with the prevailing brick work in Bartholomew Close and neighbouring streets. Such an extensive light coloured elevation will have an oppressive effect on the smaller scale, traditionally finished buildings in the Smithfield Conservation Area to the rear of 150 Aldersgate Street and is likely to exacerbate the light pollution problem that is endemic to office developments adjacent to residential communities in the City.

Secondly, the intended use of the rear entrance to the building in Bartholomew Place as a primary, day to day entry/exit point for the building will increase significantly the footfall in what are predominately residential streets. These narrow streets already accommodate high levels of

pedestrians. With the opening of the Farringdon Crossrail station expected before the completion of this development, many of the building's users coming from the station will walk down Bartholomew Close and access the building from the rear, adding to the pressures on the limited space available. The availability of that space should be prioritised for residents, the existing small, local businesses and patients attending the NHS GP practice in Half Moon Court. The use of the rear entrance to 150 Aldersgate Street should be limited to emergency/essential purposes only.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Rachel Richardson

Address: 8 The Postern Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This will cause a significant SU to many Barbican residence.

It will impact the rights of light to many of the Barbican blocks which face over the potential development.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Matthew Hart

Address: 43 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed increase in height of 150 Aldersgate Street.

The increase in height outlined in the proposal would have a significant impact on daylight and sunlight to many of the neighbouring residential properties, especially those in Seddon House and on the lower floors of Lauderdale Tower, which are both Grade II Listed buildings.

The documents submitted concerning loss of light are factually incorrect and draw conclusions that are not valid. Specifically, the statement that the only rooms in Seddon House that would not meet the target values for loss of VSC are bedrooms, is clearly false. This can easily be established from publicly available floorplans.

The argument made that it is only the presence of balconies that causes rooms not to meet the target values for loss of daylight or VSC ignores the reality that the balconies are a fixed part of the Grade II Listed buildings and that many rooms will actually suffer a loss of daylight or VSC

significantly greater than 20% if the proposed development goes ahead.

I ask that you reject the proposed increase in height of 150 Aldersgate Street on the basis of the harm done to neighbouring flats by the loss of VSC and light.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Ann Black

Address: 139 Thomas More House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The calculation for reduction in natural light to affected Barbican blocks has been calculated on an incorrect basis regarding living space usage in the Seddon House flats and underestimates the great loss of amenity therefore the application should be rejected. The proposal for the building increases the already large massing effect which renders the loss of amenity to residents living opposite and who have a right to enjoyment of their home which will be reduced by being overlooked even further and to increase the impression of being loomed over to an unacceptable extent. This has a detrimental effect on many flats in both Seddon and Thomas More Houses. On this ground also the application should be rejected.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs A Black

Address: 139 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Incorrect information on living space usage has lead to underestimate of loss of light amenity to Seddon House residents. Further massing is detrimental to residents of Thomas More, Seddon House and Lauderdale Tower who will also be subject to being further overlooked thereby reducing the amenity of enjoyment of their home. Some residents will suffer such substantial loss of light as to render the value of their property greatly reduced. Please reject this application on the grounds of it being so detrimental to Barbican residents and, in practice, a proposal which is of minor benefit to the applicant and of disproportionate great loss to those immediately affected by it.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr John Morgan

Address: Flat 175, Defoe House Barbican Barbican, London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Increased height of the building will have a negative claustrophobic effect on the historic open plan feel of the Barbican Residential Estate. Additionally it is questioned whether increased office space will be required in a post COVID-19 era.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Fiona Jackson

Address: Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The reduction on the light that would occur due to this proposed development is unacceptable. The documents imply this is in part due to the design of the Barbican flats but that cannot be the fault of the residents. Given the increase of working from home, it seems reckless to expand office space in the current climate. Has the potential change to people's working habits been factored in? Finally, pushing this through during a pandemic is cynical - many residents are unaware of this proposal. Shameful.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Olivia Chopin

Address: 63 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Extending the height of the building takes sunlight from the living room of our family home. It reduces daylight and puts our everyday living space in the shade.

This is my second comment - because many comments aren't being posted successfully by your system. There are probably be many objections that haven't been registered.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Keith Jenkins

Address: 602 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:Our flat is on the corner of Seddon and Thomas More, with the apex at the nearest point of the Barbican to 150 Aldersgate St, and the proposed height increase means that we would lose significant light in ALL rooms - Dining, Study, Living and two bedrooms. Not to mention increased overlooking.

Having suffered 18 months of nightmare while 160 was rebuilt we know how badly this plan would affect us. And for what - 160 is a now a mess, and the plans for 150 are worse, looking like a cheap Spanish hotel. The occupiers would see none of this, while we would have to look at it 24/7. Braidwood Passage needs no gossamer tunnel-of-love redesign, it is well lit, with attractive red brickwork, and quite functional as it is.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Georgia House

Address: 408 Seddon House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object to this application. As someone who's flat directly overlooks this property, my life will be directly and negatively impacted by this project. The levels of sunlight I receive in the flat are low, as a result of the two large office buildings opposite, the only direct sunlight I receive comes from the space over the top of 150 Aldersgate street, when the sun is high in the sky in the evenings. By building additional stories, I will lose this permanently. At night 150 Aldersgate does not turn off any of the building lights, meaning my flat is flooded with light from the office building. Even in the last few months of lockdown, the lights have remained on - meaning not only a massive amount of light pollution at night, but a huge waste of electricity. I struggle to see why there is a need for more office space in the area. The building directly next to 150 Aldersgate has completely empty floors and there are other empty spaces in buildings around the city. In a time where many companies are getting rid of their office spaces in the city to save on costs, it seems ridiculous to be building more office space to fill a need that is simply not there. Residents of Seddon house on the west side of the building are not afforded privacy as a result of

the large office buildings. On several occasions, I have seen office workers point and even wave at me whilst I work on my balcony. The noise of construction of this project would be a complete nightmare, especially for the older residents of the block and those (like myself) who work from home. As the barbican estate is concrete, any noise is reverberated and carried far. I plead for you to reject this application, for the sake of the residents of Seddon House and for the local area. Best regards, Georgia House

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Lucy Buckley

Address: 83 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We are owners and residents of a flat on the 8th floor of Lauderdale Tower and have been for over two decades. This is our home; where we live... and currently where we also work.

We strongly oppose the proposed development due to the loss of light we will experience as a result of the increased height of the 150 Aldersgate.

Furthermore, to remove the balconies from the required analysis is disingenuous. Our balcony, which is facing the top floors of 150 Aldersgate, is very much part of our property and everyday lives.

We understand the need for businesses to make money and for buildings to evolve, but it must be done so with respect for the local environment and residents. It also seems to be a strange time to be expanding office space when the City is empty, and many leading experts report that the shifts to home working and downsizing of corporate offices will be lasting.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Saki Thethy

Address: 83 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We are owners and residents of a flat on the 8th floor of Lauderdale Tower and have been for over two decades. This is our home; where we live... and currently where we also work.

We strongly oppose the proposed development due to the loss of light we will experience as a result of the increased height of the 150 Aldersgate.

Furthermore, to remove the balconies from the required analysis is disingenuous. Our balcony, which is facing the top floors of 150 Aldersgate, is very much part of our property and everyday lives.

We understand the need for businesses to make money and for buildings to evolve, but it must be done so with respect for the local environment and residents. It also seems to be a strange time to be expanding office space when the City is empty, and many leading experts report that the shifts to home working and downsizing of corporate offices will be lasting.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Paul Lee

Address: 301 Seddon House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I write to object to the proposed redevelopment of 150 Aldersgate Street.

As with the earlier redevelopment of the neighbouring 160 Aldersgate, the current proposals add to the creeping height gain of buildings in the area thereby irrevocably and detrimentally changing the historic environment in the vicinity of St. Paul's. No long term consideration ever appears to be given to this, especially given the trend for buildings to remain unchanged for no more than 20 years. Overlooking and overshadowing therefore increase incrementally resulting in the nibbling away of residential amenity.

160 Aldersgate shows the fallacy of its owners' and the Corporation's promises regarding, in particular, light pollution. Office lights are on throughout the night and no doubt this will be the case for 150. Overshadowing will be greater for a larger number of Seddon House residents because 150 is that much nearer than 160. Consideration must also be given to a consequent loss of privacy for residents as 150 frequently has workers working outside 'normal' office hours.

Going on the experience of living through the redevelopment of 160, I can only describe the noise disruption of the demolition as warfare. Were the redevelopment of 150 to be a one off then one could perhaps stomach it but the Corporation has no concept of permanence when there's financial benefit to consider.

I do not expect my, or indeed any of the above, comments to make any difference to the outcome, especially given the self serving findings regarding loss of light.

Dear Sir/Madam

I write on behalf of Seddon House Group to object to this application – on the sole grounds of its increased height over the existing building. If the height of the proposed building remained the same as that of the existing building we would withdraw this objection.

The increased height will, however, lead to a **noticeable** and **adverse** loss of light to several of the dwellings on either side of the building. We concentrate here on its effect on flats on the west side of Seddon House, which already have low levels of daylight, sunlight and visible sky.

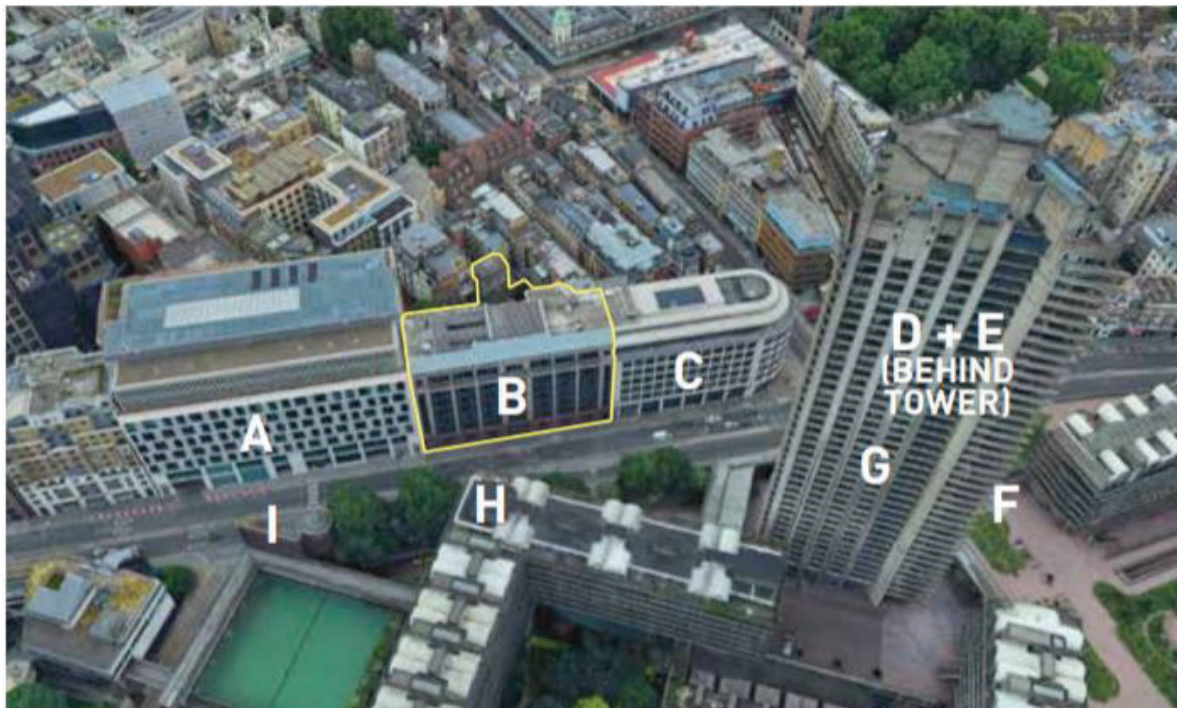
The applicant gives no reason why the building should be higher than the existing one, and given the effect of the pandemic on office use, we question why the planning committee should favour surplus office space over the health and amenity of the City's residents.

We also rely on the emerging Local Plan 2036, Policy HS3:

2. All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

Higher than before

The photograph below, from the Design and Access statement section 2.2, shows how 160 Aldersgate Street (building A, completed in 2018) rises several meters above the street's existing roof line. That increase, granted in 2014, is now being used to justify the height of the proposed new 150 Aldersgate Street building (on the site of building B). Seddon House is building H.



The proposed increase in height will have a **noticeable** – and **adverse** - effect on the daylight and sunlight to X flats in Seddon House. Please note that flats in Seddon house have only one aspect: all the rooms in all the flats on the west side of Seddon face west – and all are either living rooms or bedrooms.

Adverse effects on daylight

The developers have several “justifications” for why the effects on daylight to Seddon House should be ignored, but they do concede that according to the BRE guidelines the effect will be both **noticeable** and **adverse** (ie there will be less light than before).

The BRE guidelines say that rooms are adversely affected if the VSC (vertical sky component) is less than **27%**. The developer’s own analysis shows that VSC to Seddon House rooms on the west side are way below these values on all floors other than the 7th floor, ranging from 2.47 to 20.73%.

The developer states that “Of the 16 rooms which do not meet [the target values for daylight in terms of VSC], all are bedrooms and all but one room retains more than 80% of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing level of VSC.”

This is incorrect. Appendix 2.1 of the developers’ daylight and sunlight report (section on Seddon House) shows that 29 windows have values that are lower than 80% of the existing values, and eight of these have values that are lower than 60-70% of the existing values (see table 1 below). Not all of these rooms are bedrooms: the W5s are studies and the W7s are living rooms.

The developers’ justifications for ignoring this noticeable and adverse effect on light are that Seddon House has balconies, which they choose to ignore, and the fact that the City is a dense inner city area.

The developers say: “ With the balconies in place most windows will experience no noticeable reduction in daylight, there are reductions in daylight beyond 20% to a small number of windows with no reductions beyond 32% from the existing levels [this is incorrect – see above - there are reductions of up to 40% in a few windows]. When the analysis is repeated discounting the effect of the balconies serving these flats reductions in daylight are all within the noticeable level i.e. less than 20% *showing that the balconies, rather than the development, is the main factor in any relative light loss.* ”

We know that doing a calculation without balconies is a common practice in applications, but it is unreasonable. It has the effect of allowing large losses of light to rooms that already have diminished light. In other circumstances it would be called victim-blaming. It is a bit like saying that “there will be a reduction of >20% to the daylight to Building X. But if Building X was 200m further east the reduction falls below 20%, *showing that the position of Building X, rather than the development, is the main factor in any relative light loss.*”

The point is, that mathematical calculations aside, these people – with already low levels of light – ***in real terms are going to lose more than 20% of their light – and some will lose up to 40%.***

The other argument – that in inner cities there is less light - is used successively by developer after developer, with the result that the cumulative diminution of light on a dwelling over some years is considerable. This cannot be what the planning regime intended.

We understand that the building that the current 150 Aldersgate Street replaced (a mixed warehouse and offices) was a similar height to the current building- but, importantly, from the second floor the building was stepped back several meters from the building line, so its impact on VSC and daylighting generally would have been less than that of the current building (see Heritage and Townscape Impact statement).

So Seddon flats (and other surrounding flats) lost light in the 1980s, when the current building was built and if this proposal goes ahead at the proposed height will lose even more light.

Relevant policy:

A report on daylight and sunlight to the Planning Committee on 30 July 2019 said:

“1. In an inner city urban environment, the GLA have accepted retained VSC values in excess of 20% as reasonably good. The development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre context”

CoL report to P+T 30.7.19

Currently of 144 windows on floors 1-6 of Seddon House West none get 27% VSC or more. Even if you take the development industry’s view (hardly a disinterested view) and take the threshold down to say 17%, then only 22 windows out of the 144 get 17% or more VSC (and only two of these reach 20%). 122 get less, and of those 29 will suffer an actual reduction of 20% or more in their VSC under this proposal.

The same report to the Planning Committee stated:

“6.1.60. When considering proposed changes to existing lighting levels, the City Corporation will take account of the cumulative effect of development proposals, and existing levels of light if they are low. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive.”

We suggest that it is not appropriate to take account of balconies in this case because a) existing levels of VSC are low to start with and b) have been affected by cumulative development. Moreover, we question the necessity of adding extra height to this building. The City no longer needs extra office space. It is more likely to need workers who have decent home conditions in which to work as well as live.

Analysis of effect on daylight in Seddon flats

In the following table we have not ignored the balconies – nor have we moved Seddon House 200m to the east.

Highlighted in bold are those windows with particularly low existing values (<15) and those with reductions of over 20%

Table 1 Presentation of data on Vertical Sky Component (VSC) from Daylight and Sunlight report for 150 Aldersgate Street

Notes:

Table columns show window numbers from report, divided into which flat they relate to and what sort of room they cover

Data presented is the %VSC of each room currently and the reduction each will experience as a result of the development. Both values are taken from the report and the reduction is the proposed VSC% as a proportion of the existing value. Proposed VSC values are not shown in this table (but are in source report).

The 7th floor isn't shown because the window numbers are confusing and because except for one window all have existing VSC values over 27% and the one that doesn't (24.05%) doesn't experience a reduction

Flats Window No:	01s				02s																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</

Light pollution

The windows in this new building are bigger than in the existing one- they are wider and full height. We appreciate that the design has angled the windows, but we are concerned about increased light pollution.

We make three comments about the lighting analysis.

Firstly, it is theoretical. The report says that the lighting levels given in the report can be achieved given the authors' assumptions about what sort of lighting may be installed. But if the designers install different sorts of lights and fittings the light pollution could be much greater than that presented in the report.

Secondly, "The survey was undertaken at ground floor level as access to all surrounding first floor habitable windows was not practical." It was perfectly practical: the developers had several pre-application consultations with residents. Access to the upper floors could easily have been arranged.

Thirdly, we don't understand the italicised comment "With all the lights on in the proposed development post curfew (11pm), the windows up to and including the first floor of Seddon House receive up to 2.5 lux due to the development. *There is no material additional light reaching higher windows.*" Because it is not clear how that conclusion is reached – if the first floor received up to 2.5 lux due to the development, surely the upper floors do too -because the buildings (both of which have the same window pattern on each floor) rise in parallel. Also we could not find the drawing referred to (2018-03-01).

The report itself says: "The light due to the proposed development will add to the existing levels of light received by neighbouring properties"

We refer to the City's Lighting strategy, which appreciates the damaging effects of light pollution and point out that planning conditions requiring internal lighting to be switched off when rooms are unoccupied seem not to have much effect on the lights on in buildings: Office buildings throughout the City are continually lit up through all the hours of darkness.

Given the proximity of this building to many bedrooms we ask for enforceable conditions that

- The light systems installed must meet or improve on the assumptions given in this report
- Sensor systems to turn lights off when the room is not in use should be installed *and operated correctly*
- Window blinds - full blackout and/or scrim type – should be installed *and operated* – as recommended in the Lighting strategy.

Furthermore, if this application is granted we request that these conditions should be enforced.

Yours faithfully

Jane Smith
Chair, Seddon House Group
307 Seddon House
Barbican
London EC2Y 8BX

508 Seddon House
Barbican
London
EC2Y 8BX

12 June 2020

Your ref:20/00371/FULMA J

Department of the Built Environment
City of London

For the attention of: Mr. Rob Chipperfield

Dear Sirs,

150 Aldersgate Street 3-4 Bartholomew Place London EC1A

I refer to your letter dated 19 May 2020 and am writing to make representations regarding the above application. I am the leaseholder of 508 Seddon House, directly facing the proposed development on Aldersgate.

My objection to the application relates to the proposed height and any advancement of the upper front projection of the development. If the proposed development does not result in any increase of height or any such advancement, I would withdraw my objection.

1. Any increase in height of the building and any advancement of the current building line will have a substantial negative effect on the enjoyment of light, sun and visible sky for all the Seddon House flats that face the proposed development (as well as for several Lauderdale Tower flats).
2. This benefit was fundamental to the architect's conception for the iconic Barbican, hence the floor to ceiling windows common to the estate.
3. The development significantly erodes this benefit, which is already compromised for many of the Seddon House flats.
4. Any argument that a precedent has been set by the adjacent development at 160 Aldersgate and that the proposed development simply matches the height of 160 Aldersgate fails to take into account that 160 Aldersgate does not directly face any residential flats, unlike 150 Aldersgate, which is directly opposite numerous flats.
5. Aldersgate has a pleasing stepped down effect and the proposed development is at odds with this. It will create a jarring monolithic block of excessive height and will substantially detract from the character of Aldersgate.
6. In our changed environment, increased home working and less use of office space are likely to continue as a permanent feature. This leads one to query the need for so large a structure which will impact so negatively on affected residents of the Barbican.

I am grateful for your consideration of these representations. I sincerely hope that the Department will protect the numerous affected residents against the damaging effect of the proposed development on the quality of life of the residents as well as on the character of the Barbican and its surrounding area.

Yours faithfully

Jonathan Mendelow

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Dr Caroline Pardy

Address: 604 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I vehemently object to the proposed renovation of 150 Aldersgate Street, specifically in relation to the increased height of this building to match that of the adjacent 160 Aldersgate Street. Our living area faces directly on both 150 and 160 Aldersgate Street. The additional height of 160 Aldersgate Street set a dangerous precedent. It has led our listed building to feel boxed in, obscures our view of the skyline, and exacerbates the intrusive light pollution that we suffer with from this building. The same would equally apply with the proposed additional height of 150 Aldersgate Street.

As many others have highlighted, I find the fact that a professional company produces a daylight, sunlight and overshadowing report including the following statement just farcical:

'With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss'.

So it is somehow the existing (& listed) balconies at fault for loss of sunlight and not the proposed increased height of an overshadowing building?

'With the balconies in place, there are reductions in VSC to main windows of no more than 32%' - this is almost a third of sunlight lost and can be deemed acceptable?

The City of London must start respecting the interests of its residents, which there has been little demonstration of in recent years.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Melissa Morgia

Address: FLAT 608 SEDDON HOUSE BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Ms Dwyer and Mr Chipperfield,

I am writing to object to this application in the strongest possible terms. The rights of light document is bias and picks and chooses from legislation to suit their client's desire to maximise the site. The windows W22 are drawn smaller in comparison to W21 (they are the same window type) this "mistake" is echoed across the Seddon house facade which will be mostly affected. Seddon H will have windows affected by a 32% loss of light with spurious use of the guidelines somehow using the existence of shallow balconies on a grade 2 listed building (designed as fire escape routes) and the urban environment as an excuse. An independent rights of light analysis would provide an interesting comparison. Overlooking will now be an issue for all levels of Seddon House. The setback facing Seddon H is very slight at no more than 2 m not including the cantilevered facade which over hangs the street below. The new roof line is 9 meters higher than 140 Aldersgate! This is excluding the poorly designed plant space which adds a further 1.65 m. The development is needless greedy on a tight site where every trick in the book has been used to maximise area and profit. Why must it match the height of 160 Aldersgate Street? A development

that was objected to by residents for all the same reasons? This will pave the way for further development on top of 140 Aldersgate (which added several stories when redeveloped 20 years ago) is hardly shown in the proposed elevation. Light pollution from 160 - 140 Aldersgate is already an issue with bright lights left on all day and night. The additional 3 stories of full height facing windows will greatly increase this. In a time where more people are/will be working from home does the City really need this amount of new office space? The scheme has been designed with no consideration for the existing nearby housing/residents and I hope the planning department appreciate how this will affect residents and to what benefit.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Richard Clark

Address: 511 Seddon House Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Dear Sir:

I wish to register my objection to the planning application 20/00371/FULMAJ re 150 Aldersgate Street. My objection relates to the impact of the proposed additional three stories on the light levels available to residents of Seddon House.

In the days since I began working through the application documents and the daylight report, I have now seen Jane Smith's objection letter of 11 June which touches on all the points I want to raise in respect of light levels, so I will just briefly reiterate them here:

a) flats on the west side of Seddon House already experience VSC levels well below the BRE's 27% optimum threshold value, and the additional stories exacerbate this;

b) the 'notional removal' of the balconies is ludicrous: these are not dinky Juliet balconies with a

transitory effect on daylight, but massive, concrete fire escapes;

c) the quote from Annie Hampson's 2019 report that "the development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre context" is an attempt to imply that she concurs with that view, whereas no such endorsement is given in that report;

d) the Inspector in the Whitechapel appeal is referring to values of VSC in the context of new build homes in London (where the requirement for additional housing stock is pressing) rather than in relation to the effect of new office developments on existing residents. He also notes (in para 110) "the danger of a 'race to the bottom', if subsequent decisions were to whittle away at desirable standards", which seems highly relevant for Seddon House where VSC levels are already at or around the 'teens level.

I think there is a general concurrence that redevelopment of 150 Aldersgate is desirable, but that upwards expansion is inappropriate.

Yours faithfully

R J Clark

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am writing to object to the above application on the grounds that the proposed increase in the height and bulk of the building will lead to a significant loss of light and diminution of residential amenity to many neighbouring properties.

As we feared at the time, the approval on appeal for the redevelopment of 160 Aldersgate set a "highest level" precedent which future developments, such as this, are now seeking to match. The proposed increase in height to the 150 Aldersgate site will have a major and adverse effect on residential amenity, in particular the cumulative loss of daylight and sunlight to nearby residential properties in the Barbican Estate, to Seddon House in particular where many residents would lose light well in excess of BRE guidelines. The applicants' justification that the balconies are the cause of this and that the guidelines would be met by their "notional removal" is risible. I would suggest that the additional proposed floors of 150 be "notionally removed" instead.

The proposed increase in the height and bulk of the site will inevitably bring increased noise, light pollution and overlooking which will further damage residential amenity. It would also appear totally out of context given its proximity to two historic Conservation Areas and a Grade II and

Grade II* listed residential Estate.

I object to this application and would request that the height of the existing building be maintained at its present level.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Guy Nisbett

Address: 48 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Calculating loss of light for The Barbican's Seddon House by imagining removing the balconies first sets a very bad precedent and is an obvious attempt to bend the rules.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Geoff Chessum

Address: 2 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is just another proposal that if granted will create a precedent that will allow other buildings nearby use as a reason to increase their height. And so on, ad infinitum.

Post Coronavirus and Brexit the city will be awash with empty office space as people opt to work at home. We are in a different world now.

The proposed building will be devoid of any architectural merit and serve only to deprive the Barbican residents opposite of light.

In addition nearby residents will suffer 4 years of noise, dust and general disruption.

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Markman Ellis

Address: 133 Thomas More House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I am writing to object to the rebuilding of 150 Aldersgate Street, which will cause a loss of sunlight to the residents of the Barbican Estate across the road. The building will have additions to the roof which raise the roofline by 15metres, which will cut out the sun to apartments in Seddon and Thomas More. The sunlight and daylight report indicate a loss of between 20-39% which is totally unacceptable. The sunlight and daylight report is a very poor piece of work: it is full of inaccuracies about the layout of the apartments affected, uses a flawed methodology (when it talks about 'notionally removing' the structural integral balconies of the Barbican terrace blocks) and is very poorly written. The application should be rejected because of the terrible effect the renovated building would have on its neighbours, but also because the application itself is so flawed that it is not possible to understand the developer's intentions.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Joe Thomas

Address: 602 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The benefit of having a slice more generic office space in Central London doesn't, in my view, offset the considerable impact on quality of life of residents on the west side of Seddon House, whose flats, it has been pointed out elsewhere, have a single aspect - to the west - meaning that the claim that it is only the bedrooms that are affected is plain wrong.

More generally, I'm not sure that residents in Central London should accept the shutting out of natural light as an inevitable consequence of living in a densely populated city. In any case, we are talking about an office extension, not new housing. People don't live in offices, and residents aren't railing against population density, so it's a false dichotomy to suggest that this is a case of playing off population density against availability of natural light.

Cities are places for people to live as well as work, and of course residential and commercial tenants have sometimes opposing needs. But when there are two differently interested parties it is simply poor analysis to suggest that spurious benefit to one party balances out substantial harm to

the other. It should be the other way around: that substantial benefit to one party might justify spurious harm to the other. That's absolutely not the case here. It would be good civic governance to turn this extension down.

410 Seddon House
Barbican
London EC2Y 8BX

14th June 2020

By Email to:
Planning Application Department
City of London Council

Dear Sir/Madam

RE: Objection to Planning Application 20/00371/FULMAJ 150 Aldersgate Street

I am a resident living in the West elevation of Seddon House (4th Floor) and one whose home will be directly affected by the proposed planning application that I am writing to object to on the following grounds:

1. Proposed extension to the height of the current building
2. Loss of natural daylight

Height of proposed redevelopment:

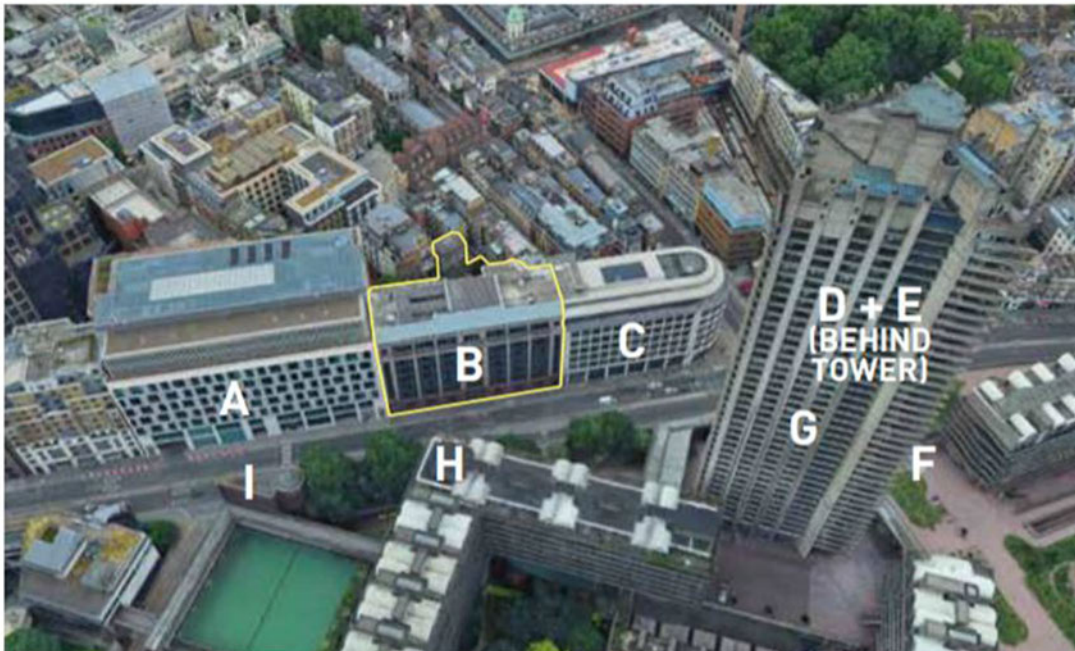
1. The increase in height will lead to a noticeable and adverse loss of light to my apartment. I live in the west facing elevation and already have a limited amount of natural daylight due to the profusion of office blocks directly in front of my apartment. (Photo 1 – View from living room). We only receive direct sunlight during the high summer months and therefore are highly reliant on natural/ambient daylight that will be significantly affected by the proposed development.

PHOTO 1: 150 Aldersgate Street is on the left



2. There are already significant unoccupied office developments within the City of London and therefore, a further development of additional floor space would be surplus to requirements within the City of London.
3. The result of the pandemic, with more people able and willing to work from home, will in the medium to longer term result in less people working within the City of London as companies and corporations look to reduce their costs once their leases are up for renewal.
4. Furthermore, the proposed redevelopment will increase overlooking, reducing privacy in our home even further. I refer you to **Local Plan 2036, Policy HS3** which states:
 2. All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
 4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.
5. The recent completion of 160 Aldersgate Street is being used to justify the increase in height to 150 Aldersgate Street. However, as can be seen from **photo 2**, 160 Aldersgate Street (Building A) does not over look Seddon House, whereas the proposed redevelopment at 150 Aldersgate Street (Building B) overlooks Seddon House (Building H). (See also **photo 1 for view of 150 Aldersgate Street from my living room window**)

PHOTO 2:



Building A = 160 Aldersgate Street
Building B = 150 Aldersgate Street
Building C = 140 Aldersgate Street
Building H = Seddon House

6. All the rooms in my apartment are west facing and therefore will be impacted by the proposed redevelopment.
7. Furthermore, the current plans propose to increase the height of the building by 20 meters and the square footage of the building from 80,000 sq ft to 130,000 sq ft – a 61% increase in square footage, which in the current economic climate is not warranted for the reasons outlined above.

Loss of Daylight:

The developer's own proposals acknowledge that **according to Building Research Establishment (BRE) guidelines** daylight to Seddon House will be compromised, and will therefore be both **noticeable and adverse**. My understanding is that the BRE guidelines say that rooms are adversely affected if the vertical sky component (VSC) is less than 27%.

1. The developer's own analysis demonstrate that VSC to Seddon House west-facing apartments will be significantly affected.
2. Their analysis of VSC indicates that currently, flats on 1st – 6th floors have a VSC that ranges from 2.47 – 20.7%, which is significantly below that recommended by BRE.
3. Any further redevelopment of 150 Aldersgate Street will significantly reduce the VSC of Seddon House apartments even further, reducing resident's access to daylight to well below industry standards.
4. The proposed increase in elevation to 150 Aldersgate Street will result in a reduction of my access to VSC according to the developer's own table: (Flat 10, 4th Floor)

Flats	10s						12s											
Window No:	W27		W29		W31		W32		W34		W36		W38					
Room type:	Bed		Living		Dining		Dining		Living		Living		Bed					
	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction				
Floor																		
1	10.76	0.96	13.77	0.95	12.72	0.96	11.1	0.97	9.35	0.95	6.38	0.94	2.47	0.94				
2	11.79	0.96	14.87	0.95	13.74	0.96	12.03	0.96	10.15	0.96	7.06	0.94	2.79	0.94				
3	12.81	0.97	15.97	0.96	14.74	0.96	12.97	0.96	10.95	0.96	7.74	0.95	3.11	0.94				
4	13.87	0.96	17.05	0.96	15.74	0.96	13.88	0.96	11.73	0.96	8.4	95	3.47	0.93				
5	14.93	0.96	18.07	0.96	16.68	0.97	14.75	0.96	12.46	0.96	9.05	0.95	3.86	0.92				
6	15.93	0.95	19.01	0.97	17.56	0.97	15.57	0.97	13.18	0.96	9.67	0.96	4.2	0.91				

5. The Developer's reasons for ignoring these are that Seddon House flats have balconies. What they have failed to take into account is that the balconies over hang the windows, which contribute also to a reduction in natural light. Therefore the argument that we are effectively to blame for having balconies is unreasonable. We already have a reduction in daylight; the proposal will significantly impact the daylight available to residents. The Barbican is an iconic building and residents should not be made to suffer for the design of the building by allowing developers to capitalize on design features of the Barbican estate.
6. This current application needs to be seen in a historical context of planning applications to buildings in Aldersgate Street. Over the years there has been a

steady encroachment on the daylight accessible to residents living in Seddon House starting in 1980, when the current building was built with a further loss of light in 1990's when 160 Aldersgate Street was built.

7. I am mindful of relevant policy relating to planning and what the City of London Corporation has said.

1. In an inner city urban environment, the GLA have accepted retained VSC values in excess of 20% as reasonably good. The development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre. (CoL Report to P+T 30/07/2019).

Currently, none of the windows on floors 1-6 of Seddon House reaches a VSC of 27%. As I live in an apartment in Seddon House that currently has a VSC in the mid-teens, the proposed redevelopment will therefore negatively impact and reduce even further the VSC to my apartment and is therefore not in keeping with City of London's own planning guidance.

8. The same report states that CoL Corporation will take into account the cumulative effects of development proposals and existing light levels where they are low, which also include the presence of balconies that limit the amount of daylight a building receives.

Balconies should therefore not be taken into account because:

- a) The existing VSC levels are low to begin with
- b) Seddon House has been affected by cumulative development over the years.

As it stands, the proposed development adds an additional 20 meters to the height of the building; if the development were to go ahead without this addition to its height, I would not have any objection to the redevelopment of 150 Aldersgate Street.

Yours faithfully

A black rectangular box redacting the signature of Michael Belben.

Michael Belben

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Hello,

Yet more unnecessary development which will impact quality of life for residents. Too much office space will be under-used in the City because of changes due to Covid-19 and Brexit. No joined up thinking or forward planning evident here.

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Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Jean Olivier N.

Address: 604 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object this planning application. The increased height will significantly impact daylight for residents nearby. I do not understand how an official daylight, sunlight and overshadowing report assessing light reduction 'with balconies notionally removed' can be taken seriously! The proposed height addition for 150 Aldersgate Street will further increase light pollution from this building, disturbing residents' sleep. I also struggle to understand the need for additional office space considering the current macro-economic environment.

15 June 2020

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London
EC2P 2EJ

Dear Mr Chipperfield,

Objection to applications 20/00371/FULMAJ 150 Aldersgate Street

As local residents living at 110 Seddon House (opposite 150 Aldersgate Street), we write with the following objections to the planning application reference 20/00371/FULMAJ as follows:

MASSING AND SCALE:

The proposal seeks to increase in height of the building to bring it into line with the neighbouring 160 Aldersgate. Having attended the 'public exhibition' event last year the architects advised that the height and massing proposals were based on their Client seeking to maximise their asset on the site. This seems to have no regard to the context of the site, bordering both the significantly lower rise Smithfield Conservation Area to the west and the Barbican and Golden Lane Conservation Area and Grade II* Registered Park and Garden to the east. 150 Aldersgate is located directly opposite Seddon House, and is significantly closer than 160 Aldersgate to Barbican residential properties. Therefore, we would expect that the height of the proposed building would relate its context and not maximum development ambitions. The proposal as shown in the visualisations provided with the application (Heritage and Townscape Impact Assessment) creates a monolithic mass along with 160 Aldersgate, which dominates the lower scale buildings which surround it and seems over development which does not relate to the vast majority of its historically important surroundings. The proposals to include tree planting on the roof seems to draw further attention to the building, increasing further its height as illustrated in the submitted AVRs.

IMPACT ON DAYLIGHT:

The proposal impacts on the daylight and sunlight for flats on the west side of Seddon House amongst others. These are single aspect dwellings, and the loss of daylight will impact on the residential amenity of the internal rooms of the flats as well as full use and enjoyment of the external terraces. This is detrimental to the health and well-being of City residents and we note that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

The cumulative impact of the development has not been clearly identified in the planning documentation, with previous impacts on reduced daylight/sunlight being noted from the increase in height and redevelopment of 160 Aldersgate. There are also proposals to redevelop the existing office buildings on Long Lane, which again have been shown to have an impact of reducing daylight on some west facing flats in Seddon House from the initial daylight study. The cumulative impacts of the three developments over time do not seem to have been clearly identified by either the applicant, nor the City of London for each property to the west side of Seddon House.

When considered both in isolation and cumulatively with other developments, the proposed increase in the height and bulk of the building will lead to a diminution of residential amenity contrary both to Local Plan 2036 Policy D8 which states:

'Development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.....'

and to Local Plan 2036 Policy H3 which states:

*' - All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation
- The cumulative impact of individual developments on the amenity of existing residents will be considered.'*

IMPACT ON RESIDENTIAL AMENITY:

The increased height will impact on the duration of daylight/sunlight particularly in the low winter sun on the play area beneath Seddon House. The areas parks and open spaces are heavily used, and again the cumulative effect of development has not been clearly demonstrated in this matter.

Other recent developments around the Barbican ('The Denizen' for example_) have also impacted negatively on the daylight/sunlight within local parks with a resulting negative impact on users. This scheme would further add to this unfortunate local trend at a time when the availability and increased need for good quality useable open space is at the forefront of the Covid-19 pandemic response.

PLANNING BENEFITS:

The Planning Statement documents public benefits to the proposal. However, these would appear to be very limited in the context of the scale of the proposal and do not provide an off-set to the impact of the proposed increased height of the building:

Paragraph 1.14: A new small café unit is proposed at ground floor to provide activation and additional public amenities to Aldersgate Street for local workers, visitors and residents.

There is already a significant provision of cafés in the area, some of which are being closed down as they are not viable. Generally, these operate in this area for the weekday working population and are closed at weekends. This would be of no benefit to local residents.

Paragraph 1.15: The Proposed Development will be highly sustainable and incorporate extensive landscaping works as one of the many next generation buildings promoting urban greening in the City of London. Works are also proposed to substantially improve the quality of the existing public route through the Site at Braidwood Passage. The greening and public realm works are both considered to be key public benefits of the proposals.

The greening to the upper floors would provide no benefit to residents or the general public using Aldersgate Street and appears to be used as design tool to screen the proposed additional top floors of the building. Braidwood Passage is a very small extent of public realm and the proposed improvements, whilst welcomed are small in offering and very limited. The Design and Access Statement, page 47, Section 3.2 suggests that the top floor greening will provide a 'New landscaped view for Barbican residents'. We would prefer to retain daylight through not increasing the height of the building as a benefit of the scheme, rather than have a view of this over-developed proposal.

CONSTRUCTION IMPACTS:

We would ask that the City consider limiting timing of construction work on this development should it obtain permission in whatever form to Monday to Friday only. The construction of 160 Aldersgate seemed to concentrate noisy work to a Saturday morning which made living in close proximity to this at the weekend very difficult for almost 18 months. To have to live through this again, on a site which is even closer to Seddon House seems unacceptable and unsustainable.

Further observations and questions regarding the application are as follows:

STATEMENT OF COMMUNITY INVOLVEMENT:

We would like to document that the public exhibition held by the design team and their communications agency was purely an informative exercise to present a developed planning design prior to submission to the City of London. It is unfortunate that proposals were not discussed earlier through proper engagement where the team have an opportunity to work meaningfully with residents, listen to concerns and develop proposals accordingly through a more collaborative process.

VALIDATION OF THE APPLICATION:

The City of London's planning web-site provides a validation checklist for developments seeking full planning permission. This includes a requirement for plans and drawings (existing and proposed) to be submitted. The CoL's document states for plans, but also relates to sections/elevations:

'Plans should be proportionate to the nature and size of the proposal, drawn at an identified standard metric scale and titled and numbered.'

'They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished. Applications for change of use must identify the area(s) involved but elevations and sections will not be needed if there are no alterations or building work.'

Within the information submitted (which is available to the public to view), we are unable to find any to scale plans, sections, elevations which clearly demonstrate the existing/proposed scheme in relation to its immediate surround context including: Seddon House or the lower rise properties within the Smithfield Conservation Area. There are some illustrative concept sketches within the Design and Access Statement, but these, in our opinion do not appear to comply with the City's validation requirements for scaled drawings. None of the submitted plans/sections/elevations show the Barbican in any meaningful form.

Given the sensitivity of the scheme to the adjacent Conservation Areas and Grade II* RPG, it would seem an oversight that such drawings have not been submitted (as shown by what is actually provided on the architects drawing issue sheet for this application), and therefore this information is not available for proper public comment and scrutiny.

Regards

Paul Swann / Martin Spence.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Robert Bexson

Address: 606 Seddon House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:606 Seddon House

Barbican EC2Y 8BX

16 June 2020

Dear Sir

APPLICATION REF 20/00371/FULMAJ

150 ALDERSGATE STREET 3-4 BARTHOLOMEW PLACE EC1A

We write to object to the above application on the basis of severe loss of residential amenity to a designated residential area and adverse impact on a significant heritage asset (the Barbican Estate) resulting from excessive development height on the Aldersgate Street frontage

Loss of Residential Amenity

The proposed scheme increases height from ground and six office floors (plus plant mansard) to

ground and nine upper floors (plus plant mansard) an increase in windowed façade of some 43%. An increase of this magnitude fails to meet any of the protections set out in Local Plan Policy DM21.3 (protection of residential amenity within identified residential areas) notably:

Policy DM21.3.1 & 2: There are no mitigation measures. The comprehensive "canyonisation" of Aldersgate Street resulting from the increased height of this major redevelopment will increase traffic fumes and street noise experienced by residents. Both travel up the sides of the Barbican Estate to a material degree and the increase in building height will trap both for longer to the environmental disadvantage of Seddon House residents. The air quality report recognises that this is an "area of existing poor air quality" but that "mitigation measures have not been recommended" thus making no effort (such as reducing building height) to improve this major problem. The acoustic report considers plant noise and terrace noise but does not attempt to assess elevated noise to residential receptors from the street caused by the increased building height. Light pollution is a major issue from 150 Aldersgate Street about which we have complained on numerous occasions because lights are left on late into the night at 150 and the light spills directly into our flat and other Seddon House flats. We are therefore extremely dubious of the baseline visit of 6 April being an appropriate base and to say that "none of the six properties considered experience additional light spill..." appears illogical considering the increased height impacting on Seddon House at upper level - 43% more office floors means 43% more light spillage.

Policy DM21.3.3: Overlooking of Seddon House is significantly increased due to the additional storeys proposed. The proximity of the redevelopment to residential apartments and the resulting loss of privacy cannot be underestimated. The occupiers will look directly into all Seddon west side residential apartments. Sunlight and daylight reduction is material to these flats all of which are single aspect. The applicant does not hide from this but seeks to build a false argument based on the Seddon House balconies being the issue rather than the excessive height of the proposed redevelopment. Sunlight and daylight are not simply technical issues - they have recognised health impacts, particularly during winter months and therefore are a matter of significance when considering proposals impacting on residential receptors.

Policy DM21.3.4 is not relevant in this context;

Policy DM21.3.5 is relevant and requires the consideration of cumulative development impacts. We have lived at this address for almost 25 years and have witnessed the comprehensive redevelopment of the west side of Aldersgate Street other than the recladding of the subject building (originally a multi storey textile warehouse) in the late 1980's. The redevelopment of 160 Aldersgate Street last year introduced a major new height level to the Street which the applicants seek to capitalise upon as will - if the City are minded to grant consent - the adjoining 140 Aldersgate Street. However the redevelopment of 150 if permitted will have a materially greater impact on residential amenity than the redevelopment of 160 due to its situation directly opposite Seddon House and other elements of the Barbican Estate. The cumulative impact of the 150 proposals on residential amenity is therefore material.

Setting of a Heritage Asset

The redevelopment also fails to consider impact on the Listed Barbican Estate as required by Policy DM 12.1 (Managing change affecting all heritage assets and spaces) notably that "Development will be required to respect the significance, character, scale and amenities of

surrounding heritage assets and spaces and their settings." This commercial office building does not meet any of these criteria and nor does it attempt to do so.

Conclusion

We object to the proposed scheme.

To grant planning consent for this scheme would render completely toothless the residential amenity protection given in the Local Plan Policy DM 21.3 and heritage asset protection in Local Plan Policy 12.1. We have no objection to redevelopment assuming a scheme aligned with the existing building height of 150 and 140 Aldersgate Street provided that it met Local Plan policy requirements relating to residential amenity and heritage asset protection. Included in the issue of residential amenity are hours of working during construction operations. These should fully respect the residential nature of the locality and not construction convenience.

Yours faithfully

Robert and Gillie Bexson

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Adrian Tanović

Address: Flat 153 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:The proposed development is simply too tall and will be disruptive of its residential and listed Grade II* surroundings. I can accept that the current building is dated and in need of renovation, but there is no compelling reason for the building to be taller than its current height.

The developer's interest seems mainly with connecting to the building behind in Bartholomew Mews -- this can be certainly be accommodated without approval of the increased height in Aldersgate.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: PLN - FW: 150 Aldersgate Street COL:05098348
Attachments: Johnson-Naylor-Logo.jpg

From: Brian Johnson
Sent: 15 June 2020 16:06
To: Planning Queue <PlanningQueue@cityoflondon.gov.uk>
Subject: 150 Aldersgate Street

Re 150 Aldersgate Street

My name is Brian Johnson, I am a resident at 702 Seddon House Barbican, this is on the 7th floor and is located closest to the proposed redevelopment. I would like to make the following comments that are relating to the proposed scheme submitted for planning permission. Whilst I understand the Corporation of London has a desire to expand office space in the City of London, a strategy I understand and do not disagree, I do feel there are some negatives to the proposed scheme which I believe are in contravention of agreed and adopted planning guidelines and would therefore make the following observations.

Loss of Residential Amenity and Daylight

The proposal would considerably increase the overlooking of the property and reduce the levels of daylight to all the West facing flats in Seddon House.

The current top office floor of 150 Aldersgate is level with my flat. I am currently afforded privacy

with the concrete parapet that is part of the design of the Barbican. The proposal of the moving forward of this existing top floor and the addition of one new floor that is currently only a 'mock roof' and not an occupied space, and then the addition of two further levels of office space slightly set back is a considerable impairment of all our properties.

Design and Context

The proposal tries to reduce the overlooking of the Barbican residences, with the use of small angled

'baffles' that radiate out from the centre of the design on floors 1 to 7, and on floors eight and nine these have been positioned to deflect the views directly towards Lauderdale Tower. It is difficult to understand if this 'architectural device' would have any influence on the occupiers orientation when looking out of the areas of the windows that are not 'baffled', as there remains large areas of full height glazing that look directly towards Seddon House.

At the centre there is no protection whatsoever, despite them being directly opposite the bedroom windows from flat 702 downwards throughout Seddon House's West facing flats. I think this is more than insensitive to the residents, lacks any contextual understanding, is simplistic, and unthoughtful.

The additional set back 2 Levels have also made little attempt to prevent overlooking of the residences

opposite and are fully glazed from floor to ceiling. understanding context and consequences on your neighbours seems to be lacking.

Light Pollution and Reduction of Daylight

The current building, whilst technically glazed full height, has areas of totally obscured black glazing to the top, bottom and sides, therefore reducing vision both in and out, and light pollution created. The proposal follows current practice of full height glazing with no regard to what can be viewed from outside or viewed from within, and no concern for the increase of light pollution. There is an increase in the extent of clear glazing, at all the lower levels and obviously at the additional levels proposed.

The development at 160 Aldersgate Street has not adhered to the planning requirements on light pollution and lights are left on 24hrs of the day.

Urban Greening and The Environmental Benefits

The proposed elements of planting, I am sure will help with the impact of the new mass, and may contribute to removing pollution, but care and encouragement of the green elements is also down to the quality of the management of the Landlord and or the Tenant, so if there is no real interest or serious commitment it becomes no more than a green wash at the planning stage to get permission.

The 'greening' proposals should be part of a Section 106 agreement.

Maintenance and The Urban Fabric

There is no clear strategy that is proposed for the cleaning of the windows. What currently happens on the

all three buildings opposite Seddon House is abseiling. This takes place early in the mornings at the weekends in order not to disturb the tenants but further eroding the residents privacy.

Wind Survey

No wind survey

Human Rights and Quiet Enjoyment

As Seddon House is a listed building I am restricted from being able to reduce the impact of increased

overlooking or increased light pollution other than to close my blinds and retreat. This is a restriction to my liberty and my quiet enjoyment that I currently enjoy.

Comments on the Consultation

I had suggested at the consultation that some CGI's be prepared to illustrate what the views from the office windows towards the residential buildings would be like in order that resident of the west facing flats could fully understand the implications of the design. This was accepted by a partner of the developer, but as yet none have been issued.

Architects, Developers and Planners can understand the impact of the proposal, but as no section showing it's relation to Seddon House either in the consultation or the planning application seems remiss to truly transparent communication and consultation.

Finally although not strictly a planning issue, but one that definitely has a bearing, there could certainly be

an impact on the value to the properties that are located on the West of Seddon House, with loss of view, overlooking, decreased privacy, less daylight and additional light pollution, This of course would not be welcome or seem fair when opposite the proposed building values are increased.

My Contact Details are.

702 Seddon House, Barbican EC2Y 8BX

Please confirm receipt of this mail.

regards Brian

Brian Johnson
on behalf of Johnson Naylor LLP



johnsonnaylor.co.uk

This email from Johnson Naylor LLP is confidential and intended to be read only by the person or persons to whom it is addressed. If you receive this email in error please notify us.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 150 Aldersgate Street. REF: ajn.barbican@

From: Alan Newman
Sent: 15 June 2020 17:32
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 150 Aldersgate Street. REF: 20/00371/FULMAJ.

Dear Sirs,

As a resident of Thomas More House, Barbican I object to the proposal to increase the height of 150 Aldersgate Street, which is part of plans to refurbish and alter this and adjoining buildings.

I do so on the grounds of loss of light, which will not only affect flats facing Aldersgate Street but also the children's play area beneath Seddon House. The increase in height of the adjoining 160 Aldersgate Street a few years ago was regrettable and will have caused some loss of light to some flats in Thomas More House, but this latest proposal will have much more of an impact as Seddon House is much closer to the road frontage.

Yours faithfully,

Alan Newman

79 Thomas More House
Barbican
London
EC2Y 8BU

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 20/00372/FULMAJ

From: Gareth Randell
Sent: 15 June 2020 22:17
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 20/00372/FULMAJ

Ref 20/00372/FULMAJ 150 Aldersgate

Dear Sir / Madam

Please log this comment on the planning application for 20/00372/FULMAJ, as for some reason a commentary facility is not available via <https://www.planning2.cityoflondon.gov.uk/online-applications/>

My family lives on the fourth floor south-west corner of Seddon House, amongst the closest to the proposed development.

I object to this planning application on the following grounds:

1. Setting 160 Aldersgate as a precedent.

At the public consultation, the architects informed me that the guidance by City Planning was that they could match the height of the neighbouring building, 160 Aldersgate St. When 160 had additional floors added, their planning application indicated that there would be no loss of sunlight to our flat. I objected to this then, as I do now - in winter, the sun no longer makes it over the building after the height increase. I believe that 160 was built to a height that was higher than should have been approved.

2. Loss of sunlight / view of the sky to the bedrooms on the west side of our flat

a. In winter, as the day progresses, the sun reappears over 150 Aldersgate St after passing 160 Aldersgate Street. This will no longer be the case.

b. In summer, the period when sun will come through our windows will be greatly reduced. This is because the overhanging fire escape / balconies require a very narrow angle for the sun to enter - this angle will now be greatly reduced.

c. If the Vertical Sky Component is being interpreted as landing on the outside of the building, then this is patently incorrect. The flats are set back behind the balcony / fire escapes, already part shaded by the balconies above

3. Loss of sunlight / view of the sky to the playground

The playground / football nets below Seddon House will have sunlight cut drastically, particularly in winter. Without sunlight, the playground / football nets are a bleak place, as the space under the building creates a wind tunnel, often resulting in significant wind chill factor. This will discourage the children from exercising, particularly in winter when they need the greatest incentives to be outside.

4. Cultivation of plants on the west side

Leaseholders are required to cultivate the planters on the balcony / fire escape. Growing plants is already a challenge given the already limited sunlight and the exposure to the wind funneled down Aldersgate Street. The north end of Seddon and John Trundle Houses provide an example of how dark and bare balconies can look without sunlight.

If the height of the building can be either kept within the existing height, or staggered back from the street (without adding balconies), I would happily support a planning application to improve the site.

Yours sincerely
Gareth Randell
402 Seddon House

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Objection to proposed redevelopment 150 Aldersgate St.

From: alison thurgood
Sent: 16 June 2020 08:37
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to proposed redevelopment 150 Aldersgate St.

Alison Thurgood,

512, Seddon House, Barbican, EC2Y 8BX

Ref. 20/00371. FULMAJ-1 My objections

Sirs,

In March this year I went to the exhibition by the architects of the developers held in St. Bartholomew's and was singularly unimpressed by the scale of the proposed redevelopment but very concerned by its effect upon my flat and well-being.

I have been in 512 since the mid 1980s and increasingly have suffered diminution of light and sunlight with the redevelopments opposite on Aldersgate Street, the only light source available for residents on the west side of Seddon House.

It is the proposed height of the building that is of greatest concern for two reasons:

- (i) increased height means loss of daylight, sunlight and greater expanse of visible building from which there will be the risk of increased light pollution;
- (ii) loss of privacy from a higher and increasingly larger vantage point.

It would appear that the rights of the resident are sacrificed for the financial gain of the redevelopers.

There is also another aspect that perturbs me - justification for the massively increased height is that it is line with the adjacent building - does that mean that 160, Aldersgate Street will decide to expand also? A precedent will have been set.

In these times of altered working patterns it seems unnecessary to plan extra office space when so many are working from home and will continue to do so. I have never seen 160 Aldersgate fully occupied although there is much light pollution emanating from it.

I do hope that the wish and well-being of residents is respected and that the application for increased height is not granted. Some of us are getting rather weary of the effects of dust, noise and air pollution from building works on the same buildings.

Yours faithfully,

Alison Thurgood (Mrs.)

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Objection to the redevelopment of 150 Aldersgate Street - planning reference 20/00371/FULMAJ

From: Averil Baldwin
Sent: 16 June 2020 18:04
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to the redevelopment of 150 Aldersgate Street - planning reference 20/00371/FULMAJ

Attention Rob Chipperfield

Dear Sir,

I am writing to object to the above planning application. My grounds are:

- the proposed increase in height will have a discernible and adverse impact on the light levels of the flats on the west side of Seddon House in particular. These flats already have comparatively low levels of daylight, sunlight and visible sky;
- the playground at the base of Seddon House will also experience even lower light levels than it does at present;
- there has been a cumulative increase in the height of the buildings on the East side of Aldersgate Street facing the Barbican over the years, e.g. most recently, the increase in the height of 160 Aldersgate Street. This increase is having an adverse impact on views and on the setting of the Barbican itself, a listed Estate in a conservation area;
- there is a potential increase in light pollution, privacy and noise, e.g. from the terraces;

A further major concern is the noise that will inevitably result from the demolition and gutting of the building. While I understand that construction noise is not considered to be grounds on which to object, there were very high levels of noise when 160 Aldersgate Street was being rebuilt. If this current proposal were to gain approval, I would want assurances that this would not happen again.

yours sincerely

Averil Baldwin (Mrs)

Flat 1 Thomas More House

Barbican

London

EC2Y 8BT

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A - Ref: 20/00371/FULMAJ

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

From: David Saunders
Sent: 17 June 2020 15:40
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Cc: David Saunders
Subject: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A - Ref: 20/00371/FULMAJ

Dear Sirs

I am the owner of, and live in 504 Seddon House Barbican London EC2Y 8BX

The proposed re-development of the above property directly affects and impacts my property and its amenities.

I object to this proposal on the following grounds:-

1. The proposed new building will dwarf the existing one and loom over Seddon House - a listed building - significantly reducing light, sunlight and views that have existed for many years.

The City of London - our Landlord - encourages us to plant our window boxes to enhance the building. Plants do not grow very well without sunlight. Humans also suffer if they are deprived of light.

2. The increase in height will make Aldersgate street look like a wall of concrete and glass on one side creating a canyon effect that would be ascetically grim.

3. The sheer greed and total lack of consideration to its neighbours of this development is staggering. The new building will almost be 60% larger than the existing one and will significantly and adversely affect those living opposite.

The Barbican has been in existence for 50 years. The developers should be aware of its existence and its architectural importance, given it is only metres away from their building.

4. The development is in breach of current guidelines set down in the local plan.

5. Whilst I accept that I live in the heart of a great City and there are already offices opposite my flat my privacy is going to be severely adversely affected. There will be many more windows and offices looking directly into, and worse down into my home.

I trust the Committee will take account of my objections and refuse planning permission.

I would not object to a redevelopment of this property to the same height as the existing building.

David Saunders
504 Seddon House
Barbican
London
EC2Y 8BX

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Anthony Price

Address: Flat 133 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I attended the preview event held by the developes so have a good overview of what is planned.

My objections are based on the following:

The additional height of the building will significantly restrict the natural light to the buildings on the Eastern side of Aldersgate Street, including Lauderdale Tower where I live and the childrens playground and gardens immediately opposite. The additional floors make up a relatively small proportion of the development, because they are stepped back from the frontage and rear of the building so the benefit to the developer also appears minor and should not be sufficient to justify the damage to nearby residents.

Furthermore, the proposed increase in building heights along Aldersgate Street is out of keeping with the area to the immediate North of the proposed development and threatens to impinge on the streets around Smithfield , such as Long Lane, which have a specific character that should be protected, and the generally lower level buildings further North.

Also, the proposal to include a cafe at street level will inevitably bring additional noise and pedestrian traffic to the street directly opposite residential balconies and the childrens playground opposite the building.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Patricia (known as Ann) Holmes

Address: Flat 1 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I object to this application on two grounds:

I think the reception and entrance/exit on the Bartholomew Place side is unnecessary and will cause noise and traffic nuisance on Kinghorn Street and Bartholomew Close

I think the proposed bright white tiles toally clash with the current much more muted colour palate in the area, including the Barts Square Development

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Shane Spall

Address: flat 9, 39-40 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:I write this during a heatwave with all my windows closed and wearing earplugs, yet my husband and I can still hear noise from construction works in Newbury Street, which has carried on for the last several weeks of the pandemic lockdown.

Construction work of Bartholomew Close/Square has blighted our lives for many years, it has been HELL and now it's going to begin again - if this planning application goes ahead. I am personally immensely fragile emotionally at the moment, and this is not just because of the pandemic, but the thought of a few more years of my life being blighted once again by noise, fumes,dust, power tools, pile driving, vehicles reversing in tight spots. I have on record, videos of the noise from Bart Close/Square development and even watching this makes me feel ill. I sincerely fear for my sanity if this new construction goes ahead, I've kept my stiff upper lip, through Crossrail and Bart Close but 150 Aldersgate just might tip me over the edge. My husband and my neighbours and I deserve peace in our homes, and the freedom to open our damned windows without constant construction cacophony.

Sincerely yours

Shane and Timothy Spall

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Brendan Barns

Address: No 1 Bartholomew Place London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I wish to object to this proposed development on 3 grounds

1) The proposed reception entrance/exit at 3-4 Bartholomew Place is completely inappropriate. The little yard at Bartholomew Place is ill-equipped to accommodate a main entrance/exit point for an office building of this size potentially housing thousands of workers. The narrow and historic arch leading from Bartholomew Close into Bartholomew Place is not fit for this purpose. The noise and traffic which would stem from this 'main' entrance would be intolerable. In discussions with the developer they argued unconvincingly that the entrance at 3-4 Bartholomew Place would not be a main entrance but of course it is. The design of the building enables users to walk straight through from one end to another and any users of the building arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving. The frontage of 150 Aldersgate Street is huge and should clearly be designated as the main and only entrance. The exit at 3-4

Bartholomew Place should be an emergency fire exit only. Indeed, the rear entrance of the development at 160 Aldersgate operates in exactly that manner. The same restrictions should be imposed on this scheme.

2) I agree with Mr Vincent Keaveny in his view that the proposed light coloured brickwork at 3-4 Bartholomew Place is inappropriate and completely out of keeping with the conservation area in which it sits. It also bears precious little sympathy with the industrial unit which was there previously and fitted seamlessly into the historic yard.

3) The height, size and bulk of the development does not fit into the style and feel of the local historic area, especially at the Bartholomew Place end. The plans will dwarf my little 3 storey office at No1 Bartholomew Place. I appreciate as a commercial building I have absolutely no right to light but like the scores of my Barbican residential neighbours on the other side of Aldersgate Street (who do) the increase in height of this development seems wholly unnecessary, inappropriate, damaging to all surrounding areas and should be rejected.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr David Wilcox

Address: 43 Bartholomew Close Flat 1 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Making 3-4 Bartholomew Place the main entrance is totally inappropriate. That should be in Aldersgate Street.

I agree with others that the brickwork is out of keeping, as is the height and bulk.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Susan Hoefling

Address: Worshipful Company of Information Technologists 39a Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:WCIT is the 100th Livery Company of the City of London and owns an office building overlooking Bartholomew Place. Entrance to 3-4 Bartholomew Place is via a narrow archway into a small courtyard and WCIT occupies the building on the left hand side. Our building is used as both an office and a venue for small events/meetings. We generate valuable income by hiring out our meeting room space.

The plan to have a reception entrance in 3-4 Bartholomew Place and link this to 150 Aldersgate Street will inevitably lead to an increase in footfall through the small courtyard and an increase in noise. It is expected this will become a shortcut into the complex for anyone travelling to/from the new Crossrail Farringdon station as well as the nearby Thameslink, therefore the potential increase in numbers could be significant.

Any increase in traffic bringing people to 3-4 Bartholomew Place will cause further congestion in the narrow streets and hamper pedestrian access to the busy Neuman Medical Practice. Taxis will inevitably drop off at this point despite the vehicle entrance in Cloth Street.

It is likely that the courtyard and archway will be used as a smoking area for any staff based in 3-4 Bartholomew Place, causing both pollution and noise inconvenience. Pushing them out into Bartholomew Close will cause corresponding inconvenience for neighbours in that area.

The entrance to the complex via 150 Aldersgate Street provides a much more suitable route for the number of expected occupants and provides better drop off facilities for taxis. The proposed link to 3-4 Bartholomew Place makes an entrance via the small courtyard and the resulting problems unnecessary. It is recognised that an emergency exit from 3-4 Bartholomew Place would likely be required.

The plans indicate a white façade to 3-4 Bartholomew Place which seems out of keeping with the surrounding area. the proposed balcony overlooking the area needs careful management to avoid noise disturbance.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Rick Carrington

Address: Flat 20 43, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:In complete agreement with the tenants association of 43, Bartholomew Close I whole heartedly object to this development.

This is on three grounds. An exit from an office block onto such a small residential area is completely inappropriate and the increase in footfall and traffic would be intolerable. The City have already reduced the parking outside our block of 40 flats from 8 to 3 when allowing an additional 250 apartments to be built and the area has gone from a peaceful area in sympathy with both the hospital and church to a polluted and busy thoroughfare.

Secondly, the proposed building is completely out of keeping with either the existing buildings in the area or what was there previously.

Lastly, we have endured the unbelievable turmoil of both demolition and rebuilding of the hospital

and the new apartment blocks that now surround us, for years now. This has been hugely detrimental to the wellbeing and mental health of my family and many residents and has been continuously disruptive for an unreasonable amount of time. ENOUGH!

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Deborah Tyler

Address: Flat .2 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I looked at the plans for 150 Aldersgate/3-4 Bartholomew Place when displayed in the church and was shocked to find the unwelcome redevelopment of the industrial unit into 9 flats had now changed to a huge office extension to 150 Aldersgate with an entrance for a large number of office workers and visitors through the little courtyard of Bartholomew Place. There are 109 documents relating to the planning application so my objection here is general without specific references to the documents.

Yet more building work around what was a quiet, historical square when we bought our flat 20 or so years ago fills us with dread.

Other neighbours have already stressed the problems of noise, dirt and disruption from this development, which we have already suffered for many years recently.

But the long term disruption to our lives by encouraging a massive new footfall to this back entrance in Bartholomew Place is completely unnecessary. Please ensure this back entrance is limited to a fire exit for emergencies only. Please protect neighbouring residents from the nuisance

this entrance would otherwise cause and ensure it is not accessible to smokers and mobile phone users

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Bill

Address: Flat 29 43, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: The proposed reception entrance/exit at 3-4 Bartholomew Place should be moved to Half Moon Court, but only if needs must. The little yard at Bartholomew Place is ill-equipped to accommodate an entrance/exit point for an office building housing over 1,000 workers. The narrow and historic arch leading from Bartholomew Close into Bartholomew Place is not an appropriate gateway. The internal design of the building encourages users to walk straight through from one end to another. Users of the building arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving. A rear exit should only be used for fire safety reasons, Even then, surely it is better to use Half Moon Court? Could that not be taken though to Aldersgate ? The developer may well argue these ideas will effect the internal layout of the development. But that is their concern, not that of the City. The height, size and bulk of the rear end of this development will obtrude into and desecrate this quiet and intriguing nook. Rethink or scrap Braidwood Passage if necessary. But leave Bartholomew Place alone.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Bowen

Address: Flat 37, 43 Bartholomew Close, London EC1A 7HN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I wish to object on the basis of the proposed building access via Bartholomew Place, which will create significant detriment to local residents and is inappropriate given the nature of the streets behind the development. In doing so, I would particularly like to echo the comments and objections of Mr Brendan Barns and my fellow residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Susie Carrington

Address: flat20, 43 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:As has been noted by other neighbours: The building design enables users to walk straight through from one end to another and anyone arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving, ie Bartholomew Close/Place. The frontage of 150 Aldersgate Street is huge and should clearly be designated as the main and only entrance/exit. Please have some consideration for those of us who have lived here for years, and bought their properties under the understanding that it was a quiet corner of the City. The exit at 3-4 Bartholomew Place should be an emergency fire exit only. The rear entrance of the development at 160 Aldersgate operates in exactly that manner. So you have a precedent, and I ask that the same restrictions be imposed on this scheme. It is not an exaggeration for any of us to say that yet more building work around what was a quiet, historical square fills us with absolute dread. Other neighbours have also stressed the problems of noise, dirt and disruption from the development of the area, which we have already suffered for many years now.

The long term disruption to our lives by encouraging a massive new footfall to this back entrance in Bartholomew Place is completely unnecessary. Please protect us, the neighbouring residents, from the nuisance this entrance would cause and also ensure it is not accessible to smokers and mobile phone users. The council surely has a duty to protect its existing residents, and while I appreciate that cities change over time, it is unfair to ignore our needs for the sake of big business. In this case, as there is a practical alternative which should satisfy all but the lazy, I beg you to choose the option which protects the existing residents.

yours sincerely.

Mr R. and Ms. S Carrington.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Amanda Bridger

Address: 43 Bartholomew Close Flat 32 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I wish to add my objection to the overwhelming number already logged against this proposal to increase the height of 150 Aldersgate and to create a main entrance to the rear of the development at 3 / 4 Bartholomew Place. I have several concerns but the main one is how the size of this development does not fit comfortably in this area of considerable historic interest. The proposed reception at 3-4 Bartholomew Place is entirely inappropriate and is likely to have a very detrimental effect not only on the two businesses on either side of the very narrow archway but also on the residents in very close proximity to what will inevitably become a very busy pedestrian junction for all the office workers who will clearly make this a short cut from Farringdon Station. I have no objection for the creation of an emergency exit ONLY, mirroring the arrangements for their neighbour at 160 Aldersgate. To echo the feelings of several of my fellow objectors, this development seem entirely unnecessary - having been a neighbour to the 200 Aldersgate Tower which has remained very largely empty since Clifford Chance left twenty years ago, I question the need for yet more office space in this locality, and particularly this development which has the potential to have a considerable negative impact on local businesses and residents most of whom

will be horrified at the transformation of what was a beautifully designed and discreet light industrial building into yet another featureless city office thoroughfare.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Bernadette Skehan

Address: Flat 4 39-40 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I live, and work, in a flat in 39-40 Bartholomew Close EC1A 7JN.

In summary I object to this application on the following aspects.

1 The planned changes would bring an increased level of vehicular traffic to Bartholomew Close. Patients, many with mobility issues, attending a major medical practice covering the whole of EC1, would be impacted.

2 The planned changes would bring increased footfall to Bartholomew Close. In a hopefully increasingly pedestrianised City this in itself is of course not a problem, but the consequential nuisance from noise, cigarette smoke and litter, which given past and current experience developers and ongoing tenants would be hard pressed to do anything about, is.

3 The construction noise and construction waste removal would be a major disturbance in the small dead end area at the north end of Bartholomew Close adjacent to the opening to the little alley. See below for expansion of this point.

We have been told this access would be not heavily used but it is clear it will get some use. And noise does not respect access points. This proposal follows on from 8 or more years of constant major development in this residential area since I have lived here. I cite Barts Hospital, Crossrail, Barts Square, 160 Aldersgate and Middle Street, and the forthcoming Long Lane development and future redevelopment of Smithfield Market, the Smithfield urban realm work and the Music Centre on the current Museum of London site. The work and the associated noise and disturbance has been relentless. Why encourage people to live in the city if their lives will be disturbed constantly as a result of planning permits given?

4 In my opinion the proposed colours to be used on external facades stand out too much and are not in keeping with the traditional hues of the surrounding buildings and wider surrounding.

5 Future risk. The plan is proposed as one overall development but essentially with 2 separate buildings. If the business model doesn't work I believe it could be separated back in to 2 separate entities and instead of a 7 storeys high industrial unit that 3-4 Bartholomew Place was until recently there could be one higher large commercial building in there, almost by stealth.

6 On a further general point I would like to raise my general concerns about notifications by the Planning Department.

Some background re 39-40 Bartholomew Close

Building Heights -Our building was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought that an upside was that Founders, and ourselves, wouldn't be adding extra height to our buildings as so many owners around here have. If this current application for development of 150 Aldersgate, incorporating 3-4 Bartholomew Place at its rear boundary, goes forward, there will increases in heights all the way though from Aldersgate to Bartholomew Place.

Footfall

There will be increased footfall, certainly, and vehicular traffic, probably via Bartholomew Place, through the medieval lanes and pathways which incorporate historic Bartholomew Close. I understand that footfall, footfall dispersion and pedestrian permeation, are to be encouraged in the City. But I feel that until developers and the council find some way of mitigating the downsides of this, as far as residents and other City users, workers, tourists, passers-by, are concerned, - those downsides being primarily LITTER, CIGARETTE SMOKE AND SMOKING DETRITUS, and NOISE - it is unacceptable to foist a probable heavy new footfall on this now densely residential area.

Increase in vehicular traffic volumes

I am very concerned about the possible additional vehicular traffic in Bartholomew Close. It is a

narrow arrow ribbon lane ending in a dead end at the northern boundary behind the south churchyard of the Priory Church of St Bartholomew The Great. There are 3 designated general parking places and 2 disabled spaces at that end. Partly as a result of Corvid19 and homeworking / lockdown, and partly to the recent much increased residential nature of Bartholomew Close over recent years, there is now a constant stream of delivery vans. It does not seem like a good idea to add more vehicles - potentially taxis, or delivery vehicles, looking for the rear reception of the refurbished building.

Smoking disturbance

The archway entrance to 3-4 Bartholomew Place is 20 paces from my building, and the boundary of 150 Aldersgate is another 20 paces in through the little yard.

The commercial owners and tenants overlooking the yard been given assurances from the developers that measures will be takes to ensure that people do not congregate to smoke, outside the rear entrance. This gives me and my residential neighbours no comfort as smokers and other groups will disperse into the square at the top of the Close. It is the public highway and they are perfectly entitled to do so, but what happens - especially if it rains, is that people huddle under the 'nod to Tudor' overhangs of our building polluting our internal air should we wish to have our windows open.

Deliveries

The developers have explained that all deliveries for 150 Aldersgate will be via the end of Newbury Street and Cloth Street. That wouldn't stop the deliverers who frequently get lost round here in Bartholomew Close aiming for the Rear Reception.

The Neuman Practice especially older patients

The Neuman Medical Practice is situated half way up Bartholomew Close. Its rear windows look onto the little yard that is Bartholomew Place, and their multi functioning bin store, dealing with general waste, recycling and sterile waste, is accessed off Bartholomew Place itself. The practice covers the whole of EC1, and pedestrian through flow to is very significant. From my own observation it seems that there is a high proportion of patient traffic displaying mobility challenges - ie those needing zimmer frames, walking sticks etc, and some elderly people. There is a deliberate lack of demarcation between the pavement and the carriageway all along the Close - people with mobility challenges should not be having to dodge yet more vehicles.

School children

The Close is used as the school run/walk for many going north and south. Vehicle dodging is rife. We shouldn't be attracting more.

Facades

On a different tack I object to the external materials used on the outside of the building. I am very keen on the greenery, but the bright white facades will stand out and will clash with the traditional hues used in surrounding buildings.

Overall Risk re the future of the one or is it two buildings?

I am worried about the overall strategy re the building. When planning for the previous light industrial unit to be demolished and a 7-story high residential building to replace it was given I thought that once the demolition and construction phases were over the impact on the surroundings would be slight and would indeed include the introduction of 9 sets of new residents who would be equally caring about their near environment.

This current application essentially comprises 2 commercial buildings with separate entrances. If the business model for running it as a whole, with one deliveries point etc, falls over in these ongoing uncertain economic times, what is to stop the building being separated and run as different entities with discrete front entrances and delivery points - one being via Bartholomew Place. This is surmise of course but it could be that Bartholomew Place goes from having a light industrial unit capable of being a space housing 9 flats to having a large new commercial building - by stealth or by accident. It is a very serious concern.

Notification

This particular developer has communicated very well with us since holding neighbours and other stakeholders' drop-in sessions in St Bartholomew the Great Church last year. They also informed me when they filed their application. I was waiting till I got my residents' notification letter and till notices on nearby building and lampposts before coming online to file my objections. The notifications have not appeared and I have since found one at the front of 150 Aldersgate - this was in a flimsy plastic wallet which was not even laminated, and had been leaked into by rainwater.

We are currently plagued with noise from the development in Middle Street - one which has raised the roof line significantly and similarly we had no notice of that at all.

This level of notification is extremely disappointing.

As a result, several of my neighbours think they have missed the commenting deadline in this current case, but luckily our local Councillor has spoken to Planning and assures us this is not so and our comments will be given due consideration.

I would again like to thank the team at Beltrane and London Communications for the appreciated level of communication so far re this application.

Bernadette Skehan
39-40 Bartholomew Close

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Michael Reed

Address: 5 - 6 Newbury Street, London EC1A 7HU

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:TheTin has recently renewed a 5 year lease at 5-6 Newbury Street. One of the reasons we moved here from Farringdon was the relatively quiet location. As a business we conduct workshops and client meetings in our offices and we rely on the success of these workshops to maintain and win new business.

The recent development of 6 Middle Street has rendered our offices nearly useless for client meetings and has heavily disrupted our work.

The proposed development of 150 Aldersgate will subject the surrounding area to years of noise which has a high risk of impacting our business significantly as a result. We would have to consider relocating the business should the noise become a serious issue.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Edward Bates

Address: Flat 2 39-40 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object to the application for a number of reasons. The main ones are:

*The increase level of vehicular traffic to Bartholomew Close.

*Patients of the Neaman Practice and St Barts Hospital, many with mobility issues, would be impacted.

*The planned pedestrian access to Bartholomew Close will cause nuisance from noise, cigarette smoke and litter.

*Although the application does to some extent address construction noise and construction waste removal there would still be significant disturbance to the residential community at the northern end of Bartholomew Close.

*The proposed colours to be used on external facades are not in keeping with the those of surrounding buildings.

*The planned rear access for staff, could very easily, once Farringdon East Crossrail station opens, easily become a major pedestrian thoroughfare causing a total change in the nature of Bartholomew Close.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Carla Regan

Address: Apartment 3.6 dominion house 59 bartholomew close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: We have lived in bartholomew close for nearly two years and during this time have put up with constant construction noise. We purchased our flat because of the very quite residential environment with little vehicle access (once construction is over). The fact buildings are reasonably high but close together due to the narrow streets any noise - even people just talking - attenuates and is transmitted across the whole close. These proposals will massively impact us both during the construction phase but also during the residential phase changing the nature of the area completely if vehicle access is allowed for work purposes and a reception is on bartholomew close. We have suffered enough and don't want the character and nature of the area to change negating the marketing blurb we were sold when we purchased our home

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrew Hubbard

Address: 1.4 Dominion House 59 Bartholomew Close City

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My wife and I wish to add our objections to the many already logged against this proposal to increase the height of 150 Aldersgate and to create a main entrance to the rear of the development at 3 / 4 Bartholomew Place. This is an area of considerable historic interest and, bit by bit, every historical piece is being undermined, removed or overshadowed. The proposed reception at 3-4 Bartholomew Place will create massive footfall into a 'Close', that is only just beginning to regain its' quiet, calm character after years of building work turmoil. Also, is more office space really justified at this time - when the rules and working practices for the post-COVID Next Normal are so unknown?

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I live, and work, in flat 45 in 28 Bartholomew Close EC1A 7ES.

In summary I object to this application on the following aspects.

1. The planned changes would bring an increased level of vehicular traffic to Bartholomew Close. Patients, many with mobility issues, attending a major medical practice covering the whole of EC1, would be impacted.
2. The planned changes would bring increased footfall to Bartholomew Close. In a hopefully increasingly pedestrianised City this in itself is of course not a problem, but the consequential nuisance from noise, cigarette smoke and litter, which given past and current experience developers and ongoing tenants would be hard pressed to do anything about, is.
3. The construction noise and construction waste removal would be a major disturbance in the

small dead end area at the north end of Bartholomew Close adjacent to the opening to the little alley.

4. In my opinion the proposed colours to be used on external facades stand out too much and are not in keeping with the traditional hues of the surrounding buildings and wider surrounding.

5. Future risk. The plan is proposed as one overall development but essentially with 2 separate buildings. If the business model doesn't work I believe it could be separated back in to 2 separate entities and instead of a 7 storeys high industrial unit that 3-4 Bartholomew Place was until recently there could be one higher large commercial building in there, almost by stealth.

6. On a further general point I would like to raise my general concerns about Notifications by the Planning Department.

Some background re 39-40 Bartholomew Close and points raised as objections above
Building Heights - 39 - 40 building was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought tha

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:Continuation - I live, and work, in flat 45 in 28 Bartholomew Close EC1A 7ES.

In summary I object to this application on the following aspects.

Building Heights -Our nbuilding was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought that an upside was that Founders, and ourselves, wouldn't be adding extra height to our buildings as so many owners around here have. If this current application for development of 150 Aldersgate, incorporating 3-4 Bartholomew Place at its rear boundary, goes forward, there will increases in heights all the way though from Aldersgate to Bartholomew Place.

We have been told the access nearest us through the archway and the little yard would be not heavily used but it is clear it will get some use. And noise does not respect access points. This proposal follows on from 8 or more years of constant major development in this residential area since I have lived here. I cite Barts Hospital, Crossrail, Barts Square, 160 Aldersgate and Middle Street, and the forthcoming Long Lane development and future redevelopment of Smithfield Market, the Smithfield urban realm work and the Music Centre on the current Museum of London site. The work and the associated noise and disturbance has been relentless. Why encourage people to live in the city if their lives will be disturbed constantly as a result of planning permits given.

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There will be increased footfall, certainly, and vehicular traffic, probably via Bartholomew Place, through the medieval lanes and pathways which incorporate historic Bartholomew Close. I understand that footfall, footfall dispersion and pedestrian permeation, are to be encouraged in the City. But I feel that until developers and the council find some way of mitigating t

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Emma Noehrbass

Address: 24 St Bartholomew Close London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Hello

I am an alderman solicitor and a neighbour. I object to the construction as the area already has enough increased noise and pollution from construction that has been ongoing for years. The residents have yet to have a month where there is no substantial works and related noise being carried out.

The increased works have also damaged the local streets and piping which has lead to repair works constantly blocking any parking opportunities.

Pleas reject this application.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Helen Buckworth

Address: 3.1 Dominion House 59 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I believe that the proposal would create unacceptable levels of noise and footfall in a small already overdeveloped area. There are limited resources in terms of shopping etc and an oversupply of officesin the area at present.

We live in a small development which would be overwhelmed by this type of building project.

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Laura Catterick

Address: Flat 3.2 Percivall House 64 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Agree with the other objectors. Doesn't fit with the area and the increased noise And traffic will have a negative impact on the surroundings.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 15 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I object and I agree with the comments of my neighbour Ms B Skehan

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr john foley

Address: 1.5 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:My wife & I consider this proposal to be wholly inconsistent with the character of the newly completed development of Barts Square, which has restored and renewed a charming and historic area. This proposed development would add unnecessary noise, disruption, footfall, traffic and congestion. The cobbled square of Bartholomew Close, directly opposite the proposed new entrance, offers very limited parking and is a quiet residential amenity at present. This disruption and disturbance resulting from this proposed development would adversely affect the residents, and probably the businesses, and the doctors' surgery nearby. We do not understand why it is necessary to have a second entry point?

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Application Number: 20/00371/FULMAJ

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Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Patrick Mills

Address: Apt 3.3 The Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I object strongly on the following grounds:

1. Light: Proposed building is 20% higher than the existing building and c. 40% deeper at the roof. The Annex in Bartholomew PI is also 20% taller. Light Report notwithstanding, this has significant impact on winter light when the sun is already low. Lighting Report appears geared to overhead light (ie summer). Autumn/Winter/Spring (ie Sep-Apr) sun is at low azimuth: shadows extend much further. Properties to East, North & West will suffer significantly less light - far worse than the Lighting Report states with its optimistic [apparent] overhead sun assessment. This can have mental health consequences on residents.

A better proposal would be to limit the development to within the envelope of existing buildings

2. Access: Access via Bartholomew PI is inappropriate & unnecessary. It attracts all commuters

arriving via Farringdon & means taxis & drivers picking-up workers/executives in Bartholomew Cl/Middlesex Pass. This multiplies footfall thru the residential Bartholomew Cl/Kinghorn St, with concomitant noise, nuisance, pollution and street cleaning issues. Bartholomew Pl should be emergency exit only

Cycle entrance in Cloth St significantly increases cycles arriving from South via Bartholomew Cl - currently a quiet, mostly pedestrian, space. This conflicts with residents walking in Bartholomew Cl & access to NHS Health Centre at Half Moon Ct. This would require Bartholomew Cl (from Albion Way to & inc. Kinghorn St) to be re-designated pedestrian-only for safety

3. Loading Bay: Reports claim deliveries/waste by truck access 'in forward only gear' thru Cloth St and Long Ln. There appears insufficient turning space in the loading bay, meaning vehicles reversing out (or in) from Long Ln & waiting vehicles idling in Cloth St/Long Ln with concomitant noise, pollution and traffic issues

4. No demand: CoL does not need yet more vacant office space when demand is low & falling.

I trust you to reject or amend this proposal

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Wendy Darke

Address: Flat 6 39-40 Brtholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object and agree with the comments of my neighbour Ms B Skehan who lives in the flat immediately below mine. My husband Mr. James Darke who lives with me in flat 6 also objects to this planning application and agrees with the comments of our neighbour Ms B Skehan

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Miss Fiona Thomson

Address: Apartment 2.1 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I would like to submit an objection to the planning proposal in relation to 150 Aldersgate, in particular the proposal to create a main entrance to the rear of the property via Bartholomew Place.

The proposal will inevitably lead to Bartholomew Close becoming a main thoroughfare for workers of 150 Aldersgate Street which will create a significant increase in footfall and therefore accompanying noise which is unsympathetic to this area. Given the proximity to the new Crossrail station, I do not think that you should underestimate the likely significant increase in footfall that this will cause and the disturbance that this will cause in an otherwise quiet residential area. Despite already strict restrictions on times of deliveries to Bartholomew Close, many users often ignore these and come outside of the permitted times disturbing residents at very anti-social hours. Having a main entrance here will result in an already intolerable noise problem becoming even more so as it will undoubtedly be used for main access and deliveries which will inevitably

generate increased noise. It is evident from the businesses already in situ in this area that they do nothing to prevent this from happening and therefore assurances from landlords that this will or would not happen is meaningless as we already have significant proof of this from neighbouring properties including 200 Aldersgate Street. Also, there will be a general increase in vehicles to Bartholomew Close with the entrance being used as a taxi pick up and drop off point which will create a further increase in noise and pollution. The acoustics of the area due to the proximity of the existing buildings to each other means that noises reverberate more than would otherwise be the case such that any increase in noise on a frequent and consistent basis is unacceptably loud. The most sensible location of the main entrance to an office at 150 Aldersgate Street is unquestionably on that main road, Aldersgate Street.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Edward Hoskins

Address: 3.3 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Strongly Object:

Access via Bartholomew Place is inappropriate & unnecessary. There is a large frontage of 150 Aldersgate Street and it should be designated as the main and only entrance/exit. The exit at 3-4 Bartholomew Place should be an emergency fire exit only. The rear entrance of the development at 160 Aldersgate operates in exactly that manner.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Carla Regan

Address: Apartment 3.6 dominion house 59 bartholomew close London ec1a7bf

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object strongly on the following grounds:

1. Light: Proposed building is 20% higher than the existing building and c. 40% deeper at the roof. The Annex in Bartholomew PI is also 20% taller. Light Report notwithstanding, this has significant impact on winter light when the sun is already low. Lighting Report appears geared to overhead light (ie summer). Autumn/Winter/Spring (ie Sep-Apr) sun is at low azimuth: shadows extend much further. Properties to East, North & West will suffer significantly less light - far worse than the Lighting Report states with its optimistic [apparent] overhead sun assessment. This can have mental health consequences on residents.

A better proposal would be to limit the development to within the envelope of existing buildings

2. Access: Access via Bartholomew PI is inappropriate & unnecessary. It attracts all commuters arriving via Farringdon & means taxis & drivers picking-up workers/executives in Bartholomew CI/Middlesex Pass. This multiplies footfall thru the residential Bartholomew CI/Kinghorn St, with concomitant noise, nuisance, pollution and street cleaning issues. Bartholomew PI should be emergency exit only

Cycle entrance in Cloth St significantly increases cycles arriving from South via Bartholomew CI - currently a quiet, mostly pedestrian, space. This conflicts with residents walking in Bartholomew CI & access to NHS Health Centre at Half Moon Ct. This would require Bartholomew CI (from Albion Way to & inc. Kinghorn St) to be re-designated pedestrian-only for safety

3. Loading Bay: Reports claim deliveries/waste by truck access 'in forward only gear' thru Cloth St and Long Ln. There appears insufficient turning space in the loading bay, meaning vehicles reversing out (or in) from Long Ln & waiting vehicles idling in Cloth St/Long Ln with concomitant noise, pollution and traffic issues

4. No demand: CoL does not need yet more vacant office space when demand is low & falling.

I trust you to reject or amend this proposal

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Daniela Dennahy

Address: Apartment 1.3 Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We would like to echo the comments of our neighbours in Bartholomew Close, in particular those of Mr Patrick Mills, Miss Fiona Thompson, Ms Carla Regan and Ms Bernadette Skehan.

We are particularly concerned by the proposal to have a main entrance/exit located at 3-4 Bartholomew Place. We understand that it may be necessary to have a second emergency exit from the building, however the small yard at Bartholomew Place is not suited as an entrance/exit point for an office building housing over 1,000 workers. At the very least, access to the building should be restricted after a certain hour, as is the case with 160 Aldersgate St., in order to minimise noise and disruption to the building's surrounding neighbours.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Kate Fellingham

Address: 4.2 Percivall House 64 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I would like to object to the planning application on the following grounds:

It would increase vehicular and pedestrian traffic on Bartholomew Close, now a cobbled street used by pedestrians.

Construction noise - I am sure long term residents have had enough of this.

Vehicle noise - from deliveries and services.

An access point at 3-4 Bartholomew Place leading onto Bartholomew Close is inappropriate. This is a narrow lane, not suitable for extra vehicles, services and pedestrians, especially once new rail/underground services open.

The historic area around St Bartholomew the Great church should not be overshadowed by another large building. A more peaceful residential area should be maintained.

Loss of light to neighbouring buildings.

Finally, as mentioned by others and from experience, there is already space available in other City office buildings and as the year goes on this will only increase. Is more office space required ?

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philippe Berrah

Address: 43 Bartholomew Close Flat 28 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Dear Mr Chipperfield,

The impact will affect us in footfall , taxis and noise .

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Helen Dickinson

Address: Apartment 6.2, The Levett Building 50 Little Britain London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment:I believe there are issues with this application, as follows:

Such changes would mean more traffic to Bartholomew Close. This is likely to particularly to be an issue for the doctors practice nearby. It is also a narrow lane ending in a dead end behind the churchyard of St Bartholomew The Great. There are 3 designated general parking places and 2 disabled spaces at that end. Partly as a result of Corvid19 and homeworking / lockdown, and partly to the recent much increased residential nature of Bartholomew Close over recent years, there is now a constant stream of delivery vans. It does not seem like a good idea to add more vehicles - potentially taxis, or delivery vehicles, looking for the rear reception of the refurbished building.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Margaret Urry

Address: Flat 13, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:My family and I live in the first floor flat in Lauderdale Tower which faces 150 Aldersgate. We object to the application for permission to add three further storeys to 150 Aldersgate which will severely reduce light into our living room.

In the Daylight & Sunlight Assessment attached to the application it is stated that our flat will experience a noticeable reduction in daylight. However, this reduction is considered to be within guidance levels because the room is "served by another similar sized main window".

First, the light in the room has already been reduced by the additional storeys added to the property adjacent to 150 Aldersgate. We already have to have electric lights on in the room even on sunny summer days. The effect of another reduction in light would make the room even darker. It is not acceptable that each incremental reduction is taken in isolation so that the cumulative effect of a series of smaller reductions can be allowed, when that same reduction would not be allowed if it was caused by one development.

Secondly, light from the other "similarly sized main window" is already severely restricted because it faces Seddon House which is only a matter of a few yards from our window. Thus there is insufficient light from this second window to make up for the loss of light from the window facing 150 Aldersgate. An inspection of the property rather than a mere reliance on layouts taken from a website would have shown this.

Thirdly, given the expectation that office occupancy rates will fall sharply in the aftermath of the coronavirus pandemic there is little need for the extra office space that the upward extension of 150 Aldersgate would bring.

A combination of loss of light, the noise from construction, and the likelihood the extra space will remain vacant makes this development undesirable.

Lauderdale Tower House Group

Richard Tomkins, chair
Lauderdale Tower House Group
Flat 333, Lauderdale Tower
Barbican
London EC2Y 8NA

[REDACTED]

[REDACTED]

25 June 2020

To the City of London planning officer

PLANNING APPLICATION NUMBER 20/00371/FULMAJ

150 ALDERSGATE STREET

The Lauderdale Tower House Group is the recognised tenants' association for Lauderdale Tower, a block of 117 flats in the Barbican Estate. Our block is diagonally opposite 150 Aldersgate Street.

We strongly object to the height of the proposed development. The new building would be three storeys higher than the one it replaces, causing a substantial loss of daylight and sunlight for many flats in Lauderdale Tower.

There would also be overshadowing of the playground at the foot of Lauderdale Tower in Thomas More garden, which is the main playground for children in the Barbican Estate.

The developers have submitted a daylight and sunlight report in support of their application. This shows that many properties in residential blocks facing the development would suffer an unacceptable loss of daylight and sunlight as defined by Building Research Establishment guidelines.

However, the report understates the position since it does not show the cumulative effect of the loss of light caused by this and previous developments, in particular the upward extension of the neighbouring 160 Aldersgate Street.

The City's Local Plan 2036 states at section 4.3.38 (policy HS3):

All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

It also states:

The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

The north-west corner of the City is predominantly residential but the residential amenity of the area is increasingly threatened by the cumulative effect of individual commercial developments which would not be considered acceptable if combined in a single application.

This is especially a problem with height extensions to office blocks in the area. Each upward extension creates not only a precedent for neighbouring blocks to extend upwards to the same level but also provides a baseline for a new round of upward extensions a few years later.

We therefore urge that a line be drawn and that this application should be rejected both on the grounds of its adverse impacts as outlined above and also because of the cumulative impact on the amenity of existing residents.

(Signed)

RICHARD TOMKINS
Chair, Lauderdale Tower House Group

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Natasha Curran

Address: Flat 15 43 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I wish to object to this proposed development on the grounds of inappropriate office entry (and resultant noise in residential area), it's size, and construction noise in a predominantly residential area.

1. The proposed reception entrance/exit at 3-4 Bartholomew Place is inappropriate. The small yard at Bartholomew Place is not suitable to be a main entry for a building of this size which will have hundreds of workers using it. The design of the building enables users to walk straight through from one end to another so those arriving at the new Farringdon station would use this as the closest entry. The noise which would stem from this entrance would be to the detriment of local residents. The frontage on 150 Aldersgate Street which is a main traffic street is very large so it would be much better from residents perspective if this was the main and only entrance, with that at 3-4 Bartholomew Place being only an emergency fire exit.

2. The height and bulk of the development does not fit with the style and feel of the local historic and conversation area.

3. Residents of Bartholomew Close have been subject to over 5 years of unrelenting noise with Crossrail, and particularly the Barts Square development. There have been numerous complaints to the City of London noise pollution team. The noise and infringements have from many different construction firms, and I do not believe that any other development would be any better. I have previously requested that the City of London prioritises the needs of its residents, whose mental health suffers with these developments, particularly when the planning is uncoordinated and scheme after scheme is approved. I would be very grateful if the City would listen to this, and not approve an entry near so many residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Mary Hustings

Address: Flat 24 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object to this proposed development for the following reasons:

. the proposed entrance/exit and reception in Bartholomew Place is totally inappropriate. The yard is tiny, not fit for this purpose, and exits on to a quiet area of residential flats. Users of the new Farringdon station round the corner will inevitably use this entry/exit point to the building, couriers too, increasing footfall and traffic in Bartholomew Close significantly and creating noise and disturbance. The entrance at 150 Aldersgate is huge and should be the main, only entrance. Bartholomew Place should be an emergency exit only.

. The development is unsympathetic to the Conservation Area. The height and size of the development, and the choice of light coloured brickwork do not respect the style and feel of this historic area of the City.

Please reject this application.



Contact the City

Customer details

First Name	Dominic
Last Name	Wilkinson
Customer Email Address	
Telephone	N/A

Enquiry

Service Area	Planning
Enquiry	Consultation/Public objection
Enquiry type	Consultation/Public objection
statictext2	
Address	

608 Seddon House Barbican London

United Kingdom

Details Of Enquiry

Subject: 140 Aldersgate

Ms Dwyer and Mr Chipperfield,

I live in 608 Seddon House directly opposite 140 Aldersgate. We have the following issues

1. The plant room has been incredibly loud between the hours of 02:00 am all day until 19:00. This has been for the last two months and was not the case prior. We have had reduced noise due to traffic reduction but we are back to normal now and it is still a constant noise. The noise prevention team is unable to visit our property during Covid so there would appear nothing we can do., It is audible from inside our flat with windows closed and reads 60 db from the terrace.
2. The tenants of 140 Aldersgate have now started to use the narrow terrace opposite Seddon House after work as a gym and social space. 3 men lifting weights at lunch time and then from 19:00 onwards. This is very intrusive. We suffer serious overlooking all day and now we have people on a terrace staring straight into our flat after hours in breach of the planning conditions - 06/00927/FULL
3. Light pollution remains a problem with lights left on at all hours over several floors

This leads me on to the planning application for 150 Aldersgate - 20/00371/FULMAJ. As residents we feel our views are not taken seriously. External terraces are bound to be used outside work hours which places people directly opposite our flats staring into our homes at a time when we wish to relax after work. They are noisy and intrusive. Will the City of London consider residents in this application? We feel that our views were not regarded with the 160 Aldersgate development and that has now set a precedent for even taller buildings at 150 and presumably 140 in the future. The impact on light levels is a major concern and how tenants use these buildings and the overlooking that results has a big impact on our privacy.

What can be done in relation to the points raised above?

Best wishes,

Dominic Wilkinson

608 Seddon House

Barbican

End of email

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Laurent Veilex

Address: Flat 30 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Dear Sir

I am strongly opposed to this new development, based firstly on the fact that we already suffered many in the area (Barts Square, Crossrail etc.), all very recently. None of them were completed in time and are still ongoing due to bankruptcies, faults, many mistakes or accidents. Noise, pollution and concrete dust slowly and visiously damage our health and our children's. And there are many vulnerable people in the area.

Moreover, from the reports, this development will only add more traffic and noise both during and after completion. On that basis, it does not seem acceptable either.

Kind regards.

Laurent Veilex.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Mark Chester

Address: 121 Lauderdale Tower Aldersgate Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Dears Sirs,

I am writing to object in the strongest possible terms to the proposed extension in height to the existing building at 150 Aldersgate Street.

Whilst I have no objection to the redevelopment of the building itself, I am strongly against the proposal to add an additional three storeys to the existing building. This would bring it to the same height as the neighbouring building at 160 Aldersgate Street which, as you will recall, was extended upwards a few years ago despite vociferous and strong local opposition.

The extra height would mean a significant reduction in both sunlight and daylight for residents of Lauderdale Tower who live in flats directly facing Aldersgate Street - especially those on the lower floors of the tower - and who have already been adversely affected by the redevelopment of 160 Aldersgate Street. The cumulative impact, should the proposed extension in height to 150 Aldersgate Street be given the go ahead, should be seriously considered in line with the City's own local plan which clearly states that such aspects of any development or redevelopment be

taken into account.

This will have a very serious, permanent and negative impact in terms of sunlight and daylight to my flat and I strongly urge you to take into account the views and concerns of local residents like myself and, whilst approving the redevelopment of 150 Aldersgate Street, rejecting the application to add a further three storeys to the existing height of the building.

Mark Chester

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms TAMZIN LAWRENCE

Address: 2 MIDDLE STREET LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I strongly object to this proposed development. Before setting out my grounds I would also like to express my severe disappointment with the notification procedure. I attended the "display" at St Barts, voiced my objections, left my contact details and was assured that I would be notified when formal planning be sought. I have received nothing. I walk past this building on a daily basis and have not seen a notification of this application. It was only that I decided to check myself online. This to me reflects the complete disregard for the feedback at their information session, which is borne out by other objections to this development, and presumably is an indication of how the project will be run going forward.

The grounds for my objection:

1. The additional floors are out of character with the area in terms of height and (frankly awful white) finish, and overbearing to the neighboring residents. This will create a continuing precedent

as acknowledged by the architects who rely on the neighboring (already overbearing building) as their excuse for the additional stories. This was not allowed in the Barts Square development. The building borders and is visible from a Conservation Area and is completely inappropriate in this context.

2. Loss of sunlight: the report states they were not able to obtain layouts or gain access to our house. The plans are on your website and they have our contact details so this is untrue. The top floor of our property is living space. This has been disregarded and our property erroneously included as having satisfied BRE guidelines.

3. The proposed reception is in an inappropriate residential area, unnecessary when the existing entrance on Aldersgate exists.

4. All deliveries will be via the end of Newbury Street and Cloth Street which is already a pinch point.

5. The Neaman Practice would need to move premises - it would be untenable for patients to try to access the surgery with the disruption caused by this development.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

From: Geoff Megarity <[REDACTED]>
Sent: 24 July 2020 14:16
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: RE: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Dear Janet

The Impact Assessment is our objection. We are assessing the impact of the proposals and conclude that they are negative.

kind regards

Geoff

Geoff Megarity

BA(Hons) MRTPI



Please [click here](#) to visit our dedicated Covid-19 webpage for the latest planning updates, local authority news and information on what you can expect from us at Bell Cornwell.



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Also at Amersham, Exeter and Hook
A full list of partners can be found on our website: www.bell-cornwell.co.uk
Bell Cornwell LLP registered in England & Wales number: OC340551



From: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Sent: 24 July 2020 14:14
To: Geoff Megarity <[REDACTED]>
Subject: RE: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Afternoon Geoff

No objection comments attached just the Impact Assessment report

Regards

Janet C Wells
Admin Assistant
Department of the Built Environment
City of London
Telephone; 020 7332 3794
www.cityoflondon.gov.uk



Does your business need on-street signage to help your visitors follow safe social distancing when queueing outside your premises?
Complete our short form to request temporary vinyl signage

From: Geoff Megarity <[REDACTED]>
Sent: 23 July 2020 13:12
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Dear Sir/Madam

Please see our objection to the proposals at 150 Aldersgate Street and 3-4 Bartholomew Place in relation to application 20/00371/FULMAJ.

Kind regards

Geoff

Geoff Megarity

BA(Hons) MRTPI

Senior Planner
[REDACTED]

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Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Helen Clifford

Address: 15 Aldersgate Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The punishment of the last 5 years to the Residents is appalling with respect to both light and noise. Now, we have further incremental light reduction which punishes neighbours in both Barts Sq and the Barbican but particularly the children in the Barbican play area.

One last complaint. My letter arrived today 29th July. Letter is dated 14th July so that cuts in 1/2 the allowable time to respond.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Miss Eloise Reynolds

Address: 24 Bartholomew Close 2.2 Vicary House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: This area is incredibly noisy and the city constantly find new construction work to do. It's been two years we're putting up with road construction in our square and now you're telling us you want to start another project

Noises resonate in this area and many people work from home now. We'd like some consideration.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Richard Armitage

Address: 2.2 Vicary House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object this proposed work.

We have already been severely disrupted by excessive construction noise in the area that has made our lives a living nightmare in Barts Square.

The constant noise is honestly making the area very undesirable for us to continue living here at all. Construction work is also always never completed on time. It won't just be the demolition itself but the constant traffic passing through of deliveries, drilling for basement, etc. Works seem to be planned with consistent disregard of any residents living here to a point that is completely disgusting now. I couldn't object more to this proposed development, especially at a time when the majority of people are working from home - utterly callus.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Vin B

Address: 0.2 Askew Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We object to the construction of this building

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.|cr|(RE-CONSULTATION DUE TO AMENDED DOCUMENTS/INFORMATION RECEIVED)
Case Officer: Rob Chipperfield

Customer Details

Name: Dr Elizabeth Simpson

Address: 107 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:My objections to this proposal are two-fold: firstly on grounds of damage to the architectural landscape of the adjacent grade 2* listed estate and the conservation area in which it is set, and secondly, on damage to the amenity of a large number of local residents.

The office building at 150 Aldersgate Street is at the western edge of a conservation area stretching from the Golden Lane Estate to Ironmonger's Hall, including the Barbican grade 2* estate and landscape. Addition of two further storeys to the existing height of 150 Aldersgate Street would make a significant contribution to the creation of a canyon in which all the west facing flats in Seddon House would receive less daylight and a diminished view of the sky. This is also true for a number of the Lauderdale Tower flats facing west, and to a lesser extent to those in Thomas More House and Mountjoy House. Another risk is that bright artificial light from the office building would produce light pollution during the hours of darkness. The childrens' playground under Seddon House would also receive less daylight and during the summer months, when in

use by children of families throughout the Barbican estate, would have increased hours of shade, depriving the children of sunlight necessary for their health.

The specious argument made by the developers for their current revised plan for 150 Aldersgate Street, that they have addressed earlier objections about the proposed increased height of the building by removing the trees on the roof, as well as their failure to correct faulty assertions about loss of daylight for flats opposite their building (as corrected by Jane Smith in the objections she raised from the Seddon House group) need to be dismissed by the planning committee. Heed should be taken that objections of local residents to the plan would be met if the building did not add a further two storeys, thereby leaving the roof line at the current level, and setting the standard for the adjacent as yet unrenovated office building at 140 Aldersgate St to remain at its current height.

It would also seem appropriate at this time to ask the planning committee to take into account the post-pandemic situation with respect to the need for additional office space in the city, given that so many firms, both large and small, have indicated their plans to encourage working from home. Surely the city does not want to create another white elephant, especially one that tramples so heedlessly on the city's cultural heritage and the amenities of the residential neighbourhood in which it stands.

My objections to this proposal are two-fold: firstly on grounds of damage to the architectural landscape of the adjacent grade 2* listed estate and the conservation area in which it is set, secondly, damage to the amenity of a large number of local residents.

The office at 150 Aldersgate St is at the western edge of a conservation area that includes the Barbican grade 2* estate and landscape. Addition of two further storeys to the existing height of 150 Aldersgate St would make a significant contribution to the creation of a canyon in which all the west facing flats in Seddon House would receive less daylight and a diminished view of the sky. This is also true for a number of the Lauderdale Tower flats facing west, and to some extent to those in Thomas More and Mountjoy House. Another risk is that bright artificial light from the office building would produce light pollution during the hours of darkness. The childrens' playground under Seddon House would also receive less daylight and during summer months, when used by children of families throughout the Barbican estate. It would have increased hours of shade, depriving the children of sunlight necessary for their health.

The specious argument made by the developers for the revised plan for 150 Aldersgate Street, to address earlier objections about the proposed increased height of the building by removing the trees on the roof, as well as their failure to correct faulty assertions about loss of daylight for flats opposite their building (as corrected by Jane Smith in the objections she raised from the Seddon House group) need to be dismissed by the planning committee. Heed should be taken that objections of local residents to the plan would be met if the building did not add a further two storeys, thus leaving the roof line at the current level, and setting the standard for the adjacent building at 140 Aldersgate St to remain at its current height.

It is appropriate to ask the planning committee to take into account the post-pandemic situation with respect to the need for additional office space in the city, given that so many firms have indicated plans to encourage working from home. Surely the city does not want to create another white elephant, especially one that tramples so heedlessly on the city's cultural heritage and the amenities of the residential neighbourhood.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1).|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.|cr|(RE-CONSULTATION DUE TO AMENDED DOCUMENTS/INFORMATION RECEIVED)
Case Officer: Rob Chipperfield

Customer Details

Name: Mr Alberto Garciga

Address: Flat 151 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection to planning application based on:

- 1) Infringement of rights of light of Barbican residents
- 2) Light pollution to Barbican residents
- 3) Infringement of privacy of Barbican residents
- 4) Unnecessary office space at time when organisations are looking to downsize office space with more home-working
- 5) Economic downturn making office expansion poor business case
- 6) Millions of square feet of unleased office space in City of London already available due to overbuilding and Covid19 pandemic

Thank you, Alberto Garciga

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1).|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.|cr|(RE-CONSULTATION DUE TO AMENDED DOCUMENTS/INFORMATION RECEIVED)
Case Officer: Rob Chipperfield

Customer Details

Name: Ms Daniela Dennaahy

Address: Apartment 1.3 Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: We have just been made aware that this application has been re-submitted. Having looked at the documents that have been submitted in connection with the application, we can't see that any of our previous concerns have been addressed. We remain extremely concerned by the amount of noise, traffic and disruption the development of this building will bring. We already suffer from exceedingly large trucks coming down Bartholomew Close to deliver material to other work sites, causing congestion, damage to buildings (as they are far too large to fit around the buildings) and are therefore strongly against another work site being established behind Bartholomew Close. We are also concerned by access to the new building via Bartholomew Close going forwards and, should planning permission be granted, strongly object to access to the building from Bartholomew Close outside of normal working hours. Please consider the negative mental impact further construction in this area will have on the neighbours.

24 October 2020

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London
EC2P 2EJ

Dear Mr Chipperfield,

Objection to applications 20/00371/FULMAJ 150 Aldersgate Street

Further to your letter dated 28 September 2020, detailing a revised proposal for the above scheme at 150 Aldersgate Street, we write with the following objections. The scheme appears to have been re-submitted with very minor amendments, not taking on board any of the key objections raised by Barbican residents in the previous application back in the May 2020.

As local residents living at 110 Seddon House (opposite 150 Aldersgate Street), we write with the following objections to the planning application reference 20/00371/FULMAJ as follows:

MASSING AND SCALE:

The proposal seeks to increase in height of the building to bring it into line with the neighbouring 160 Aldersgate. Having attended the 'public exhibition' event last year the architects advised that the height and massing proposals were based on their Client seeking to maximise their asset on the site. This seems to have no regard to the context of the site, bordering both the significantly lower rise Smithfield Conservation Area to the west and the Barbican and Golden Lane Conservation Area and Grade II* Registered Park and Garden to the east. 150 Aldersgate is located directly opposite Seddon House, and is significantly closer than 160 Aldersgate to Barbican residential properties. Therefore, we would expect that the height of the proposed building would relate its context and not maximum development ambitions. The proposal as shown in the visualisations provided with the application (Heritage and Townscape Impact Assessment) creates a monolithic mass along with 160 Aldersgate, which dominates the lower scale buildings which surround it and seems over development which does not relate to the vast majority of its historically important surroundings. The removal of trees to the roof does nothing to reduce the overall impacts of the increase in building height.

IMPACT ON DAYLIGHT:

The proposal impacts on the daylight and sunlight for flats on the west side of Seddon House amongst others. These are single aspect dwellings, and the loss of daylight will impact on the residential amenity of the internal rooms of the flats as well as full use and enjoyment of the external terraces. This is detrimental to the health and well-being of City residents and we note that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

The cumulative impact of the development has not been clearly identified in the planning documentation, with previous impacts on reduced daylight/sunlight being noted from the increase in height and redevelopment of 160 Aldersgate. There are also proposals to redevelop the existing office buildings on Long Lane, which again have been shown to have an impact of reducing daylight on some west facing flats in Seddon House from the initial daylight study. The cumulative impacts of the three developments over time do not seem to have been clearly

identified by either the applicant, nor the City of London for each property to the west side of Seddon House.

When considered both in isolation and cumulatively with other developments, the proposed increase in the height and bulk of the building will lead to a diminution of residential amenity contrary both to Local Plan 2036 Policy D8 which states:

'Development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.....'

and to Local Plan 2036 Policy H3 which states:

*' - All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation
- The cumulative impact of individual developments on the amenity of existing residents will be considered.'*

IMPACT ON RESIDENTIAL AMENITY:

The increased height will impact on the duration of daylight/sunlight particularly in the low winter sun on the play area beneath Seddon House. The areas parks and open spaces are heavily used, and again the cumulative effect of development has not been clearly demonstrated in this matter.

Other recent developments around the Barbican ('The Denizen' for example) have also impacted negatively on the daylight/sunlight within local parks with a resulting negative impact on users. This scheme would further add to this unfortunate local trend at a time when the availability and increased need for good quality useable open space is at the forefront of the Covid-19 pandemic response.

PLANNING BENEFITS:

The Planning Statement documents public benefits to the proposal. However, these would appear to be very limited in the context of the scale of the proposal and do not provide an off-set to the impact of the proposed increased height of the building:

Paragraph 1.14: A new small café unit is proposed at ground floor to provide activation and additional public amenities to Aldersgate Street for local workers, visitors and residents.

There is already a significant provision of cafés in the area, some of which are being closed down as they are not viable. Generally, these operate in this area for the weekday working population and are closed at weekends. This would be of no benefit to local residents.

Paragraph 1.15: The Proposed Development will be highly sustainable and incorporate extensive landscaping works as one of the many next generation buildings promoting urban greening in the City of London. Works are also proposed to substantially improve the quality of the existing public route through the Site at Braidwood Passage. The greening and public realm works are both considered to be key public benefits of the proposals.

The greening to the upper floors would provide no benefit to residents or the general public using Aldersgate Street and appears to be used as design tool to screen the proposed additional top floors of the building. Braidwood Passage is a very small extent of public realm and the proposed improvements, whilst welcomed are small in offering and very limited. The Design and Access Statement, page 47, Section 3.2 suggests that the top floor greening will provide a 'New landscaped view for Barbican residents'. We would prefer to retain daylight through not increasing the height of the building as a benefit of the scheme, rather than have a view of this over-developed proposal.

CONSTRUCTION IMPACTS:

We would ask that the City consider limiting timing of construction work on this development should it obtain permission in whatever form to Monday to Friday only. The construction of 160 Aldersgate seemed to concentrate noisy work to a Saturday morning which made living in close proximity to this at the weekend very difficult for almost 18 months. To have to live through this again, on a site which is even closer to Seddon House seems unacceptable and unsustainable. For the foreseeable future many Barbican residents are working from home, and therefore, a large-scale construction site so close to residential properties will have a greater impact than in more normal times. Restrictions on hours of working to less than six days a week in this residential area should be part of the conditions for this application if approved.

Further observations and questions regarding the application are as follows:

STATEMENT OF COMMUNITY INVOLVEMENT:

We would like to document that the public exhibition held by the design team and their communications agency was purely an informative exercise to present a developed planning design prior to submission to the City of London. It is unfortunate that proposals were not discussed earlier through proper engagement where the team have an opportunity to work meaningfully with residents, listen to concerns and develop proposals accordingly through a more collaborative process.

VALIDATION OF THE APPLICATION:

The City of London's planning web-site provides a validation checklist for developments seeking full planning permission. This includes a requirement for plans and drawings (existing and proposed) to be submitted. The CoL's document states for plans, but also relates to sections/elevations:

'Plans should be proportionate to the nature and size of the proposal, drawn at an identified standard metric scale and titled and numbered.'

'They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished. Applications for change of use must identify the area(s) involved but elevations and sections will not be needed if there are no alterations or building work.'

Within the information submitted (which is available to the public to view), we are unable to find any to scale plans, sections, elevations which clearly demonstrate the existing/proposed scheme in relation to its immediate surround context including: Seddon House or the lower rise properties within the Smithfield Conservation Area. There are some illustrative concept sketches within the Design and Access Statement, but these, in our opinion do not appear to comply with the City's validation requirements for scaled drawings. None of the submitted plans/sections/elevations show the Barbican in any meaningful form.

Given the sensitivity of the scheme to the adjacent Conservation Areas and Grade II* RPG, it would seem an oversight that such drawings have not been submitted (as shown by what is actually provided on the architects drawing issue sheet for this application), and therefore this information is not available for proper public comment and scrutiny.

Regards

Paul Swann / Martin Spence.

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Committee(s)	Dated:
Planning and Transportation Committee	17/11/2020
Subject: City Plan 2036: Revisions to Proposed Submission Draft Plan	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1,2,4,7,9,11,12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
Report author: Adrian Roche, Department of the Built Environment	

Summary

The draft Local Plan, titled City Plan 2036, was agreed for Regulation 19 pre-submission consultation by the Court of Common Council at its meeting on 21st May 2020. Local Plan regulations at that time prevented consultation taking place without making physical copies of the Plan available for inspection. Amendments to the Regulations in July 2020 have now enabled a website only consultation.

Further changes to the Plan are now required prior to the consultation taking place to address revisions to permitted development rights and the Use Classes Order, which came into effect on 31st August and 1st September 2020; to acknowledge the short term impacts of the Covid-19 pandemic, whilst emphasising that the medium to longer term fundamentals underpinning the City's economic success remain in place; to update the Plan to reflect the City's climate ambitions in the newly adopted Climate Action Strategy; and to make minor factual updates.

Recommendation(s)

Members are asked to:

- Agree the proposed changes to the Proposed Submission draft Local Plan set out in Appendix 1 and that it be published for consultation, subject to the approval of the Policy and Resources Committee and Court of Common Council;
- Agree that, following consultation, the Plan, the public representations and other supporting documentation be submitted to the Secretary of State, for Examination;

- Authorise the Director of the Built Environment, in liaison with the Chair and Deputy Chair of the Planning & Transportation Committee, to compile a list of further changes to the Local Plan in response to public representations and submit this to the Secretary of State; and
- Authorise the Director of the Built Environment to make further non-material amendments and editorial changes prior to public consultation and submission to the Secretary of State.

Main Report

Background

1. The Proposed Submission City Plan 2036 was considered by the Planning and Transportation Committee at an informal virtual meeting on 31st March 2020. The Plan was then approved for pre-submission consultation by Policy and Resources Committee on 7th May 2020 and Court of Common Council on 21st May 2020. Formal pre-submission consultation was delayed due to Covid-19 restrictions which prevented the Corporation making the Plan and supporting documents available for physical inspection in the City. Amendments to the Town and Country Planning (Local Planning) Regulations in July 2020 have now temporarily removed the requirement for copies of the Plan to be available for physical inspection.

The need for further Plan refinement

2. In late July 2020, the Government laid a series of new regulations before Parliament, making changes to permitted development rights and to the 1987 Use Classes Order. These changes came into effect on 31st August 2020 and 1st September 2020. To ensure that the Local Plan is sound and reflects these changes to national planning policy, further refinements to the draft Local Plan are proposed. It is also proposed that adjustments are made to address some of the short term economic, social and health and wellbeing impacts of the Covid-19 pandemic, to update references in the Plan to the City Corporation's Climate Action Strategy which has now been adopted, and to make other factual updates.

Use Classes Order

3. A revised Use Classes Order came into effect on 1st September 2020. A report detailing the changes to the Use Classes Order and permitted development rights, and the implications for the City of London, was considered by the Planning and Transportation Committee on 8th September 2020. The most significant change is the creation of a new Commercial, Business and Service Uses class, Class E, which replaces the B1 business use class and the A1, A2 and A3 retail use classes. A change of use within the E class is not considered development and is not, therefore, subject to planning control.

4. The Proposed Submission draft Local Plan was prepared on the basis of the previous 1987 Use Classes Order and has a number of policies which specifically reference the Use Classes Order, seeking to manage how sites and buildings change over time. The key policy areas where change is required are:
 - a. **Protection of office accommodation.** The proposed amendments reflect the potential for change within the E Use Class, whilst continuing to emphasise the continuing need to promote and retain a critical mass of office accommodation in the City. Emerging Local Plan policy already allows for greater flexibility for other commercial uses at basement and ground floor level in line with the ambitions of the new Use Classes Order and substantive change to the policy approach is not considered necessary.
 - b. **Retail provision.** The Proposed Submission draft Local Plan seeks to concentrate A1 retail within the Principal Shopping Centres (PSCs), with retail also encouraged within the Retail Links. Isolated A1 retail units, in particular, are protected. The E Use Class is intended to provide greater flexibility to allow changes of use within town centres to retain their vitality and viability, and removes the ability to manage the change between most retail uses and between retail, office and some other commercial uses. Amendments are suggested to the Local Plan's retail policies which address these changes while continuing to promote the role of the City's PSCs as centres for traditional shops, providing comparison and convenience retail. Most City developers, landowners and occupiers are expected to continue to see the benefits of providing active frontages and the additional vibrancy and income that comes from a mix of ground floor uses, so significant change is not expected, particularly within the PSCs.

Covid-19 Impacts

5. The Proposed Submission draft Local Plan was prepared prior to the outbreak of the Covid-19 pandemic, which has had significant health, well-being, environmental and economic impacts locally and globally. Although these impacts are expected to be relatively short term, the pandemic is leading to behavioural changes. Some of these changes are temporary, but some are likely to become established as part of the 'new normal'. The acceleration of existing trends and the creation of new trends both need to be taken into account in the emerging Local Plan which is planning not just for the next few years but the medium and longer term over a 15-year period. Therefore, the Plan needs to look beyond the current pandemic to a period when the City is once more a vibrant base for a wide range of existing and new businesses, operating more flexibly to meet the changing business environment, space needs and lifestyle expectations of their workforce.
6. The immediate impact of Covid-19 has been to shift much of the City's business online with many City workers working remotely, and consequent significant reductions in journeys into the City and footfall within it. Although the pace and scale of future growth in the City of London is uncertain in the short term, the longer term geographical, economic and social fundamentals underpinning the success of the City as a vibrant centre of business creativity and innovation

remain in place. Strong interest in pre-application planning advice and investment suggest continued confidence in the City as a place in which to do business. The ways that people live, work, travel and use city centres will in the future be different, but the City will continue to be an attractive and sustainable meeting place where people and businesses come together for creative innovation.

7. Contextual changes and a reiteration of the Local Plan's flexible and adaptable strategy, which already seeks to facilitate a healthy and inclusive City, new ways of working, improvements in public realm, urban greening and a radical transformation of the City's streets are considered appropriate at this stage. Given the particular impacts of the pandemic on the retail and hospitality sector, Colliers International, have been commissioned to provide a supplementary commentary to the 2017 Retail Needs Assessment to take account of current circumstances and to provide a robust basis for the retail policies in the version of the Plan that will be submitted for examination.
8. As the Local Plan progresses to consultation and examination, the evidence base will be refreshed as part of the regular annual development monitoring programme. Further evidence will also be commissioned, where necessary. If this evidence suggests a need for wider review, this can be considered through a future review of the Plan.

Development Pipeline

9. The Plan's employment growth projections and the related office space growth target pre-date Covid and its health, behavioural and economic effects. Employment growth may be slower in the short to medium term than previously projected due to economic disruption and behavioural changes such as more remote and occasional working. However, lower levels of employment growth do not translate directly into lower demand, and need, for office floorspace overall. Covid restrictions have significantly reduced current office occupancy capacity and as we come out of the pandemic, it is likely there will be a renewed emphasis on providing more social and collaborative space in buildings, with lower office occupation densities overall. In the short to medium term, reductions in employees commuting daily into the City may be offset by this trend for lower occupation density and more social space. Some firms may reduce their total space requirements but that may provide opportunities for other firms who previously did not have much presence in the City to take up the newly available space in what is an excellent, accessible business location. The net result of these emerging trends will be monitored carefully to ensure that the Plan policy implementation remains appropriate to the evolving picture.
10. The Proposed Submission draft Local Plan provides for an uplift in office floorspace of 2 million square metres over the period 2016 to 2036. As at March 2020, there had already been a net gain in office stock of 0.58 million square metres (29% of the target) with a further 0.76 million square metres (38% of target) under construction, meaning that approximately two thirds of the target is likely to be completed in the near future. The overall office floorspace target is

therefore considered to be achievable and is consistent with our wider aspirations for the City as a commercial centre of innovation and creativity

London Recharged Report

11. The London Recharged Report, produced by the City Corporation in partnership with Oliver Wyman and Arup, was published on 20th October 2020.

<https://www.cityoflondon.gov.uk/supporting-businesses/economic-research/research-publications/london-recharged> . The report makes recommendations for the ways that businesses operate in London, the role of local and central government and the need to deliver a more diverse and representative workforce that makes the best use of London's talents. Amongst the key recommendations are a number that specifically relate to the work of the Planning and Transportation Committee, including:

- Create spaces to innovate, akin to start-up incubators. The incubators should provide workspaces with experts from government, academia and business to coalesce and innovate on specific priority themes.
- Pilot transformation of London's office stock to support new uses, including the development of 'hyper flexible spaces'.
- Motivate SMEs and artists to re-enter the city centre by providing 'hives' of affordable work space and access to basic infrastructure.
- Explore ways to innovate London's transport network considering new consumer/ commuter behaviours and the network's financial difficulties. Options could include the creation of 'flexible working' season tickets.

12. The Local Plan aligns closely with a number of these recommendations and officers participated in the steering groups informing its production. For instance, the Local Plan does:

- Encourage flexible and adaptable workspaces, including the need for incubator space and space for innovation and start-ups.
- Encourage active and vibrant uses at ground floor, to animate City spaces and provide an environment which is attractive to investors and workers.
- Highlight the importance of culture and cultural enterprises in the City's attractiveness, including a new requirement for major developments to provide cultural plans and to consider the provision of creative spaces.
- Place greater emphasis on transport within and to the City of London, increasing opportunities for active travel and emphasising the importance of the City as a sustainable business hub.

13. It is significant that the London Recharged Report has been prepared during the Covid pandemic and was informed by interviews with many senior figures to gauge their latest views on the short term and long term implications of the pandemic for London. The close alignment between the Local Plan and the recommendations in the London Recharged Report provide some reassurance that the Plan is sufficiently flexible to still be relevant in current circumstances.

Nonetheless, the schedule attached to this report includes several proposed changes to reflect key aspects of the London Recharged Report, such as the increased importance of providing spaces which encourage collaboration and creativity.

Climate Action Strategy

14. The Court of Common Council on 8th October 2020 approved a Climate Action Strategy for the City Corporation, which sets out a radical programme of measures to:
 - a. Reduce carbon emissions and a trajectory towards achieving a zero carbon City Corporation and wider City of London by 2040.
 - b. Ensure the City Corporation's buildings and public realm are resilient to more extreme weather conditions and rising sea levels.
15. The Climate Action Strategy introduces a new way of working where the risks and opportunities arising from climate change are integrated into all City Corporation decision making. Through this strategy, the City Corporation will secure and strengthen its position as a world leading financial and professional services centre, with a public realm and buildings which are attractive places to work, live, study and visit.
16. The Proposed Submission draft Local Plan already addresses the need to reduce carbon emissions, increase resilience and has, at its heart, the delivery of a sustainable and green city. The delay in consulting on the Plan and the adoption of the Climate Action Strategy provide an opportunity to refine this approach, ensuring a consistent and strong message on climate is presented by the City Corporation.

Proposed Changes

17. Appendix 1 sets out a schedule of changes to the Proposed Submission draft Local Plan. The schedule identifies those changes that are required to respond to the Use Classes Order, Covid-19 and the Climate Action Strategy. The proposed changes also take account of advice received from a Planning Inspector who held a virtual advisory visit with officers in July, albeit his advice is not binding on the Inspector who will subsequently carry out the independent examination of the City's Local Plan. A copy of the Local Plan as approved at Court in May will be sent to Members electronically before the meeting so that the proposed changes can be compared to the previously approved Plan.
18. The schedule of changes set out at Appendix 1 have been agreed by the Local Plans Sub-Committee of the Grand Committee at meetings held on 20th October 2020 and 4th November 2020. Since the amendments are considered to be material changes to the Plan that was previously agreed by the Court, they will also require the express approval of Policy and Resources Committee and Court of Common Council. Members are asked to approve the schedule for consideration by Policy and Resources Committee and Court of Common Council.

19. The schedule also identifies a number of factual updates to the Proposed Submission draft Plan. Most of these changes are non-material and, in line with the authorisation previously given by the Grand Committee, do not need express approval, but are included here for completeness.

Next Steps

20. Following consideration by the Planning and Transportation Committee, the schedule of changes to the Proposed Submission draft Plan will be considered by:
- Policy and Resources Committee on 10th December 2020
 - Court of Common Council on 14th January 2021
21. Following consideration at Court, the Proposed Submission draft Plan will be issued for Regulation 19 pre-submission consultation in late January 2021 or early February 2021 for a period of 6 weeks. Following consultation, the Plan would then be submitted, prior to the summer recess, to the Planning Inspectorate for Public Examination. The Director of the Built Environment, in liaison with the Chair and Deputy Chair of the Planning & Transportation Committee, will, if necessary, compile a list of further changes to the Local Plan in response to public representations and submit this to the Secretary of State. Formal Examination hearings are then likely to take place later in 2021, with adoption of the new Local Plan now scheduled for 2022.
22. The Government recently consulted on fundamental changes to the planning system through its Planning White Paper. The City Corporation's response to these proposals was considered by Planning and Transportation Committee on 27th October 2020. The White Paper suggests transitional provisions for those local planning authorities that have submitted a plan for public examination at the time the revised planning legislation is enacted which would allow a submitted local plan to continue progress to adoption. The timing of legislation is uncertain, but it is expected to be progressed quickly, highlighting the importance of ensuring that the City's Plan is submitted for examination in late spring/early summer 2021. Allowing further necessary changes to the Plan after consultation to be agreed by the Chair and Deputy Chair of Planning and Transportation Committee will facilitate Plan submission in 2021 in advance of national changes to the plan preparation system.
23. The Government's Chief Planner has recently advised local planning authorities not to let the current uncertainty stop them from progressing work, particularly in respect to the preparation of plans. She emphasised that authorities should try not to lose momentum, adding that strong plans can help facilitate recovery from the pandemic as well as addressing housing needs and the economic challenges that lie ahead.

Corporate & Strategic Implications

24. The review of the Local Plan is informed by the Corporate Plan (2018-23) and the new Plan, when adopted, will help to implement a number of Corporate Plan outcomes. The Proposed Submission draft Plan provides a spatial planning

framework to support the Climate Action Strategy and key corporate capital projects, along with proposals to ensure a sufficient supply of business space to meet future needs. It also aligns with the adopted Transport Strategy.

25. There are no financial, resource, legal, risk or security implications arising from this report.
26. Equalities implications – the Local Plan has been informed by an Integrated Impact Assessment which incorporates an Equalities Assessment.

Conclusion

27. The draft Local Plan was agreed for Regulation 19 pre-submission consultation by the Court of Common Council at its meeting on 21st May 2020. Local Plan regulations at that time prevented consultation taking place without making physical copies of the Plan available for inspection. Amendments to the Regulations in July 2020 have now enabled a website only consultation.
28. Changes to permitted development rights and the Use Classes Order, which came into effect on 31st August and 1st September 2020, mean that further changes to the Proposed Submission draft Plan are now required to ensure it is compliant with national planning policy. Additional changes are needed to acknowledge the short term impacts of the Covid-19 pandemic, whilst emphasising that the medium to longer term fundamentals underpinning the City's economic success remain in place. The City Corporation has also adopted its Climate Action Strategy and updates are proposed to reflect the strategy. Other factual updates are also proposed.

Appendices

- Appendix 1: Schedule of proposed amendments to the Proposed Submission version of the City of London Local Plan

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Schedule of proposed changes to the version of City Plan 2036 approved by Court of Common Council in May 2020		
Policy/paragraph	Proposed change	Reason for change
Introduction: Why is the City preparing a new Local Plan? Paragraph 1.2.3	Since the City's current Local Plan was adopted, the Government has made a number of changes to the planning system <u>through its planning reform agenda, with notable changes being made to permitted development rights and the Use Classes Order during 2020. As a result, a number of</u> ~~and some~~ policies need updating to ensure they remain up-to-date and responsive to national policy. In addition, the Mayor of London is reviewing the London Plan, which provides a strategic planning framework for London for the period up to 2041.	Factual update
Introduction: Figure 1 (after paragraph 1.3.3)	Update timetable in Figure 1 to indicate: • Publication (Early 2021) • Submission (Spring/Summer 2021) • Examination (Winter 2021/22) • Adoption (Spring/Summer 2022)	Factual update
Introduction: Policy context Paragraphs 1.3.5 – 1.3.6	Policy context 1.3.5. <u>This Plan is being prepared in an era of significant and rapid change and has been deliberately drafted to provide a flexible policy framework.</u> ~~Within this wider framework, the Local Plan can provide an environment~~ which encourages appropriate development and is responsive and adaptable to change. <u>1.3.6 In particular, the Plan seeks to provide a flexible, resilient policy framework which responds to three fundamental health and well-being, environmental and economic influences: Covid-19, climate change, and the UK's departure from the European Union.</u>	To reflect impacts arising from the publication of the City Corporation's Climate Action Strategy, the Covid-19 pandemic, the London Recharged Report and updated trading relationships

	<u>Climate change</u> <u>1.3.7 The threat from climate change is one of the most serious threats we face today. It extends beyond environmental challenges and has the potential to affect economic prosperity, social justice and global stability. Wide ranging responses are essential, encompassing individual local actions, local, strategic and national government programmes, business and community scale initiatives and global agreements. Scientific evidence indicates that the climate is already changing, and that action is needed to limit global warming to 1.5 degrees.</u> <u>1.3.8 The City Corporation has long been a champion of clean air, open space provision, sustainability and, more recently, green finance, recognising that a healthy environment is critical to business and personal well-being. It has in 2020 adopted a Climate Action Strategy which sets out a pathway to achieving net zero emissions for both the City Corporation's activities and the wider activities of businesses and residents in the City of London. The Strategy and, more importantly, the actions outlined will ensure the Square Mile and City Corporation achieve net zero carbon by 2040 and make a positive contribution to tackling climate change, are resilient to the risks of climate change and seize the opportunities presented by the transition to a low-carbon economy.</u> <u>Covid-19 pandemic</u> <u>1.3.9 Much of this Plan was drafted prior to the outbreak of the Covid-19 pandemic, which has had significant health, well-being, environmental and economic impacts locally and globally. As medical treatments are discovered and rolled out, including potential vaccines, the severity of these health impacts is expected to reduce and communities will recover in the medium term. However, the pandemic is also leading to behavioural changes; some are temporary, but some are likely to become established as part of the 'new normal'. The acceleration of existing trends and the creation of new trends both need to be taken into account when planning for the medium and longer</u>	

	<u>term. Therefore, the Plan is looking beyond the current pandemic to a period when a probable vaccine has enabled the City to once more provide a vibrant centre of business creativity and innovation which harnesses the potential of existing and new trends.</u> <u>1.3.10 Throughout its long history the City of London has been a centre for creative innovation and collaboration, bringing business and people together. The Covid-19 pandemic has in the short term shifted much of the City's business online with many City workers using modern technology to work from home, and consequently significant reductions in journeys into the City and footfall within it. Whilst the use of digital technology and remote working will remain important to the success of many City businesses in the future, reliance solely on remote working can have longer term drawbacks as it can limit the scope of the creative innovation, collaboration and informal business relationships that the City thrives upon. Therefore, it is expected that the City will remain an attractive base for a wide range of existing and new businesses, operating more flexibly with a blended approach of in-office and remote working, to meet the changing business environment, space needs and work and lifestyle expectations of their workforce. There is an opportunity to transform City workplaces to offer a rich and fulfilling experience for City workers, with the office becoming a place for socialising, meeting, sharing and collaboration. The return of City workers will bring vitality to provide a boost to businesses that rely on high footfall, including retail, food and beverage and support services to the City's offices, that have been particularly affected by Covid-19.</u> <u>1.3.11 Although the pace and scale of future growth in the City of London is uncertain in the short term, the longer term geographical, economic and social fundamentals underpinning the success of the City as a vibrant centre of business creativity and innovation remain in place. Strong interest in pre-application planning advice and investment suggest continued confidence in the City as a place in which to do business. The ways that people live, work, travel and use city centres will in the future be</u>	

	<u>different, but the City will continue to be an attractive and sustainable meeting place where people and businesses come together for creative innovation.</u> <u>1.3.xx The City Corporation will work closely with national, regional and local government, landowners and investors, businesses and residents to ensure that the City of London remains successful. It is acknowledged that the pandemic will have short and perhaps medium term financial implications for the City Corporation and for Transport for London, which may impact on, or delay, implementation of some policy aspirations and will need to be closely monitored. Nonetheless, this Plan will provide a framework to give confidence to those who wish to be involved in and to invest in the City and it has been written to be adaptable to new changes and challenges as they present themselves.</u> <u>UK trading relationships</u> <u>1.3.12 As a world leading financial and professional services centre, the future prosperity of the City will depend to a large extent on the international and national economic considerations and other external policies, particularly the United Kingdom's future trading relationship with the European Union and the rest of the world. context including future trading relationships. The UK's departure from the European Union is leading to new trading relationships and patterns. The City's reputation for expertise and innovation will be particularly important as it adapts its existing strengths in financial and professional services, and develops new strengths, to suit changing global circumstances.</u> 1.3.613. The Local Plan is influenced by national and London-wide planning policies and guidance, as well as plans and strategies produced by neighbouring boroughs and a range of statutory bodies.	

Introduction: National planning policy and guidance New paragraph following current paragraph 1.3.7	<u>1.3.xx The Government's planning reform agenda has resulted in a number of changes to national legislation and guidance. These changes, including those brought forward during 2020 to permitted development rights and the Use Classes Order, have been incorporated into this Plan. The Government has published a Planning White Paper outlining further fundamental changes to the planning system in England which would impact upon the preparation and content of local plans and the operation of development management. These reforms, if enacted, will be considered through a subsequent review of the City of London's Local Plan.</u>	Factual update
Introduction: The London Plan and other Mayoral strategies Paragraph 1.3.8	1.3.8. The Mayor of London has a duty to prepare a spatial development strategy, the London Plan, and to keep it under review. The City's Local Plan, like those produced by the London boroughs, must be in general conformity with the London Plan. The London Plan forms part of the statutory development plan for the City of London, along with the City's Local Plan. <u>The Local Plan has been prepared in alignment with the Mayor's Intend to Publish London Plan (December 2019).</u>	Factual update
Introduction: City Corporation strategies Paragraph 1.3.15	1.3.15. In particular, the Local Plan is one of the mechanisms through which the City Corporation's Corporate Plan <u>and Climate Action Strategy</u> will be implemented. The Corporate Plan sets out the City Corporation's overarching strategic direction and is structured around the three pillars of society, economy and environment. Although the Corporate Plan has a shorter time horizon than the Local Plan (2018-23), it is a visionary and forward-looking document and City Plan 2036 complements and helps deliver many of its objectives. <u>The Climate Action Strategy set out the City Corporation's pathway to achieve a zero carbon City by 2040.</u>	Factual update
Vision, Strategic Objectives and Spatial Strategy: 3.1 Contribute to a Flourishing Society	3.1.2. The City's population will enjoy good health and wellbeing. <u>The health and wellbeing of the City's communities will be integral to the design and delivery of new buildings, open spaces and the wider public realm, helping the City recover from the Covid-19 pandemic, provide inclusive and diverse spaces and address the implications of climate change.</u> Health inequality across the City will be reduced. Workers and residents	To reflect impacts arising from the Covid-19 pandemic

Paragraph 3.1.2	will have access to a range of health services within the Square Mile and beyond. Partnership working with businesses and organisations both inside and outside the City will effectively tackle the wider causes of poor health by substantially improving the City's air quality, promoting the recreational benefits of a healthy lifestyle, and ensuring inclusive access to good quality open spaces and recreational opportunities.	
Vision, Strategic Objectives and Spatial Strategy: 3.2 Support a Thriving Economy Paragraph 3.2.1	3.2.1. The City will remain the world's leading international financial and professional services centre and a driver of the national economy, continually innovating and developing new business areas <u>and flexible ways of working, including particularly</u> in the technology and creative sectors, and delivering inclusive and sustainable growth and prosperity for its communities, London and the UK.	To reflect impacts arising from the Covid-19 pandemic
Vision, Strategic Objectives and Spatial Strategy: 3.2 Support a Thriving Economy Paragraph 3.2.3	3.2.3. The City will be open to new business, new ideas <u>and innovations</u> and new ways of working <u>and collaborating, building upon the experience and lessons learned through the Covid-19 pandemic. New reflected in office business</u> floorspace <u>that is will be</u> flexible and adaptable <u>to meet creating spaces for collaboration and innovation and meeting</u> the demands of different types of business occupiers <u>and their workforces</u> , including incubators, start-ups and other small and medium sized companies. <u>There is an opportunity for the City's cultural offer to be central to its recovery and future resilience.</u> Office space will be complemented by other accessible commercial, cultural and leisure uses adding vibrancy and animation to the City's streets and benefitting the City's diverse communities.	To reflect impacts arising from the Covid-19 pandemic and the London Recharged Report
Vision, Strategic Objectives and Spatial Strategy: 3.2 Support a Thriving Economy Paragraph 3.2.5	3.2.5. The <u>quality and quantity of City's retail facilities offer</u> will <u>adapt to changing demands, offering a range of meanwhile and complementary services to the City's wider business and cultural offer and contributing to the City's development as continue to increase to meet rising demand, as the City evolves into</u> an evening and 7-day a week retail, leisure and cultural destination. Retail growth will be focused on the Principal Shopping Centres of Cheapside, Liverpool Street/Moorgate, Leadenhall Market and Fleet	To reflect changes to the Use Classes Order introduced in September 2020

	Street. Smaller retail, <u>collaboration and cultural uses</u> ~~units~~ will be provided across the City, animating ground floor spaces and meeting local worker and resident needs.	
Vision, Strategic Objectives and Spatial Strategy: 3.3 Shape Outstanding Environments Paragraph 3.3.2	3.3.2. The City's streets will provide an attractive and safe environment for walking and cycling. <u>Pavement widening and reallocation of road space for pedestrian or cycle use, allied with increased planting and greenery, will provide more space for moving around, building on the initiatives put in place during the Covid-19 pandemic.</u> Traffic reduction and improvements to the City's streets and junctions will transform the safety, look and feel of the City's street network.	To reflect impacts arising from the Covid-19 pandemic
Vision, Strategic Objectives and Spatial Strategy: 3.3 Shape Outstanding Environments Paragraph 3.3.5	3.3.5. The City will remain a centre of world class architecture with flexible, ~~and~~ <u>and healthy</u> buildings and a high quality of public realm for people to admire and enjoy. Further tall buildings will be encouraged where they can make a positive contribution to their surroundings and the skyline <u>and provide for the health and wellbeing of workers,</u> adding to the tall building cluster in the east of the City.	To reflect impacts arising from the Covid-19 pandemic
Vision, Strategic Objectives and Spatial Strategy: 3.3 Shape Outstanding Environments Paragraph 3.3.8	3.3.8. The City's buildings, public realm and transport will be highly sustainable, designed to make efficient use of natural resources, minimise emissions and be resilient to natural and man-made threats. In partnership with public and private sector organisations the City will adopt new technologies to transition to a zero emission City by ~~2050~~ <u>2040, in line with the ambitions set out in the City Corporation's Climate Action Strategy.</u>	Factual update
Vision, Strategic Objectives and Spatial Strategy: 3.3 Shape Outstanding Environments	3.3.9. The City will be a much greener place, with additional planting in and around new and existing buildings and <u>the City's streets and</u> spaces, enhancing the environment, <u>contributing to health and wellbeing</u> and mitigating the impacts of pollution. New open and amenity spaces will be created including through the creation of new pedestrian routes, accessible and permeable buildings, and the provision of amenity space at upper or roof levels. Public access to private open space will be encouraged. Biodiversity will be	To reflect impacts arising from the Covid-19 pandemic

Paragraph 3.3.9	increased by the inclusion of wildlife-friendly features in new and existing open spaces and buildings.	
Vision, Strategic Objectives and Spatial Strategy: 3.3 Shape Outstanding Environments Paragraph 3.3.12	3.3.12. To shape the future City, ensuring that it is physically and virtually well connected, sustainable and responsive, resilient to natural and man-made threats, and delivers outstanding buildings, streets, public spaces, and heritage assets.	To reflect impacts arising from the Covid-19 pandemic
Paragraphs 3.4.3, 7.5.2 & Strategic Policy S20	Change Sir John Cass School to <u>The Aldgate School</u>	Factual update
Vision, Strategic Objectives and Spatial Strategy: 3.4 Key Areas of Change: City Cluster Paragraph 3.4.4	... Freight and servicing deliveries will be reduced through off-site consolidation, the re-timing of deliveries outside of peak hours and joint working with occupiers. Pedestrian movement and permeability will be improved and with priority given to pedestrians <u>through the reallocation of road space</u> on key routes during daytime. <u>Opportunities for cycling to, from and within the Cluster will be improved alongside measures to improve pedestrian access.</u> Links to public transport nodes and other parts of the City, including to the Elizabeth Line at Liverpool Street Station, will be improved.	To reflect impacts arising from the Covid-19 pandemic
Vision, Strategic Objectives and Spatial Strategy: 3.4 Key Areas of Change: Smithfield and Barbican Paragraph 3.4.6	... Consolidation of the City Corporation's wholesale markets onto a single site outside of the City will ~~potentially~~ allow the re-use of Smithfield Market <u>in whole or in part</u> for other uses compatible with its heritage status and the City Corporation's ambitions for Culture Mile. St Bartholomew's Hospital will remain a major centre of health excellence. <u>Additional greening, new open spaces and pedestrian and cycling priority in appropriate locations will reduce the</u> potential for conflict between vehicular access to commercial and residential uses, <u>and allowing for more effective management of</u> the increased numbers of pedestrians ~~will be effectively managed.~~	Factual update to reflect progress on Smithfield Public Realm proposals

Vision, Strategic Objectives and Spatial Strategy: Spatial Strategy Paragraph 3.5.2	3.5.2. The <u>Local Plan will be implemented alongside the policies and strategy of the London Plan and, particularly the London Plan's principles of Good Growth.</u> The City Plan 2036 Spatial Strategy and the detailed policies that follow set out how <u>this the balance between commercial, residential, cultural and environmental aspirations</u> will be delivered and how the City of London will become a healthy, socially and economically inclusive City for all.	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that reference should be made to the London Plan in the Spatial Strategy
Vision, Strategic Objectives and Spatial Strategy: Spatial Strategy Paragraph 3.5.3	3.5.3. Table 1 shows the scale of the projected growth in the main land uses in the City over the period 2016 to 2036. <u>These projections pre-date the Covid-19 pandemic but the fundamental advantages and principles underpinning growth in the City remain and, over the longer term life of this Plan to 2036, growth is expected in line with the projections.</u>	To reflect impacts arising from the Covid-19 pandemic
Vision, Strategic Objectives and Spatial Strategy: Spatial Strategy	The City Corporation will facilitate a vibrant, thriving and inclusive City, supporting a diverse and sustainable London within a globally successful UK. 1. Ensuring that the City is sustainable and transitions to a zero carbon and zero emission City by <u>2050 2040</u>, delivering further urban greening and improving air quality. 2. Delivering <u>sustainable growth following the Covid-19 pandemic including</u> a minimum of 2 million m² net additional office floorspace and protecting existing office floorspace to maintain the City's role as a world leading financial and professional services centre and to sustain the City's strategically important cluster of commercial activities within the Central Activities Zone. ... 5. Delivering at least <u>1,460 2,482</u> additional homes within the City by <u>2028/29 2035/36</u> to meet housing need and continuing to deliver new housing on City Corporation estates and other appropriate sites outside of the City.	Factual Update (point 1) To reflect impacts arising from the Covid-19 pandemic (point 2) To reflect advice from a Planning Inspector during an advisory visit (point 5)

	...	
Strategic Policy S1 - Healthy and Inclusive City: New paragraph before paragraph 4.1.16	<u>4.1.xx. The design of buildings and spaces to maximise health outcomes is particularly important in light of the Covid-19 pandemic. The design of commercial buildings, outdoor spaces and residential developments should be flexible so that buildings and outdoor spaces can be reconfigured as necessary in response changing health and wellbeing requirements.</u> 4.1.16. Developers are encouraged to use established assessment methodologies to ensure that development contributes towards a healthy city. There are several accreditation systems that attempt to measure the health and well-being elements of building design, construction and operation and how these features impact on health and wellbeing.	To reflect impacts arising from the Covid-19 pandemic
Strategic Policy S1 - Healthy and Inclusive City: New paragraph at end of sub-section 'How the policy works'	Strategic Policy S1: Healthy and Inclusive City The City Corporation will work with a range of partners to create a healthy and inclusive environment, promote social and economic inclusivity and enable all communities to access a wide range of health, education, recreation and leisure opportunities, by: ... 7. Encouraging the further provision of both public and private health facilities. <u>Conditions may be attached to permissions for public healthcare facilities to ensure their future retention;</u> ... <u>4.1.xx. Changes to the Use Classes Order introduced in September 2020 have included certain health and medical services such as clinics, health centres, creches, day nurseries and day centres within the new Use Class E. This means that such uses could be converted to a range of other Class E commercial, business and service uses without</u>	To reflect changes to the Use Classes Order introduced in September 2020

	<u>planning permission. Given the limited opportunities to replace such facilities in the City, conditions may be attached to permissions for new public health facilities to ensure that the impacts of any proposed later conversion to another use can be considered through the planning application process. Conditions will not be applied to private healthcare facilities.</u>	
Policy HL2 - Air Quality	Policy HL2: Air Quality 1. Developers will be required to effectively manage the impact of their proposals on air quality. Major developments must provide an Air Quality Impact Assessment. 2. Development that would result in a worsening of the City's nitrogen dioxide or PM10 and PM2.5 pollution levels will be <u>strongly resisted</u>~~refused~~. ...	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that the current wording may not be realistic and that elsewhere in the Plan, the term 'resisted' is used
Policy HL5 - Location and protection of social and community facilities: Paragraph 4.1.37	4.1.37. Social and community facilities contribute to successful communities by providing venues for a wide range of activities and services. As such they make a significant contribution to people's mental, spiritual and physical well-being, sense of community, learning and education. Library and educational facilities and those that support the City's business and cultural roles are particularly important. <u>A definition of social and community facilities, with reference to the Use Classes Order, is provided in the glossary.</u>	To reflect changes to the Use Classes Order introduced in September 2020
Policy HL7 - Sport and recreation: New paragraph after paragraph 4.1.49	4.1.49. The City Corporation will protect existing public sports and recreation facilities in situ, where there is a need, and encourage the provision of new public and private facilities. Where in situ provision is not feasible, services should be delivered from other facilities without reducing the level of provision. However, any proposals involving the loss of public sport and recreational facilities must be accompanied by evidence of a lack of need for those facilities. Current public facilities and uses should be retained where a	To reflect changes to the Use Classes Order introduced in September 2020

	continuing need exists. If this is not feasible, preference will be given to a similar type of sport and recreational use in the first instance. <i>[moved to new paragraph]</i> <u>4.1.xx.</u> The loss of private facilities such as gyms through redevelopment or change of use will be permitted where the replacement uses meet other objectives in this Plan. <u>Following changes to the Use Classes Order introduced in September 2020, existing gyms and other indoor recreational uses could be converted to a range of alternative Class E commercial, business and service uses without planning permission, unless there are specific planning conditions attached to a site which prevent this.</u>	
Policy HL9 - Health Impact Assessment (HIA): Paragraph 4.1.54	4.1.54 HIAs provide a systematic framework to identify the potential impacts of a development proposal on the health and wellbeing of the population and highlight any health inequalities that may arise. <u>The Covid-19 pandemic has highlighted the important role that health impact assessments can play in enabling developers to understand and plan for potential risks to health and wellbeing.</u>	To reflect impacts arising from the Covid-19 pandemic
Strategic Policy S2 - Safe and Secure City	Strategic Policy S2: Safe and Secure City The City Corporation will work with the City of London Police and the London Fire Brigade to ensure that the City is secure from crime, disorder and terrorism, and is able to accommodate large numbers of people safely and efficiently by: 1. Minimising the potential for crime and anti-social behaviour by <u>ensuring that development proposals</u> designing out crime and encouraging a mix of uses and natural surveillance of streets and spaces; 2. Implementing measures to enhance the collective security of the City against terrorist threats, applying security measures to broad areas such as the Traffic and Environmental Zone, major development schemes, or to the City as a whole;	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that it was unclear whether or not some parts of Policy S1 are intended to apply to development proposals.

	3. Developing area-based approaches to implementing security measures where major developments are planned or are under construction simultaneously, and in locations where occupiers have requested collective security measures; 4. ~~Ensuring that development proposals take~~ Taking account of the need for resilience ~~in developments~~ so that residential and business communities are better prepared for, and better able to recover from, emergencies (including the promotion of business continuity measures); 5. Requiring development proposals to meet the highest standards of fire safety. Major development proposals must prepare and submit a Fire Statement setting out how the development will address fire safety in the design, construction and operation of the building.	
Strategic Policy S3 - Housing: Paragraphs 4.3.6 – 4.3.8	Strategic Policy S3: Housing The City Corporation will protect existing housing and amenity and encourage additional housing concentrated in or near the identified residential areas to meet the City's needs, by: 1. Making provision for a minimum of ~~1,460~~ <u>2,482</u> net additional dwellings between 2019/20 and ~~2028/29~~ <u>2035/36</u>: • encouraging new housing development on appropriate sites in or near identified residential areas; • protecting existing housing where it is of a suitable quality and in a suitable location; • exceptionally, allowing the loss of isolated residential units where there is a poor level of amenity; and	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that the housing requirement needs to be identified for the whole Plan period up to 2036 (albeit for the period after 2028/29 this may need to alter to ensure general conformity with any subsequent review of the London Plan)

	• refusing new housing where it would prejudice the primary business function of the City or be contrary to Policy OF2. Housing requirement 4.3.6 The NPPF sets out a standardised approach to assessing housing need and requires strategic planning authorities to follow this approach in setting housing targets in Local Plans. The City of London Local Plan is required to be in general conformity with the London Plan, which sets a housing target for the City and the London boroughs. <i>[moved to new paragraph]</i> <u>4.3.xx.</u> The London Plan strategic framework includes Policy SD5, which indicates that residential development is inappropriate in the commercial core of the City of London. Within this context, it requires the City of London to deliver 1,460 new homes during the period 2019/20 – 2028/29, with the annual average rate continuing beyond 2028/29 until such time as the London Plan is further reviewed. <u>In Policy S3 the City's housing requirement is expressed as a total of 2,482 dwellings for the Plan period to 2036, which represents the 10-year London Plan target of 1,460 dwellings plus the combined annual average of 146 dwellings for the seven years post 2028/29 (1,022 dwellings). The housing requirement beyond 2028/29 will be kept under review and may need to alter to ensure general conformity with any subsequent review of the London Plan.</u> The London Plan also includes a target that 740 units should be provided on small sites of less than 0.25 hectares in size over the 2019/20 – 2028/29 period. 4.3.7 Different assessment methods provide different figures for local housing need. The City's 2016 SHMA assessed the level of housing need, including the needs of those requiring supported and specialised accommodation in the City, over the period 2014-36, using the latest population and household projections. The SHMA identified an objectively assessed need for an annual average of 126 dwellings per year. Using the national standard method for assessing local housing need <u>at the time of preparing this Plan</u>, the	

	City's minimum annual local housing need figure over the ten-year period from 2020 to 2030 would be 112. 4.3.8 ...The City Corporation recognises that the wider housing needs across London support the case for a higher level of housing in the City than indicated by the City's SHMA. This Local Plan therefore seeks to meet the London Plan housing target ~~of 1,460 dwellings~~, <u>which has been applied to the whole of the Local Plan period as explained above.</u>	
Strategic Policy S3 - Housing	Strategic Policy S3: Housing The City Corporation will protect existing housing and amenity and encourage additional housing concentrated in or near the identified residential areas to meet the City's needs, by: ... 2. Ensuring sufficient affordable housing is provided to meet the City's housing need and contributing to London's wider housing needs by: - ensuring the delivery of a minimum of 50% affordable housing on public sector land; and - requiring residential developments with the potential for ~~more than 10~~ <u>or more</u> units to provide a minimum of 35% affordable housing on-site. Exceptionally, new affordable housing may be provided off-site, or through an equivalent cash-in lieu payment, if evidence is provided to the City Corporation's satisfaction that on-site provision cannot be satisfactorily delivered and is not viable; and - providing a mix of affordable tenures, addressing identified need in the City of London, including social or London affordable rented housing and intermediate housing (living rent, shared ownership or other genuinely affordable products) for rent or sale.	To ensure consistency with the London Plan, which has changed

Strategic Policy S3 - Housing: New paragraphs following paragraph 4.3.12	4.3.12 The City Corporation will continue to support the delivery of new market and affordable housing on its own housing estates and other appropriate land holdings outside the Square Mile in fulfilment of its ambition to deliver a significant number of new homes and contribute towards the delivery of new housing to meet London's wider housing needs. <i>[moved from current paragraph 4.3.8]</i> <u>4.3.xx. The City Corporation is the strategic housing authority for the City of London and a landlord responsible for over 1,900 social tenanted properties and over 900 leaseholder properties across London.</u> The City Corporation provides over 1,500 social housing units on 11 estates <u>that it owns and manages</u> outside of the City of London in <u>the six London boroughs of</u> Southwark, Islington, Lewisham, Lambeth, Hackney and Tower Hamlets. This is in addition to social housing provided within the City. <u>4.3.xx. The City Corporation has committed to play a leading role in tackling the housing shortage in London with a pledge to build hundreds of new social homes and thousands of additional mixed tenure homes.</u> The City Corporation's ~~Housing Strategy 2019-23~~ aims to deliver at least 700 new <u>social</u> homes on City-owned land and housing estates <u>with potential for renewal and expansion.</u> Where these homes are outside of the City, the City Corporation normally seeks joint nomination rights with the host borough to ensure that the housing can meet ~~address~~ both City of London and host borough housing need. The City Corporation as a strategic landowner across London is seeking to deliver a further 3,000 mixed tenure homes on other sites in partnership with other providers, in recognition of the need for additional housing across London to meet housing needs. <u>4.3.xx. The City Corporation's plans to build new homes have encouraged both public and private sector partners to propose development opportunities and potential joint ventures. Options to increase the supply of new homes beyond the City Corporation's own sites are being explored. The planned co-location of the City Corporation owned and managed wholesale markets (Smithfield Meat Market, Billingsgate Fish Market and</u>	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that the Plan could provide a clearer narrative on how the City Corporation is meeting housing needs on land outside the City of London

	<u>New Spitalfields Fruit and Vegetable Market) onto one site in Dagenham would provide an opportunity for mixed use redevelopment which could include housing. Billingsgate is a 5-hectare site next to Canary Wharf and New Spitalfields is a 13-hectare site in Leyton.</u>	
Policy HS4 - Housing Quality Standards	Policy HS4: Housing quality standards All new housing must be of a high-quality design and of a standard that facilitates the health and well-being of occupants and neighbouring occupants, and: • meets London Plan housing space standards; • meets standards for Secured by Design or similar certification; ~~and~~ • maximises opportunities for providing <u>communal</u> open and leisure space for residents; ~~and~~ • <u>provides amenity space for individual units, where possible including outdoor space.</u>	To reflect impacts arising from the Covid-19 pandemic
Policy HS8 - Older Persons Housing: Paragraph 4.3.62	Policy HS8: Older persons housing The City Corporation will aim to ensure there is a sufficient supply of appropriate housing available for older people by: • <u>making provision for a minimum of 170 net additional dwellings for older persons between 2019/20 and 2035/36;</u> • supporting development that meets the specific needs of older people;	To reflect advice from a Planning Inspector during an advisory visit, in which he commented that the Local Plan should reflect the London Plan's City benchmark for specialist older persons housing of 10 units per year

	• supporting development that replaces existing provision for older people with better provision that addresses care needs or fosters independent living; • ensuring new development is inclusive and accessible to all to allow people to continue living in their own homes; • resisting development that involves the net loss of housing for older people. ... 4.3.62 The City Corporation will work with developers to encourage the provision of sufficient accommodation suitable for older people, including provision of specialist older persons accommodation, where feasible, to meet identified needs. <u>Housing suitable for older persons, including sheltered housing, is provided by the City Corporation on its land and estates, inside and outside of the City. Provision outside the City may assist in meeting the need for older persons housing for City residents through nomination rights.</u> Specialist older persons housing should deliver affordable housing in line with Strategic Policy S3. Some older or disabled residents may need regular visits from carers and healthcare professionals and the provision of visitor parking would support their ability to live in their own homes. This issue is addressed in Policy VT3.	
Offices – context: Paragraphs 5.1.5 - 5.16	5.1.5. The City lies wholly within London’s Central Activity Zone (CAZ) where the London Plan promotes further economic and employment growth. <u>Prior to the Covid-19 pandemic,</u> ~~the~~ the GLA projected ~~sed~~ that City of London employment will grow by 116,000 from 2016 to 2036, of which approximately 103,000 employees are estimated to be office based. London’s rapidly growing population will <u>also</u> create ~~the~~ demand for more employment and for the space required to accommodate it. <u>5.1.xx. The Covid-19 pandemic is having significant health, wellbeing, social and economic impacts globally. The City of London has not been immune to these impacts and has seen a significant shift in working patterns to flexible and remote working, with</u>	To reflect impacts arising from the Covid-19 pandemic and the London Recharged Report

	<u>major reductions in City footfall and use of the City’s retail, leisure and cultural assets. Flexible working patterns are likely to continue in some form for most businesses and employees post Covid, within a blended approach to office working. The likely reduction in office occupation densities due to Covid presents an opportunity for City offices and businesses to reinvent themselves and the way that they work. Economic modelling by the GLA suggests a gradual return of economic activity and a return to economic and employment growth. At the same time, the fundamentals underpinning the City’s success, its locational advantages and the benefits of collaboration and co-operation remain. Alongside continued investor and developer interest in the City as a place in which to do business, these fundamentals suggest that the City will continue to prosper and, over the life of this Plan, will see further employment growth and a need for additional office, creative and collaboration space.</u> 5.1.6. The United Kingdom’s exit from the European Union will <u>also</u> have short and long-term effects on economic and employment growth depending on the detail of future trading arrangements. ~~Whatever those arrangements London’s strong underlying strengths mean that it is necessary to plan for continued growth to ensure that the City remains a global financial and professional services centre.~~ <u>5.1.xx. The City Corporation will continually review employment and office growth trends and the economic impacts of the Covid-19 pandemic and the UK’s departure from the European Union and will bring forward a review of this Plan to address changing trends, where necessary.</u>	
Strategic Policy S4 - Offices: New paragraph after paragraph 5.1.7	5.1.7. The City of London is a world leading international financial and professional services centre and has a nationally important role in the economy. To maintain this position, it is vital to ensure that sufficient office floorspace is available to meet projected employment growth and occupier demand and that additional office development is of high quality and suitable for a variety of occupiers. The overall office floorspace target of	To reflect impacts arising from the Covid-19 pandemic and the London Recharged Report

	2,000,000m² is derived from the estimated growth in office employment between 2016 and 2036 and represents a 23% increase in floorspace. <u>5.1.xx. Notwithstanding the short term impacts of the Covid-19 pandemic on occupier demand and construction activity, the City has a robust development pipeline. In March 2020, approximately two-thirds of the total office floorspace target had either been completed since the baseline date of 2016 or was under construction. While the long term impacts of the pandemic on the office market are uncertain, flexible working has become a key part of the business environment and it seems likely that many City workers will choose to spend at least part of the week working remotely rather than from the office. However, this trend is expected to be counteracted by a shift towards lower occupation densities and the provision of more breakout space within offices. The overall impact on floorspace demand may therefore be broadly neutral.</u>	
Strategic Policy S4 - Offices	Strategic Policy S4: Offices The City Corporation will facilitate significant growth in office development of the highest quality to meet projected economic and employment growth by: 2. Ensuring that new floorspace is designed to be flexible to allow <u>the transformation and</u> adaptation of space <u>to support new uses and</u> ~~for~~ different types and sizes of occupiers and to meet the needs of SMEs, <u>innovative and</u> start-up companies and those requiring move-on accommodation. 4. Protecting existing office stock from being lost to other uses where there is an identified need or where the loss would cause harm to the primary business function of the City. <u>Where necessary, conditions may be attached to permissions for new office floorspace to secure its long-term use for such purposes.</u>	To reflect changes to the Use Classes Order introduced in September 2020 and the London Recharged Report
Strategic Policy S4 – Offices:	5.1.13. The City Corporation has made an Article 4 Direction removing permitted development rights for the change of use of offices (B1a) to dwelling houses (C3) across	To reflect changes to the Use Classes Order

New paragraph after paragraph 5.1.13	the whole of the City. The Direction is consistent with the approach to office development and protection of offices set out in this Plan. <u>5.1.xx. Changes to the Use Classes Order introduced in September 2020 mean that offices could be converted to a range of other Class E commercial, business and service uses without planning permission. Given that the largest past losses of office accommodation in the City have been to residential or visitor accommodation uses, this change is not expected to pose a significant risk to the City’s strategic role as a centre for financial and professional services. However, where permission is granted for office schemes that meet a specific identified need, conditions may be attached to ensure the impacts of any proposed later conversion of such space can be considered through the planning application process.</u>	introduced in September 2020
Policy OF1 - Office Development: Paragraph 5.1.15	5.1.15. Offices are the predominant land use in the City, but complementary uses are required to provide supporting activities and services for businesses, workers and residents in appropriate locations within the City. Complementary uses which contribute to the City’s economy include retail, leisure, education, health facilities and cultural uses. A mix of commercial land uses, in particular at ground floor and basement levels, may create active frontages enhancing an area’s vitality and provide important complementary services. <u>They also provide opportunities for creativity, collaboration and social interaction, which are key to the success of the City’s business clusters.</u>	To reflect impacts arising from the Covid-19 pandemic
Policy OF2 - Protection of Existing Office Floorspace: Paragraph 5.1.18	5.1.18. The protection of existing offices is important to ensure that there is a range of office stock to provide choice in terms of location and cost to potential occupiers. Proposals involving the loss of office accommodation <u>that require planning permission</u> will need to be supported by robust evidence of marketing and viability to ensure that viable offices can be retained to meet future office need. <u>Following changes to the Use Classes Order introduced in September 2020, existing offices could be converted to a range of other Class E commercial, business and service uses without planning</u>	To reflect changes to the Use Classes Order introduced in September 2020

	<u>permission, unless there are specific planning conditions attached to a site which prevent this.</u>	
Policy OF3 - Temporary Meanwhile Use of Offices: Paragraphs 5.1.27- 5.1.28	Policy OF3: Temporary 'Meanwhile' Uses ~~of Offices~~ 1. Temporary use of vacant ~~office~~ commercial, business and service buildings ~~or and~~ sites ('meanwhile' uses) will be permitted where the proposed use would not result in adverse impacts on the amenity of the surrounding area or the primary business role of the City. Where temporary permission is granted it will be for a period not exceeding 36 months and the site will revert to office use thereafter. 2. Residential development is not considered an appropriate meanwhile use and will not be permitted. <u>Reason for the policy</u> 5.1.27. Where ~~office~~ buildings or sites in Class E commercial, business or service uses are vacant, and development is not expected in the short term, 'meanwhile' or temporary uses will be supported to ensure the vitality and vibrancy of the City is maintained, subject to the impact on surrounding uses. <u>How the policy works</u> 5.1.28 'Meanwhile' uses will be granted subject to conditions for a maximum of 36 months, after which the use will revert to office its prior lawful use. Applications to extend the period of the 'meanwhile' use or make it permanent will be considered against the ~~criteria in Policy OF2~~ relevant policies in the Development Plan and will not be permitted unless it is demonstrated that the permanent loss of ~~office floorspace~~ the prior lawful use is acceptable.	To reflect changes to the Use Classes Order introduced in September 2020

Retailing – context: Paragraph 5.2.3	5.2.3 The ways in which people shop and use retail facilities ~~is-are~~ changing and the City’s retail offer needs to adapt to address changing consumer and leisure habits, whilst also retaining a focus on centres as places to shop. <u>The Covid-19 pandemic has significantly reduced footfall in town centres and retail centres nationally and hastened the growth of online retailing, having short-term impacts on the vitality and viability of many retail and leisure facilities.</u> Retail centres that provide a diverse range of <u>town centre uses, including</u> shops, services, <u>creative</u> and leisure activities are likely to be in a better position to respond to changing retail demand <u>and recover from the impacts of Covid-19.</u> In the City, as elsewhere, there has been an expansion of <u>experiential retail</u>, leisure, ~~and~~ entertainment <u>and mixed</u> uses, which can increase footfall at different times of the day and add to the visitor experience. Such uses are an important component of the City’s overall retail mix.	To reflect impacts arising from the Covid-19 pandemic
Strategic Policy S5 – Retailing: Paragraphs 5.2.4 – 5.2.8	Strategic Policy S5: Retailing The City Corporation will seek to improve the quantity and quality of retailing and the retail environment, promoting the development of the City’s four Principal Shopping Centres (PSCs) and the linkages between them by: ... 2. Supporting proposals that contribute towards the delivery ~~of a minimum of 196,000 m² gross~~ of additional retail floorspace across the City to meet future demand up to 2036. ... 5. ~~Giving greater priority to~~ <u>Focusing comparison and convenience</u> shops ~~(A1 uses)~~ within the PSCs, with a broader mix of retail and appropriate town centre uses on the peripheries of the centres and the Retail Links. ... 5.2.4 Four Principal Shopping Centres (PSCs) have been identified which provide a variety of comparison and convenience shopping, ~~largely falling within the A1 use class,~~ in the City of London: Cheapside, Fleet Street, Leadenhall Market and Moorgate/Liverpool	To reflect impacts arising from the Covid-19 pandemic and changes to the Use Classes Order introduced in September 2020

	Street. Cheapside PSC is considered to be the City's 'high street' and has seen the most significant retail development in recent years. Moorgate/Liverpool Street PSC has potential to accommodate significant further retail floorspace, capitalising on the opening of the Elizabeth Line and becoming a key retail destination. 5.2.5 ~~The floorspace target is based on a~~ <u>A</u> Retail Needs Assessment <u>undertaken in 2017</u> ~~which~~ identified a need for <u>approximately 200,000 m²</u> ~~196,000 m²~~ of additional retail floorspace up to 2036. <u>This is an aspirational target based principally on projected employment growth in the City. The reduction in footfall and the increase in online retailing as a result of the Covid-19 pandemic has reduced retail activity in the City, at least in the short term. The introduction of a Commercial, Business and Service use class, Class E, which replaces previous A1, A2 and A3 uses, reduces the City Corporation's ability to manage the mix of retail uses. These changes are likely to impact on the projected level of retail growth. Nevertheless, the fundamental economic indicators underpinning the Local Plan remain and the patterns of growth identified in the Retail Needs Assessment remain valid.</u> The Assessment identifies the potential for significant retail growth in and around the PSCs, with a focus on potential growth around Moorgate/Liverpool Street. Some growth is anticipated to come forward outside the PSCs, near them or along the Retail Links. ... 5.2.7 There are further opportunities to develop the City's retail offer, allowing for a broad mix of retail facilities while maintaining a predominance of <u>A1 comparison and convenience</u> retail uses. The role and status of the four PSCs will be strengthened, encouraging further <u>retail A1</u> development, enhancing the retail offer in the City, supporting its primary business function and the growing cultural activity within the City. Improvements to pedestrian links and the retail offer within the Retail Links will encourage shoppers to move between the PSCs by ~~making these connecting routes more interesting~~	

	~~and convenient to explore~~ <u>enabling increased activity along these connecting routes, and creating a welcoming and vibrant environment.</u> 5.2.8. Major retail development, defined as development over 2,500m² gross floorspace, should locate within PSCs, but where suitable sites are not available sites on the edge of the PSCs or on identified Retail Links should be considered before other areas of the City. Smaller scale retail development will be encouraged throughout the City, where it provides an active frontage and facilities which meet the needs of the City's working population or local residents. Particular encouragement will be given to <u>A1 convenience retail</u> uses near to residential areas that serve the needs of residents.	
Policy RE1 - Principal Shopping Centres: Paragraphs 5.2.11 - 5.2.16	Policy RE1: Principal Shopping Centres 1. Principal Shopping Centres (PSCs) are designated frontages on the Policies Map. Sites or buildings that form part of a designated frontage are considered to be part of the PSC in their entirety. 2. The role of the PSCs as concentrations of <u>A1-comparison and convenience</u> shopping will be retained. The loss of ground floor retail frontages and/or floorspace will be resisted and additional retail provision, ~~predominantly A1 shops,~~ of varied unit sizes and frontage lengths will be encouraged, <u>supported by complementary uses that increase footfall and provide active frontages. Where planning permission is required, Pp</u> proposals for changes between retail uses within the PSCs will be assessed against: • the contribution the unit makes to the function and character of the PSC; and • the effect of the proposal on the area in terms of the size of the unit, the length of its frontage, the composition and distribution of retail uses within the frontage and the location of the unit within the frontage. ~~3. Proposals for the change of use from shops (A1) to other Class A and appropriate town centre uses at upper floor and basement levels will normally be permitted, where they do not detract from the functioning of the centre or amenity.~~	To reflect changes to the Use Classes Order introduced in September 2020 and the importance of partnership working

	... 5.2.11. ~~Retailing comprises shops (A1), financial and professional services such as banks (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5).~~ Retail uses within the PSCs are predominantly A1 comparison and convenience uses and the City Corporation considers that this predominance should continue, <u>supported by other town centre uses that provide activity at street level and create a welcoming and attractive environment for people to shop, access services and spend leisure time.</u> 5.2.12. <u>Following changes to the Use Classes Order introduced in September 2020, existing shops, premises providing financial and professional services to the public, and restaurants and cafes could be converted to a range of other Class E commercial, business and service uses without planning permission, unless there are specific planning conditions attached to a site which prevent this.</u> ~~When considering proposals~~ Where planning permission is required for changes between retail uses, the City Corporation will require the provision of active retail frontages onto the street and will also assess the contribution the unit makes to the character of the PSC as a whole and its frontage; for example, A1-retail units that are large or in prominent locations should be retained in A1-retail use. The net loss of ground floor ~~A1-uses within the PSCs will be resisted. The net loss of other~~ retail uses to non-retail uses within the identified PSC frontages could compromise the vitality of the PSCs and will ~~also~~ be resisted. ~~Exceptionally, permission may be granted for non-retail, appropriate town centre uses such as leisure in the PSCs, providing these are complementary to the core retail offer and incorporate active frontages with an element of retail sales space. A1 units at upper floors and basement levels may contribute to the retail provision of PSCs. However, it is recognised that pressure on ground floor shop units may be reduced by locating other retail and town centre uses at non-ground level. Change of use from shops to other retail or town centre uses at upper floors or basements will be assessed in relation to the contribution the unit makes to the character of the PSC and the effect of the proposed entrance and use on the ground floor frontage.~~	

	5.2.13. Proposals for additional retail development in the PSCs should incorporate a range of unit sizes and frontage lengths to help provide a more diverse retail offer, whilst retaining a predominance of A1 comparison and convenience shopping uses. <u>Where necessary to retain a critical mass of retail provision within the PSCs, conditions may be attached to permissions for new retail development to ensure that the impacts of any proposed later conversion of such space to non-retail uses can be considered through the planning application process.</u> Retail uses can generate significant numbers of delivery trips and retail development proposals will be required to demonstrate how delivery and servicing requirements have been addressed in the design process. ... 5.2.15 Cheapside is currently the largest PSC in the City and serves a wider catchment area than the other centres. The PSC includes Bow Lane, the ground floor of One New Change, Cheapside and Poultry. The PSC has undergone significant redevelopment since 2011 and the strategy is to reinforce its role and character as the City's 'High Street', maintaining a clear predominance of A1 retail units with a focus on comparison goods and food and drinks provision. There is scope for greater weekend trading and for some additional retail floorspace, particularly to link the western part of Cheapside with Culture Mile. <u>The City Corporation will work with the Cheapside Business Alliance to promote Cheapside as a shopping, business and visitor destination and to support its evolution into a seven day a week destination.</u> Timed restrictions on vehicular access to Bank Junction and the potential for future public realm improvements provide an opportunity to achieve greater pedestrian movement and retail links between Cheapside and retail activity within the Royal Exchange and further east. 5.2.16 Fleet Street is the smallest PSC and predominantly serves the needs of nearby workers and residents with a limited number of premises open in the evenings or at weekends. The PSC has a linear form and the busy road creates a poor environment and acts as a barrier to pedestrian permeability. Improvements to the public realm would help	

	to improve the environment and the visitor and shopper experience. The current retail stock is largely A1 food retail, and there is an opportunity to capitalise on the comparatively lower rents...	
Policy RE2 - Retail Links: Paragraph 5.2.22	Policy RE2: Retail Links Within the Retail Links, the net loss of <u>active retail</u> frontages and floorspace will be resisted, <u>including the loss of retail facilities</u>, and additional retail development will be supported. A mix of ~~shops and other~~ retail and town centre uses will be encouraged in the Retail Links, ensuring that the location and balance of uses does not adversely affect the function of the Link, any nearby PSC or their surrounding areas. ... 5.2.22. While the mix of uses in the Links should include <u>comparison and convenience</u> ~~A1~~ shops, a variety of other retail and town centre uses will be permitted, where there is no detrimental or cumulative effect on the amenity of neighbouring residential or business premises, such as through litter, noise, disturbance and odours. All <u>development proposals for change of use</u> in the Retail Links <u>should</u> ~~will be required to~~ incorporate active frontages at street level.	To reflect changes to the Use Classes Order introduced in September 2020
Policy RE3 - Ground floor retail provision elsewhere in the City: Paragraphs 5.2.23 – 5.2.24	Policy RE3: Ground floor retail provision elsewhere in the City 1. Retail uses will be encouraged at ground floor level across the City provided they: • include active frontages onto the street; • do not impact adversely on the amenity of residents, workers and visitors; • do not impact adversely on the operation of office premises; and • would not adversely affect the vitality and viability of the PSCs or Retail Links. 2. The loss of A1 convenience retail units that meet a local residential need will be resisted unless it is demonstrated that they are no longer required.	To reflect changes to the Use Classes Order introduced in September 2020

	<u>Reason for the policy</u> 5.2.23. Retail units outside of PSCs and Retail Links provide local facilities for the City's workforce, enhance the City's vibrancy, and may serve the City's residential communities. Given that most of the City's retail provision is tailored towards City workers, it is important to retain A1 units such as convenience stores that are within easy walking distance of the residential areas <u>and meet the day to day needs of surrounding communities. Unless they are subject to specific planning conditions, such units could be converted to any Class E commercial, business and service use without planning permission.</u> <u>How the policy works</u> 5.2.24. The provision of new retail units, particularly A1 comparison and convenience units, at ground floor level in existing and new development will be encouraged where these units do not have an adverse impact on the operation of office premises, provide an active frontage onto the street and do not have an adverse impact on the amenity of residents, workers or visitors by reason of noise, smells or fumes from the operation of the unit or servicing and deliveries. Use of ground floors for retail provides the opportunity to create more permeable buildings which can assist in reducing pressure for space on City streets.	
Policy RE4 - Specialist retail uses: Paragraph 5.2.26	5.2.26. The City Corporation will ~~resist proposals which result in the permanent loss of work with owners, developers and occupiers to retain specialist retail uses and premises, unless where~~ it can be demonstrated that such uses ~~are of~~ <u>are no longer required or can be re-provided on a suitable, alternative site which retains any</u> historical or cultural significance. <u>The City Corporation may attach conditions to planning permissions to ensure the retention or the</u> replacement of specialist facilities on the same site ~~will be required~~ where they are impacted by development proposals.	To reflect changes to the Use Classes Order introduced in September 2020

Policy RE5 – Markets: Paragraph 5.2.27	Policy RE5: Markets Proposals for markets and temporary retail pop-ups will be ~~permitted~~ <u>encouraged</u> where they: • are of an appropriate scale and frequency for their location; • would not have a significant adverse impact on the vitality and viability of existing retail centres within or outside the City; • would not have a significant adverse impact on the amenity of nearby residents or business occupiers; • would not unduly obstruct pedestrian and vehicular movement; and • would not involve the permanent loss of open space or harm the character of that space. 5.2.27 There is an increasing demand for temporary retail pop-ups and street food markets, such as the Guildhall Yard Lunch Market, which can support the local economy by generating increased vibrancy, retail diversity and footfall. These uses provide greater retail choice, enliven the public realm and increase the attractiveness of the City as a place to live, work and visit. <u>Pop-up and meanwhile uses can minimise vacancies of retail premises while a long-term occupier is sought, and may be used to animate areas where construction works are taking place.</u> ... 5.2.30. Proposals for markets or temporary retail pop-ups located within a building or its curtilage, should be ancillary to and complement the main use of the site. When assessing proposals for new <u>permanent</u> markets and <u>opportunities for</u> pop-ups, the City Corporation will consider the potential for significant adverse impacts on ~~existing retail centres~~ <u>the trade of retailers occupying fixed units</u> within the vicinity together with impacts on the amenity of nearby residents or business occupiers, on pedestrian and vehicular movement or on open spaces.	To reflect impacts arising from the Covid-19 pandemic

Strategic Policy S6: Culture, Visitors and the Night-Time Economy: Bullet point 1, and paragraph 5.3.8	• Providing, supporting, encouraging access to and further developing a wide range of creative and cultural spaces and facilities across the City, and delivering a major destination for culture and creativity in the north west of the City through the Culture Mile initiative. 5.3.8 Developers will be required to submit Cultural Plans as part of planning applications for major developments. These should set out how the development will contribute towards enriching and enhancing the City's creative and cultural offer, for example, by incorporating cultural activities or displays in ground floor spaces; facilitating public access and providing exhibitions/interpretation boards in relation to matters of historic interest; providing permanent or temporary space for creative enterprises; and incorporating public art either within the design of the building or as freestanding structures. Further information on the content of Cultural Plans will be set out in an SPD.	Clarification
Policy CV1 - Protection of existing visitor, arts and cultural facilities: New paragraph after paragraph 5.3.10	5.3.10 There are many cultural facilities that are unique to the City and maintain an historic or cultural association with the Square Mile. Special consideration needs to be given to the protection of these facilities to maintain the City's unique cultural heritage. Examples of such facilities include City Livery Halls, public houses which have a heritage, cultural, economic or social value to local communities, theatres, museums, churches and specialist retail premises such as the Silver Vaults in Chancery Lane. <u>5.3.xx. Some cultural facilities fall within broad categories of land use under the Use Classes Order, enabling the change of use of any one land use to another within that class without requiring planning permission. For instance, museums, places of worship and exhibition halls all fall within Use Class F.1 (Learning and non-residential institutions). However, other uses such as theatres, concert halls and public houses are classed as sui generis, meaning that planning permission would be required to change them to any alternative use.</u>	To reflect changes to the Use Classes Order introduced in September 2020

Policy CV2 – Provision of Visitor Facilities: Bullet point 6	Policy CV2: Provision of Visitor Facilities The provision of facilities that meet the needs of visitors in new cultural developments and in nearby open spaces and the public realm will be encouraged, including: temporary pop-up art installations, <u>galleries and spaces</u> in appropriate locations;	London Recharged Report
Policy CV3 – Hotels: Paragraph 5.3.15	5.3.15 While the majority of visitors are day-trippers, the City has seen strong demand for hotel accommodation in the last ten years, and in 2019 had 38 hotels, apart-hotels and hostels, providing 6,100 bedrooms. The GLA has forecast the need for an additional 58,146 bedrooms in London between 2015 and 2041. This demand is driven by a projected increase of 42 million international visitor nights and a 15 million increase in domestic visitor nights. The City’s projected share of this increase is 4,341 rooms. Based on past trends and hotel sites currently permitted or under construction, there is a strong likelihood that the City will meet the London Plan requirement. <u>It should be noted that these GLA forecasts predate the Covid-19 pandemic but although there have been short term impacts on the tourism industry, the attractions of the City and of London as a visitor destination remain strong.</u>	To reflect impacts arising from the Covid-19 pandemic
Policy CV4 - Evening and night-time economy: Paragraphs 5.3.11 – 5.3.12 and 5.3.15	5.3.11 Night-time entertainment uses in the City include restaurants and cafes ~~(A3)~~, drinking establishments ~~(A4)~~, hot food takeaways ~~(A5)~~ and other related uses including, for example, a nightclub or a mix of such uses. They form part of the City’s wider night-time economy. 5.3.12 The management of night-time entertainment and licensed premises is undertaken through the operation of both planning and licensing regimes. In general, the planning regime controls the location, design and planning use of premises to protect the amenity of an area or local residents, whilst the licensing regime is used, having regard to licensing objectives, to control specific activities at premises to prevent, for example, noise and other public nuisance. <u>Changes to the Use Classes Order in 2020 allow flexibility for</u>	To reflect changes to the Use Classes Order introduced in September 2020

	<u>commercial premises including offices and shops to become restaurants and cafes without requiring planning permission. Licensing and environmental health legislation would need to be applied to address any potential nuisance to nearby occupiers in these circumstances, albeit that planning permission would be required for any physical works such as ventilation equipment associated with a restaurant or café use.</u> ... 5.3.15 All planning applications for <u>restaurants and cafes, where planning permission is required, and for drinking establishments, hot food takeaways A3, A4, A5</u> and related, uses should include information stating the proposed hours of operation. The City Corporation may impose conditions requiring the closure of the premises between the hours of 11pm and 7am where appropriate. such as near noise sensitive uses.	
Policy IN1 – Infrastructure Provision and Connection: Paragraphs 5.4.5 and 5.4.10	5.4.5. The dense concentration of businesses means that high demand is focused in a restricted geographical area. Electricity, telecommunications, water, gas and district heating and cooling networks are of particular importance. Congested cable routes traverse the City under its streets. Energy demands are increasing, particularly to provide air conditioning to counter increased warming and the delivery of upgraded ICT networks required by financial and business services. <u>The impact of Covid-19 has highlighted the importance of digital connectivity. Recovery from the pandemic offers an opportunity to speed up the transition to a digital economy, accelerating the adoption of remote and home working, e-learning, e-commerce and telemedicine.</u> ... 5.4.10. It is essential for the City to be digitally connected and responsive to the changing requirements of business, <u>equipping businesses to benefit from the digital transformation stimulated by the Covid-19 pandemic.</u> ~~and for Buildings to~~ <u>must</u> be equipped to meet the <u>digital</u> needs of current and future occupiers. Developers will be expected to undertake an assessment of the connectivity of major new office buildings or refurbishments, using a wired certification such as WiredScore.	To reflect the impacts arising from the Covid-19 pandemic and the London Recharged Report

Design – context: Paragraph 6.1.3	6.1.3. To realise the City Corporation’s vision for the Square Mile, the design of the built environment should contribute towards the delivery of a competitive and creative City with exemplars of sustainable building design. Development should contribute towards the aim of achieving a zero emission and climate resilient City by ~~2050~~ 2040 in accordance with the ~~London Plan~~ City Corporation’s Climate Action Strategy .	Factual update
Strategic Policy S8 – Design: Paragraph 6.1.8	6.1.8. The City has a large workforce whose numbers are expected to grow substantially, <u>albeit that increased remote working means that actual footfall may not rise in proportion to total employment.</u> Most journeys within the Square Mile are on foot and pedestrian movement is particularly high during morning and evening peak times. The City has retained much of its historic street pattern, which provides convenient walking routes and allows for a high degree of pedestrian permeability. The City Corporation uses pedestrian modelling to better understand pedestrian flows and to manage the impact of proposed new development. The Transport Strategy sets standards and targets for pedestrian accessibility which will be implemented, in part, through this Plan.	To reflect impacts arising from the Covid-19 pandemic
Policy DE1 - Sustainability Standards: Paragraphs 6.1.11 and 6.1.14	6.1.11. The drivers for sustainable development are increasing, affecting global and local businesses, workers, residents and visitors. <u>The businesses that survive will be those that embrace sustainability and responsible consumption.</u> The pace and prestigious nature of development in the City presents opportunities to incorporate innovative design in both new and existing buildings to provide positive environmental outcomes for the City’s priorities: • Energy, carbon emissions and air pollutants – reducing emissions and moving to a zero emission and zero carbon city by ~~2050~~ 2040, in line with ~~London Plan~~ the requirements of the City Corporation’s Climate Action Strategy; • Water – reducing water use in an area of serious water stress; • Pollution – reducing exposure to poor air quality; • Materials – retaining embodied carbon in existing buildings and materials and improving resource efficiency.	Factual updates to reflect the City Corporation’s Climate Action Strategy and the London Recharged Report

	... 6.1.14. The City Corporation ~~is developing~~ has adopted a Climate Action Strategy which ~~will set~~ sets out a trajectory towards zero carbon in the City of London by 2040, and actions required to ensure that the City is resilient to the impacts of climate change. The application of sustainability standards through this Plan will contribute to the achievement of these objectives. <u>Guidance in the area of sustainable development is rapidly evolving. Applicants should use the most up to date guidance to inform their planning proposals.</u>	
Vehicular Transport and Servicing – context: New paragraph after paragraph 6.2.1	6.2.1. The City is served by an extensive public transport network with six mainline railway stations, 12 underground and DLR stations and an extensive network of bus routes. Transport for London identifies the whole of the City of London as having a Public Transport Accessibility rating of above 6, the highest possible score. In addition, major rail termini near the City are used by large numbers of City commuters. Significant improvements are being made to public transport provision, particularly with the opening of the Elizabeth Line with two stations in the City at Farringdon and Liverpool Street/Moorgate. There are also river bus services which stop at Blackfriars Pier and at Tower Pier just outside the City. <u>6.2.x. The City has access to a very wide regional labour pool with many of its businesses drawing their workforces from destinations across London and the wider South East. The provision of safe, convenient, sustainable and effective public transport services and facilities is critical to the City’s international competitiveness and its ability to continue to attract highly skilled workers. Given the unique nature of the City, with its comparatively low residential population and its dependence on inward commuting, the widely publicised ‘15-minute cities’ concept is not directly relevant to the City’s circumstances. For instance, some services for City residents are provided in adjoining boroughs through partnership working arrangements, since it may not be cost effective to deliver those services within the Square Mile. The policies in this Plan seek to facilitate ease of access to jobs and services by walking and cycling for those who are able to do so, including ensuring good connections to neighbouring boroughs.</u>	To reflect impacts arising from the Covid-19 pandemic

Vehicular Transport and Servicing – context: Paragraph 6.2.4	6.2.4 The demands on the City’s transport network are increasing due to significant growth, fast-moving technological development and changing travel habits. In light of these factors, the City Corporation published a long-term Transport Strategy in 2019 which sets the key priorities for the City’s streets and how the network is used. The Transport Strategy was developed in parallel with the drafting of the Local Plan and the policies set out in both are aligned. <u>Measures to support the City’s Covid-19 recovery may provide an opportunity to accelerate delivery of some elements of the Transport Strategy.</u>	To reflect impacts arising from the Covid-19 pandemic
Active Travel and Healthy Streets – context: Paragraph 6.3.2	6.3.2 The City’s workforce is expected to increase significantly over the course of the Plan period to 2036, <u>albeit that increased remote working means that actual footfall is unlikely to rise in proportion to total employment.</u> ~~while visitor numbers are also anticipated to rise.~~ This will result in significant ~~and increasing~~ pressure on the pavements and the public realm at peak times in the morning, lunchtime and early evening. Figure 15 illustrates forecast pedestrian flows across the City in 2026 during the am peak. <u>This forecast was produced before the Covid-19 pandemic and it is uncertain to what extent the pandemic may affect medium and longer term pedestrian movement in the City. The pandemic has, however, emphasised the importance of facilitating safe and convenient public transport services into and out of the City together with measures to ensure active travel and pedestrian comfort within the City’s boundaries.</u>	To reflect impacts arising from the Covid-19 pandemic
Strategic Policy S14 - Open Spaces and Green Infrastructure: Paragraph 6.6.3	6.6.3. Open and green space is under increasing pressure due to the intensification of development, an expanding workforce and growing visitor numbers projected over the Plan period. <u>It is important that access to these spaces is protected and expanded as they provide multiple positive impacts on physical health and mental wellbeing, including providing opportunities for exercise, to reduce stress levels, and to facilitate social interaction.</u>	To reflect impacts arising from the Covid-19 pandemic
Policy OS2 - City Greening:	Policy OS2: City Greening	To reflect advice from the District Surveyor

Paragraph 6.6.13	1. The provision of urban greening should be integral to the design and layout of buildings and the public realm. • All development proposals will be required to demonstrate the highest feasible levels of greening consistent with good design and the local context; • The installation of biodiverse extensive or intensive green roofs, terraces and green walls will be sought, where appropriate, and new development should not compromise these elements on existing buildings located nearby; and • The loss of green walls and roofs, in whole or in part, will only be permitted in exceptional circumstances. ... 6.6.13. The City of London Corporation has long championed green roofs and continues to actively encourage them, but other forms of greening are less common in and around new buildings. The City Corporation will seek the provision of trees and landscaping in all development where this is possible, and vertical greening such as green walls will be sought on buildings which do not provide for overnight sleeping accommodation. Green walls bring many of the same benefits to the environment as green roofs and can improve the appearance of locations where there is limited opportunity for horizontal planting. To be successful they require careful design, installation and regular maintenance.	
Policy OS3 – Biodiversity: Paragraph 6.6.24	6.6.24. The City has 13 Sites of Importance for Nature Conservation (SINCs), including three new SINCs (Postman’s Park, Portsoken Street Garden, St Dunstan in the East Church Garden) which were ~~designated~~ agreed following a review in 2016. Two existing SINCs were agreed to be upgraded ~~to Sites of Borough Importance for Nature Conservation (SBINC)~~ as part of this review: Barbican and St Alphage Garden, which includes the Barbican Wildlife Garden and the Beech Gardens, was upgraded from Grade 2 to Grade 1 Site of Borough Importance for Nature Conservation (SBINC); and Roman Wall, Noble Street, which was extended southwards to include St Anne and St Agnes Churchyard and	Factual clarification

	<u>was upgraded from a Local SINC to a Grade 2 SBINC. These new and upgraded SINC's will formally take effect upon adoption of this Plan.</u>	
Strategic Policy S15 - Climate Resilience and Flood Risk: Paragraphs 6.7.2 – 6.7.3 and 6.7.6	6.7.2. The UK Climate Projections (CP18) predict that London will experience a rise in mean temperatures of between 2°C and 6°C by 2061. This will increase the risk of overheating and the need for energy intensive air conditioning. In addition to this the City can experience temperatures up to 10°C higher than the countryside around London, due to heat retention and waste heat expulsion from buildings resulting in an Urban Heat Island Effect. Climate change could potentially affect patterns of wind flow in high-density urban environments like the City and this will be kept under review. The City Corporation ~~is developing~~ <u>has adopted</u> a Climate Action Strategy setting out how the City can transition to a zero carbon economy <u>by 2040</u> and be resilient to the impacts of climate change. 6.7.3. Today's new buildings will probably be in place for decades or longer and must be resilient to the weather patterns and climate conditions they will encounter during their lifetime. Designing climate resilience into buildings and the public realm will help keep the City safe and comfortable as climate patterns change. Policy DE1 (<u>Sustainability Standards</u>) sets out ~~sustainability~~ standards for new development in the City and the City Corporation's ambition to move to a zero emission City <u>by 2040. This includes scope 3 emissions and embodied carbon which can be addressed through whole life carbon assessment.</u> ... 6.7.6. The City Corporation will continue to monitor and model climate change impacts on the City to inform policy and decision making <u>through implementation of, and annual monitoring and review of, the City Corporation's Climate Action Strategy.</u> UK Climate Projections <u>and the detailed actions in the Climate Action Strategy</u> will form the basis of future planning for climate resilience in the City. The City of London Strategic Flood Risk	Factual updates

	Assessment will be reviewed at least every five years or more frequently if circumstances require.	
Policy CR2 - Flood Risk: Paragraph 6.7.15	6.7.15. Within the City Flood Risk Area different uses will be acceptable in different zones. Table 4 shows the vulnerability classifications and Table 5 shows which level of vulnerability classification is suitable in which part of the City Flood Risk Area. The Environment Agency's flood zones are shown on the policies map. The Sequential Test must be applied for all development other than minor development or change of use in the City Flood Risk Area, which comprises Environment Agency Flood Zones 2 and 3 and areas at risk of surface water / sewer flooding. Where a change of use results in a more vulnerable use evidence must be presented to demonstrate safety and suitable access and egress routes. <u>Where necessary, conditions may be attached to planning permissions to manage the change of use into more vulnerable categories.</u>	To reflect changes to the Use Classes Order introduced in September 2020
Strategic Policy S17 - Thames Policy Area: Paragraph 7.2.5	7.2.5 There are a range of different strategies and plans which affect the Thames including: • The London Plan, which sets out strategic policies for the River Thames and requires the designation of a Thames Policy Area. • The Mayor of London's Safeguarded Wharves Review <u>2018-2019</u>, which ~~started in 2018 and~~ aims to ensure that London's need for waterborne freight-handling uses is met. • The Thames Estuary 2100 Plan produced by the Environment Agency, which addresses flood risk and water quality issues. • The Thames Vision produced by the Port of London Authority, which sets a framework for greater use of the River Thames between now and 2035 including targets for increased passenger and freight movements.	Factual updates

	• <u>Guidance called A Safer Riverside produced by the Port of London Authority, which aims to reduce the number of people drowning in the Thames by ensuring that safety is an intrinsic part of all development alongside and on the tidal Thames.</u> ...	
Strategic Policy S20 - Aldgate, Tower and Portsoken	Strategic Policy S20: Aldgate, Tower and Portsoken The Aldgate, Tower and Portsoken Key Area of Change will be promoted as a mixed-use area, which balances the competing needs of residents, workers and visitors, by: 1. Promoting office-led commercial development to assist in the further renewal of the area. Diplomatic use and associated commercial activity will be encouraged. 2. <u>Supporting and enabling residential development in appropriate locations and</u> identifying and meeting residents' needs, utilising a range of funding sources to: ...	To reflect advice from Planning Inspector during an advisory visit, in which he commented that this policy needs to refer to residential development to be consistent with the distribution of development set out in the Spatial Strategy
Strategic Policy S21 - City Cluster: Paragraph 7.6.2	7.6.1. ...Recognisable and iconic tall buildings, including the Gherkin and the Leadenhall Building, have been constructed over the past 15 years and a number of significant tall buildings are under construction. Further tall buildings have been permitted but not yet commenced. Employment in the Cluster could increase from approximately 115,000 today, to over 200,000 once all current permissions are built out and occupied. 7.6.2 <u>While increased remote working means that actual footfall may not rise in proportion to P</u>projected employment growth, <u>the planned intensification of development in a relatively small geographic area is expected to</u> ~~will~~ lead to a significant increase in footfall on streets that are already crowded at peak times. The City Cluster adjoins the Liverpool Street Key Area of Change and the opening of the Elizabeth Line will bring increased pedestrian movement into the Cluster, with Bishopsgate a key pedestrian	To reflect impacts arising from the Covid-19 pandemic

	route into and through the area. This concentration of activity will require new approaches to freight and servicing, including the use of physical and virtual consolidation. To assist delivery of transformational projects in the Cluster, the City Corporation will support the work of the Eastern City Cluster Partnership in the process to become a Business Improvement District.	
Strategic Policy S22 - Fleet Street and Ludgate: Paragraph 7.7.11	Strategic Policy S22: Fleet Street and Ludgate The character and function of the Fleet Street and Ludgate_Key Area of Change as a centre for judicial and related business, a royal and state_processional route and a Principal Shopping Centre (PSC) will be promoted by: ... 6. Retaining retail provision within the Fleet Street PSC ~~Principal Shopping Centre~~ and Retail Link and encouraging extension of retail, leisure and cultural activity into the evening and weekends, whilst retaining a focus on <u>comparison and convenience shopping in the PSC.</u> ~~A1-uses.~~ ... 7.7.11. The PSC is an important aspect of Fleet Street that provides vibrancy along its length. To strengthen the PSC, it should continue to focus on <u>comparison and convenience shopping</u> ~~A1-uses~~, but also look to extend its retail offer into the evenings and weekends. The Retail Link on Ludgate Hill provides a key route between the Fleet Street and Cheapside PSCs and further ~~retail~~ development for <u>retail and town centre uses</u> is appropriate along this route.	To reflect changes to the Use Classes Order introduced in September 2020
Strategic Policy S22 - Fleet Street and Ludgate:	7.7.9. The Key Area of Change contains a mix of large modern office developments and smaller scale historic buildings on small plots more suitable for SME use. Several major occupiers have vacated office buildings on Fleet Street in recent years, providing	To reflect the importance of partnership working

Paragraph 7.7.9	opportunities for beneficial change though the City-wide presumption in favour of protecting office uses will continue to apply and the area's commercial office focus will remain. Heritage and views constraints may limit opportunities for significant increases in floorspace. <i>[moved to new paragraph]</i> <u>7.7.xx</u> There may be potential for partnership working between occupiers in the area to deliver improvements and more flexible use of some buildings whilst retaining a predominance of commercial uses which complement the City's business focus. <u>To assist with the development of a coherent vision for the area, the City Corporation will support the work of the Fleet Street Quarter Partnership in the process to become a Business Improvement District. The Partnership is keen to explore ways in which Fleet Street can act as a vibrant spine for the area, while improving its links with other parts of the City including the area up to High Holborn and access to the riverside.</u>	
Strategic Policy S23 - Smithfield and Barbican	Strategic Policy S23: Smithfield and Barbican The City Corporation will improve the Smithfield and Barbican area by: • implementing the Culture Mile initiative, including delivering art and cultural attractions and public realm improvements through the Culture Mile Look and Feel Strategy. • ensuring the retention and improvement of pedestrian permeability and connectivity through large sites such as Smithfield Market, Golden Lane and Barbican whilst seeking to preserve privacy, security and noise abatement for residents and businesses; • ensuring future alternative uses that are appropriate to the listed status of the market buildings in Smithfield if the existing uses are relocated;	To reflect advice from Planning Inspector during an advisory visit, in which he commented that this policy needs to refer to residential development to be consistent with the distribution of development set out in the Spatial Strategy.

	• <u>supporting and enabling residential development in appropriate locations;</u> • identifying and meeting residents' needs in the north of the City, including the protection and enhancement of residential amenity, community facilities and open space;	
Strategic Policy S23 - Smithfield and Barbican and Strategic Policy S25 – Smithfield: Paragraphs 7.8.5, 7.8.16 & 7.8.18	7.8.5 The City Corporation has taken a decision in principle, subject to feasibility and consultation, to ~~consolidate~~ <u>co-locate</u> its 3 wholesale markets ~~to in~~ a new location which could release the existing Smithfield Market buildings for alternative use. ... 7.8.16 The City Corporation has taken a decision in principle to ~~consolidate~~ <u>co-locate</u> its three wholesale markets ~~onto~~ a single site and it is possible that Smithfield Market will relocate to this ~~consolidated~~ <u>new</u> wholesale market site during the Plan period. ... 7.8.18 The City Corporation has carried out a strategic review of its 3 wholesale markets, Smithfield, Billingsgate and New Spitalfields. A decision has been taken in principle, subject to feasibility and consultation, to ~~consolidate~~ <u>co-locate</u> the wholesale markets ~~onto~~ a single site. If the decision in principle to ~~consolidate~~ <u>co-locate</u> the wholesale markets <u>on a new site</u> is confirmed, then a planning brief or Masterplan Supplementary Planning Document will be prepared setting out further guidance on potential future uses for the Smithfield Market buildings.	Factual updates
Implementation – monitoring: New paragraph after paragraph 8.2.3	8.2.3. The City Corporation is required to review the Local Plan at least every five years from the date of adoption to determine whether it needs to be updated. Data and trends identified in the Local Plan monitoring reports may indicate the need for an earlier partial or full review of the adopted Plan. The emergence of new trends resulting from the ~~coronavirus~~ <u>Covid-19</u> pandemic and its aftermath will be <u>regularly</u> monitored for their policy implications.	To reflect impacts arising from the Covid-19 pandemic / Factual update

	<u>8.2.4. As mentioned in the introduction to this Plan, the Government is pursuing a planning reform agenda which includes proposals to radically change the format and content of local plans. These reforms, if enacted, will be a key factor in determining the timing and scope of the next review of the City of London's Local Plan.</u>	
Glossary	SINCs - Sites of Importance for Nature Conservation ~~The Greater London Authority* designated SINCs to highlight areas of ecological value in the City.~~ <u>London's most valuable places for wildlife that provide local people with access to nature have been identified as Sites of Importance for Nature Conservation (SINCs).</u> The sites are graded as being of Metropolitan, Borough or Local importance.	Factual clarification
Glossary	Social and community facilities Social and community facilities are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, <u>including the Town and Country Planning (Amendment) (England) Regulations 2020.</u> ~~Order 1987 and its subsequent amendments.~~ The majority of social and community facilities fall within <u>Class E (Commercial, business and services), Class F.1 (Learning and non-residential institutions) and Class F.2 (Local community uses)</u> ~~C2 (Residential Institutions), D1 (Non-residential Institutions) and D2 (Assembly and Leisure)~~ use classes. Community facilities include: 1. Leisure and cultural facilities (including arts, entertainment and sport facilities) 2. Community centres and meeting places (including places of worship) 3. Libraries 4. Facilities for children (from nursery provision to youth clubs) 5. Education (including adult education) 6. Healthcare facilities	To reflect changes to the Use Classes Order introduced in September 2020

Committees	Dated:
Planning and Transportation Committee	17 November 2020
Policy and Resources Committee	19 November 2020
Subject: Recovery Task Force: Placemaking for a world-leading Square Mile	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	2, 5-12
Does this proposal require extra revenue spending?	Y
If so, how much?	£100k
What is the source of Funding?	Policy Initiatives Fund
Has this Funding Source been agreed with the Chamberlain's Department?	Agreed
Report of: Damian Nussbaum, Director of Innovation & Growth Report author: Damian Nussbaum, Director of Innovation & Growth	For Decision

Summary

The following report provides Members with an overview of the proposed Recovery Task Force.

The prosperity of cities across the world is under threat. Those able to adapt to the new environment, and help shape it, will thrive. This Task Force will provide a blueprint for how the Square Mile can remain competitive. It will speed the City's evolution towards a world-leading hub that is innovative, inclusive and sustainable. It will continue to enhance the Square Mile as a great place to work, visit and live, creating growth and jobs.

We will do this by developing a five-year placemaking blueprint for the Square Mile. This will identify the key interventions needed to respond to changing expectations from businesses and workers in the wake of Covid-19.

The project will be overseen by the Policy & Resources Committee and the Planning & Transportation Committee, steered by their Chairs and relevant Chief Officers, with wider Member engagement. The final report will be brought to Committee for approval. Given the urgency, this project will aim to complete over the next six-months.

Recommendation

P&R and P&T Members are asked to:

- Agree to the project start up and next steps.

P&R Members are asked to:

- Agree the funding of £100k for the Recovery Task Force to be met from the 2020/21 Policy Initiative Fund (PIF) categorised as 'Promoting the City' and charged to City's Cash.

Main Report

Background:

1. The Recovery Task Force will provide a blueprint for how the Square Mile can remain internationally competitive. It will provide a compelling vision for the future success of the City and demonstrate the Corporation's leadership in the recovery. It will focus on

medium-term changes to the design and management of the Square Mile's built environment as it interacts with changing business needs and ways of working. Over the next 3-5 years:

- What kind of dynamic environment do businesses and workers want? How should the built environment intersect with innovative businesses and people to create a dynamic hub?
 - How does the design and use of the City's buildings, streets and spaces need to change?
2. The project will focus on what will be people's experience in the City. It will explore the interaction between transport, public spaces (including streets and City gardens) and businesses. It will consider how to strengthen the innovative ecosystem, and further underpin it with leading edge infrastructure. It will also look at the wider ecosystem and offer, including culture and education/ academia. The work of the Culture and Commerce task force will inform and shape the cultural content of the Recovery Task Force's work.
 3. This complements the City Corporation's immediate response to the Covid-19 pandemic. Work on short-term measures and activity to support the Square Mile's initial recovery will continue to be led by the Recovery Silver Group. The Recovery Task Force will build on the Corporation's crisis measures for the City.

Approach

4. The project will be led by a small core team from Innovation and Growth (IG) and Department of the Built Environment (DBE) supported by departmental working groups and external consultants. The project will be overseen by the Chairs of Policy & Resources and Planning & Transportation Committees, supported by their deputies, officers, and with Mayoral input.
5. The Task Force will draw on existing material from the Climate Action Strategy, the draft CityPlan 2036, Transport Strategy, London Recharged and other relevant sources.
6. Given the urgency, this project will aim to complete within six-months, with regular updates for the duration of the project. It is important to note a lot of work has already been done or is underway in response to the crisis. This needs to be built upon.
7. The major milestones are:
 - End of year – complete desktop review of existing ideas and data, with targeted engagement to fill gaps.
 - Early 2021 – Initial findings and first iteration of blueprint, engagement with Members.
 - First quarter 2021: Stakeholder engagement to test and refine blueprint and identify potential delivery partners.
 - Spring 2021: Committee approvals and publication.

Governance

8. Members will be engaged informally while the blueprint is being drafted. The final report will be brought to the Policy & Resources and Planning & Transportation Committee for approval.

9. Given the time constraints, it is intended to engage stakeholders informally to test and refine the proposals rather than to undertake a formal consultation.

Corporate & Strategic Implication

10. Strategic implications – This goes to the heart of the Corporate Plan in underpinning the aim of having a vibrant and thriving City. The outputs are also likely to inform the review of the Transport Strategy that will be undertaken in 2021/22.
11. Resource and financial implications – Funding will be required for a variety of purposes during the project. During the recent impactful reports on Climate Action and London Recharged, key costs included external expertise, public engagement, and design/publication of a report. We are in mobilisation phase, so we do not yet know exactly how the project will shape up, but it is likely that we will again need this kind of support, and a rough estimate would be £100k, divided between: :
 - a. External expertise to fill gaps in Corporation knowledge e.g. plans in competing hubs, new approaches on data etc.
 - b. Design/publication of a public report which can put across the findings in a way that is visually appealing and impactful.
 - c. Engagement publicly, which needs to be managed effectively to ensure we can analyse, incorporate and feedback on external ideas.

Staff in IG and DBE will also be assigned to the project by reallocating resources, and reprioritising projects.

It is proposed that the required funding of £100,000 is met from Policy and Resources 2020/21 Policy Initiative Fund categorised as 'Promoting the City' and charged to City's Cash. The current uncommitted balance in the 2020/21 PIF is £597,082, prior to any allowances being made for any other proposals on today's agenda.

12. Legal implications – No legal implications have been identified at this stage. This will be kept under review.
13. Risk implications – At this stage in the project, no significant risks have been identified. This will be kept under review.
14. Equalities implications – At this stage in the project, no negative equalities implications have been identified. This will be kept under review and equalities analysis will be carried out if necessary, to ensure negative impacts can be mitigated and opportunities for positive impacts exploited.
15. Climate implications – This will be fully in line with the Climate Action Strategy and will look to drive the implementation of the actions that Members have agreed.
16. Security implications – There are no security implications which have been identified at this stage in the project. This will be kept under review.

Conclusion

17. At a crucial moment for the future of London and the UK, the Task Force will provide Members with a blueprint for the actions to take to ensure the City of London remains the best place to do business in the world.

Agenda Item 8

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Committees: Planning and Transport Committee <i>[for decision]</i> Culture, Heritage and Libraries Committee <i>[for information]</i> Projects Sub <i>[for decision]</i>	Dates: 17 November 2020 23 November 2020 30 November 2020
Subject: Tower Bridge HV System Replacement and Increasing Resilience Unique Project Identifier: 11520	Gateway 4C: Detailed Design (Complex)
Report of: City Surveyor Report Author: Navdeep Bhal	For Decision CS 388/20
PUBLIC	

1. Status update	Project Description: Refurbishment of the High Voltage (HV) and Low Voltage (LV) electrical infrastructure at Tower Bridge and increasing its power resilience (i.e. the secondary source of power in the event of a power failure). This report is submitted for approval to proceed to detailed design stage (Gateway 4c). RAG Status: Green (Red at last report to Committee against original programme and budget estimate. Reduced as the estimated cost has decreased,) Risk Status: Medium (Medium at last report to committee) Total Estimated Cost of Project (excluding risk): £5,687,003 Change in Total Estimated Cost of Project (excluding risk): Decrease of £112,997 since the last Gateway report Spend and Committed to Date: £670,155. Costed Risk Provision Utilised: £0 Funding Source: Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21

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	Slippage: 0 months since last committee report. Completion date - December 2021.																			
2. Next steps and requested decisions	Next Gateway: Gateway 5: Authority to Start Work																			
	Next Steps: • Approval of listed building consent and planning submission • Approval from Building Control • Approval from UKPN for new intake from the north shore • Completion of the stage 4 surveys • Completion of the electrical and structural detailed design • Completion and issue of the Invitation to Tender (ITT) documents • Procurement of main works contractor Requested Decisions: 1. That additional budget of £128,115 is approved for professional fees to progress from Gateway 4c to Gateway 5, 2. That a Costed Risk Provision of £335,000 is approved to progress from Gateway 4c to Gateway 5. (to be drawn down via delegation to Chief Officer). 3. Note the revised project budget of £888,270 (excluding risk). 4. Note the total estimated cost of the project at £5,687,003 (excluding costed risk); this is a decrease of £112,997 since the previous report. 5. Note the total estimated cost of the project at £7,872,003 (including £2,185,000 costed risk); this is a decrease of £527,997 since the previous report.																			
3. Resource requirements to reach next Gateway	<table><tr><th>Item</th><th>Reason</th><th>Funds/ Source of Funding</th><th>Cost (£)</th></tr><tr><td colspan="4">Professional Fees</td></tr><tr><td>Project Management</td><td>To progress to Gateway 5</td><td>Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21</td><td>£8,312</td></tr><tr><td>Cost Consultant</td><td>To progress to Gateway 5</td><td>As Above</td><td>£9,411</td></tr></table>				Item	Reason	Funds/ Source of Funding	Cost (£)	Professional Fees				Project Management	To progress to Gateway 5	Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21	£8,312	Cost Consultant	To progress to Gateway 5	As Above	£9,411
	Item	Reason	Funds/ Source of Funding	Cost (£)																
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	Project Management	To progress to Gateway 5	Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21	£8,312																
Cost Consultant	To progress to Gateway 5	As Above	£9,411																	

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	MEP / Structural Engineer & Principal Designer	To progress to Gateway 5	As Above	£51,080
	Architect	To progress to Gateway 5	As Above	£8,488
	Planning Consultant	To progress to Gateway 5	As Above	£4,824
	Fire Engineering	To progress to Gateway 5	As Above	£6,000
	Transport Consultant	To develop a Traffic Management Plan and minimise disruption to the public during construction phase	As Above	£10,000
	Other Consultant	To progress to Gateway 5	As Above	£10,000
	Consequential Fees			
	Surveys	To progress to Gateway 5	As Above	£15,000
	City of London Internal Recharge			
	Staff Costs	To progress to Gateway 5	As Above	£5,000
	Total			£128,115
	Costed Risk Provision requested for Gateway 4c: £335,000 (as detailed in the Risk Register – Appendix 2). This will be funded from the Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21. Please note that the appointment of contractors will be in line with the City of London’s Procurement Code			

4. Design summary	4.1. The professional team have advised the City to continue with Option B, which was approved at Gateway 3 by committee. This option includes the following: 4.2. Installation of new secondary HV supply from the north shore: 4.2.1. To ensure the required resilience, a new 11kV electrical supply will be installed from the north shore in addition to the existing 11kV supply from the south shore. 4.2.2. The 11kV cable will exit the new HV switch room onto the east side of the bridge and will enter the north east accumulation chamber, before being fed across the bridge into the switch room located in the north west accumulation chamber. 4.3. Replacement of existing HV & LV switchgear, transformers and cables: 4.3.1. The current switchgear, transformers and cables date back from the original electrification project in 1977. Therefore, they are between 10 - 20 years past their economic life expectancy. 4.3.2. CIBSE Guide M advise that the economic life expectancy would be on average around 30 years for most of the major components of the electrical system. Given an expected practical completion date of December 2021 the new electrical installation's life expectancy is until December 2051. 4.3.3. The new 11kV cable from the HV switch room on the south shore will follow the same route as the existing 11kV cable that will be replaced. 4.4. Construction of new mezzanine floor and switch room & segregation of HV / LV services: 4.4.1. The proposed construction of a fire-rated mezzanine level to support the new electrical infrastructure will be positioned below the existing electrical equipment room in the north west accumulation chamber. 4.4.2. The proposed solution being considered is a steel platform of similar construction to the existing platform. Primary steel beams would span between the pier walls onto concrete padstones that are installed into the brickwork. Secondary trimmer members would then span between these beams to support the plant decking. 4.4.3. Both the existing and new mezzanine floor will accommodate new switch rooms which will contain new HV / LV equipment with a Ring Main Unit.

	4.4.4. In any location within the bridge structure where HV and LV cables are adjacent to each other, they will be segregated by separating the cables in enclosed fire rated containment. Also north and south HV supply cables that are adjacent to each other will be separated in this way too. Finally all HV and LV components will be separated in the switch room by fire-rated partitions. 4.5. Replacement of existing generator with a generator plug-in connection point: 4.5.1. It is proposed that an 11kV cable will run from the generator plug-in location following the same route as the new north stream supply. The feasibility of this is being explored. 4.6. Other services included in the scope of works: 4.6.1. Other electrical engineering services: general lighting; general power; emergency lighting; fire detection & alarm; earthing & bonding 4.6.2. Mechanical engineering services: supply & extract ventilation systems and air conditioning 4.6.3. Fire engineering services: gaseous fire-fighting systems 4.6.4. Building management systems: supervisory control and data acquisition system (SCADA) 4.7. Proposed construction sequence strategy: 4.7.1. Site setup including access routes and compound setup with associated traffic management. 4.7.2. New mezzanine deck construction. 4.7.3. New north stream HV and LV switch room construction on the mezzanine deck including installation and commissioning of electrical switchgear. 4.7.4. New distribution network 11kV switch room and temporary generator plug-in. 4.7.5. Strip out of existing switch room. 4.7.6. Construction of new HV and LV switch room on existing mezzanine deck including installation and commissioning of electrical switchgear. 4.7.7. Reinstate site access.
5. Confirmation that design solution will meet our	This design team have confirmed that the proposed design meets the following objectives set out in the Gateway 1- 2 report: • Serviceable electrical installations • Compliant installations (all designs / drawings have been signed off by a director / project lead from the design team)

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SMART objectives	Increased resilience in the event of partial/total failure
6. Risks	The fundamental risks associated with Gateway 4c are as follows: - Failure to obtain listed building consent or planning approval. - Failure to obtain statutory approval including TfL and PLA licences. - Road closure requests are not approved. - Limited site survey information resulting in delay to the design process. - Existing equipment expires before the project is completed. It should be noted that as the design continues to develop, some risks identified in the Gateway 3 issues report still remain and as such these risks have been transferred to Gateway 4c. Consequently, it is requested that a total Costed Risk Provision of £335,000 is approved for Gateway 4c. The Costed Risk Provision will predominantly be used for delays and for redesign if it is not possible to obtain planning permission / listed building consent or other statutory approvals. However please also note that, following the conclusion of RIBA Stage 2 and confirmation from UKPN that the required power capacity can be supplied, the overall project costed risk has decreased by £415k. Costed Risk Provision Utilised at Last Gateway: £0 Further information available in the Risk Register (Appendix 2).

Appendices

Appendix 1	Project Coversheet
Appendix 2	Risk Register
Appendix 3	Cost Book (Non-Public)
Appendix 4	Programme

Contact

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Telephone Number	07599 512712

Project Coversheet

[1] Ownership & Status

UPI: 11520

Core Project Name: Tower Bridge HV Replacement & Increased Resilience

Programme Affiliation (if applicable): Bridge House Estate 50-Year Plan

Project Manager: Navdeep Bhal

Definition of need: Existing infrastructure is not compliant and is at high risk of failure due to age and condition. The backup power supply is also at high risk of failure due to age and condition and does not provide enough capacity for the Bridge to maintain operations as usual. This impacts on revenue, bridge operations and reduces the ability to complete bridge lifts as required under the Corporation of London (Tower Bridge) Act 1885.

Key measures of success:

1. Achieve statutory compliancy of segregation of HV and LV switchgear
2. Reduce likelihood of power failure due to age and condition of existing electrical infrastructure.
3. Increase power resilience in the event of a power outage
4. Maintain power and bridge operations during works

Expected timeframe for the project delivery:

Original Timescales:

GW 1 – 2: Oct 2015,

GW 3 – 4: Jan 2016,

GW 5: Apr 2016.

No completion date was provided in the GW1-2

Gateway 3 Timescales:

GW 1 – 2: Oct 2015,

GW 3: Sept 2019

GW 4: May 2020

GW 5: Dec 2020

Completion: Dec 2021

Current Timescales:

GW 1 – 2: Oct 2015,

GW 3: Sept 2019

GW 4c: Nov 2020

GW 5: May 2021

Completion: Dec 2021

Key Milestones:

Gateway 3 Timescales:

Surveys & Procure Consultants: Oct-Dec 2019

Develop designs: Jan - May 2020

GW4: May 2020

Utility and planning applications: May - Aug 2020

Tender contractor: Sept - Nov 2020

GW5: Dec 2020

Start on site: Jan 2021

Complete: Dec 2021

Current Timescales:

Surveys & Procure Consultants: Jan - Jun 2020

Develop designs: Jun - Oct 2020

GW4c: Nov 2020

Utility and planning applications: Sept 2020 – Feb 2021

Tender contractor: Jan – May 2021

GW5: May 2021

Start on site: May 2021

Complete: Dec 2021

Are we on track for completing the project against the expected timeframe for project delivery?

At GW3 there was a 41 months slippage to the original programme due to the project being put on hold after the officer responsible for the project left the department and allocation of a new internal resource. An additional 3 months of additional work to the feasibility report was needed to explore construction logistics to arrive at a more robust project programme, cost and risk assessment.

However the programme has not slipped any further since then.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No public or media impact.

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes: Committees approved the decision to explore the feasibility of 5 options proposed by City of London Engineers to fulfil the requirements of this project with the appointment of a consultant team. These options were discounted as non-workable solutions so then two alternative viable proposals were discussed. Of these two alternatives, Option B was recommended and approved by committee. Option B remains the preferred solution following further design development.

‘Project Briefing’ G1 report (as approved by Chief Officer in Jan 2016):

- Total Estimated Cost (excluding risk): £500,000 – £5,000,000
- Costed Risk Against the Project: none reported
- Estimated Programme Dates: (reported in initial GW1 - 2 report in Sept 2015)
 - GW 3 – 4: Jan 2016
 - Start on site: May 2016

Scope/Design Change and Impact:

‘Project Proposal’ G2 report (as above):

- Total Estimated Cost (excluding risk): as above
- Resources to reach next Gateway (excluding risk): £35,000
- Spend to date: none reported
- Costed Risk Against the Project: none reported
- CRP Requested: none reported
- CRP Drawn Down: none reported
- Estimated Programme Dates: as above

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Scope/Design Change and Impact:

'Options Appraisal and Design' G3 report (as approved in October 2019):

- Total Estimated Cost (excluding risk): £5,800,000
- Resources to reach next Gateway (excluding risk): £303,000
- Spend to date: £26,059
- Costed Risk Against the Project: £2,600,000
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates:
 - GW4: May 2020
 - GW5: Dec 2020
 - Start on site: Jan 2021
 - Completion: Dec 2021

Scope/Design Change and Impact:

'Options Appraisal and Design' G3 issues report (approved by Project Subs on 21/10/20 and to be approved by Planning & Transportation on 27.10.20 and then Court of Common Council under urgency):

- Total Estimated Cost (excluding risk): £5,800,000
- Resources to reach next Gateway (excluding risk): £554,210
- Spend to date: £95,000
- Costed Risk Against the Project: £2,600,000
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates:
 - GW4: Nov 2020
 - GW5: May 2021
 - Start on site: May 2021*
 - Completion: Dec 2021*

*Note that the duration of the design periods and construction period were unknown at previous gateway, however since involving the design team better estimates has been provided. It was recognised that design would require more time and construction less.

Scope/Design Change and Impact:

'Detailed Design' G4c (to be approved by committees in November 2020):

- Total Estimated Cost (excluding risk): £5,687,003
- Resources to reach next Gateway (excluding risk): £128,115
- Spend to date: £152,000
- Costed Risk Against the Project: £2,205,000
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates:
 - GW4: Nov 2020
 - GW5: May 2021
 - Start on site: May 2021

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- Completion: Dec 2021

Scope/Design Change and Impact:

‘Authority to start Work’ G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk):
- Resources to reach next Gateway (excluding risk)
- Spend to date:
- Costed Risk Against the Project:
- CRP Requested:
- CRP Drawn Down:
- Estimated Programme Dates:

Scope/Design Change and Impact:

Total anticipated on-going commitment post-delivery [£]:<Current Range>
Programme Affiliation [£]:<(If applicable) What is the estimated total programme cost including this project:>

City of London: Projects Procedure Corporate Risks Register

Project name: Tower Bridge HV Replacement and Increasing Resillience

Unique project identifier: 11520

Total est cost (exc risk) £5687003

PM's overall risk rating	Medium
Avg risk pre-mitigation	9.0
Avg risk post-mitigation	4.8
Red risks (open)	4
Amber risks (open)	44
Green risks (open)	7

Corporate Risk Matrix score table				
	Minor impact	Serious impact	Major impact	Extreme impact
Likely	4	8	16	32
Possible	3	6	12	24
Unlikely	2	4	8	16
Rare	1	2	4	8

Costed risks identified (All)	£9,535,000.00	168%	Costed risk as % of total estimated cost of project
Costed risk pre-mitigation (open)	£9,535,000.00	168%	" "
Costed risk post-mitigation (open)	£2,185,000.00	38%	" "
Costed Risk Provision requested	£335,000.00	6%	CRP as % of total estimated cost of project

- (1) Compliance/Regulatory
- (2) Financial
- (3) Reputation
- (4) Contractual/Partnership
- (5) H&S/Wellbeing
- (6) Safeguarding
- (7) Innovation
- (8) Technology
- (9) Environmental
- (10) Physical

Number of Open Risks	Avg Score	Costed impact	Red	Amber	Green
11	10.2	£1,670,000.00	0	10	1
2	9.0	£845,000.00	0	2	0
6	8.3	£170,000.00	1	4	1
1	4.0	£150,000.00	0	0	1
2	14.0	£250,000.00	1	1	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
3	8.0	£700,000.00	0	3	0
30	8.7	£5,750,000.00	2	24	4

Issues (open)	0	Open Issues	Extreme	Major	Serious	Minor
			0	0	0	0
All Issues	0	All Issues	0	0	0	0
Cost to resolve all issues (on completion)		£0.00		Total CRP used to date		£0.00

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LOCAL PLANS SUB (PLANNING AND TRANSPORTATION) COMMITTEE Tuesday, 20 October 2020

Minutes of the meeting of the Local Plans Sub (Planning and Transportation)
Committee held via Microsoft Teams on Tuesday, 20 October 2020 at 1.45 pm

Present

Members:

Deputy Alastair Moss (Chair)
Oliver Sells QC (Deputy Chairman)
Randall Anderson
Christopher Hill
Deputy Jamie Ingham Clark
Shravan Joshi
Graham Packham
William Upton QC

Officers:

Gemma Stokley	- Town Clerk's Department
Christopher Rumbles	- Town Clerk's Department
Sarah Phillips	- Town Clerk's Department
Shani Annand-Baron	- Media Officer
Ellen Wentworth	- Technology Support Officer
Paul Beckett	- Department of the Built Environment
Adrian Roche	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
John Harte	- Department of the Built Environment
Janet Laban	- Department of the Built Environment
Sunita Burke	- Department of the Built Environment

Introductions

The Town Clerk opened the meeting by introducing herself and stating that the Committee was quorate.

A roll call of Members present was undertaken.

The Town Clerk highlighted that the meeting was being recorded as well as live streamed and would be made available on the City Corporation's YouTube page for a period of time after the meeting had concluded. With this in mind, it was confirmed that participants in the meeting had all individually agreed and given their consent to being recorded and that all personal data would be processed in accordance with the Data Protection Act 2018. The Town Clerk highlighted that, for further information on this, viewers could contact the City Corporation using the details provided on the public webpages.

1. **APOLOGIES**

Apologies for absence were received from Deputy Keith Bottomley.

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

There were no declarations.

3. **MINUTES**

The Sub-Committee considered the public minutes of the last meeting held on 10 February 2020 and approved them as a correct record.

4. **CITY PLAN 2036: REVISIONS TO PRE-SUBMISSION DRAFT PLAN**

The Sub-Committee considered a report of the Director of the Built Environment setting out revisions to the City Plan 2036 that were now required prior to consultation to address revisions to permitted development rights and the Use Classes Order which came into effect on 31 August 2020 and 1 September 2020; to acknowledge the short-term impacts of the Covid-19 pandemic, whilst emphasising that the medium to longer term fundamentals underpinning the City's economic success remain in place; to update the Plan to reflect the City's climate ambitions in the newly adopted Climate Action Strategy and to make minor factual updates.

Officers explained that the original intention had been for the February 2020 meeting of this Sub-Committee to oversee final adjustments to the Plan prior to its submission to the Planning and Transportation Committee and the Court of Common Council and then its publication for consultation during Summer 2020. Whilst the proposed submission Plan had been approved by the Planning and Transportation Committee and the Court of Common Council in May 2020, things were not able to progress beyond this stage as the Government had not yet changed the planning regulations to reflect the impact of COVID-19 and physical consultation on the Plan was also not possible during the height of the pandemic. As a result, this process had been delayed until Autumn 2020, at which point, the Government did announce changes to the rules such that the Plan could now go forward for consultation virtually. It was now envisaged that any further changes to the Plan agreed by this Sub Committee the Planning Committee and the Policy Committee in the coming months would go before the Court for consideration once more in January 2021 prior to consultation and, eventually, submission in Spring 2021.

A Member spoke to question whether the timing proposed would be quick enough or whether it was possible that the new legislation to implement planning reforms would be brought in before the City had concluded this process meaning that all of the work undertaken would not be worthwhile. Officers responded to state that they felt that this was unlikely as the significant changes proposed would require primary legislation. In the meantime, Officers understood that there would be transitional arrangements in place to enable those Plans that were already in train and sufficiently far advanced to continue to progress and be finalised. It was felt that the City's Plan would be able to benefit from such arrangements if Members felt that this was appropriate. Finally, Officers reported that the new MHCLG Chief Planner had very recently advised local authorities to press on with their Plans and not to treat the current uncertainties surrounding the wider planning policy context or COVID as a reason not to progress plans for the medium to longer-term.

The Member came back to question whether the internal approval of the Plan might be fast tracked by using urgency provisions meaning that it could be considered by the Court of Common Council in December 2020 as opposed to January 2021. Officers undertook to look into this possibility.

With regard to the primary legislation around the new planning regime, a Member questioned whether Officers had any insight as to when it was likely to come forward and also as to whether this would require the City Corporation to produce a Design Code. Officers reported that primary legislation was likely to come forward in 2021. They reminded Members that a Planning White Paper had already been published for consultation and that this contained various proposals which involved different mechanisms for preparing Plans and what these should contain. If this should be approved, it would clearly also have an effect in the longer term. Officers went on to comment that there was mention of things such as Design Codes within the White Paper and, should these become a requirement going forward, this would need to be discussed by Members at the appropriate time. It should not, however, be a distraction in terms of the content of the existing Plan which was intended to look forward, in a positive way, over the next 15 years, at the re-emergence of the City as a major commercial centre after the current pandemic had passed.

Members were informed that all of the proposed changes were set out within Appendix 1 to the report alongside a justification for each. When the Plan had last been considered, in early 2020, Officers had been of the view that it was sufficiently flexible and robust to accommodate reasonable unexpected occurrences and they now felt that the COVID-19 pandemic had demonstrated how sound this thinking was. It was felt that the Plan was still, fundamentally, sound and pointed the City in the right direction and would bring with it beneficial change over the next 15 years. For this reason, the Sub-Committee were asked to review the proposed Schedule of Changes only and not the entirety of the Plan once more.

Officers went on to address each of the four key drivers that were behind the newly proposed revisions to the Plan. The first of these were changes to planning law which had already happened with the most directly relevant of these to this organisation being changes to the Use Classes Order which came into effect on 1 September 2020 and changed the categorisation of some of the land uses in the City and influenced what it was possible to do with certain sites without needing specific planning permission. The Government's rationale for this was to 'free-up' control over land uses within town centres to generate greater flexibility and help stimulate the economy, future growth and the vitality of town centres going forward. With this in mind, a new Use Class – 'Class E' – had been created which incorporates offices, retail and some other uses. A consequence of this was that the Plan would need to be adapted to reflect this. In this respect, there were sections of the schedule of changes which related to office uses and how this ought to be treated going forward and other sections relating to retail uses and how this ought to be handled. As this was quite a significant change, it had led to a number of proposed revisions as set out within Appendix 1.

The second driver of change was the ongoing COVID pandemic. Officers stressed that it was, nevertheless, vital for the City Corporation to continue to look forwards over the next 15 years when deliberating the content of the Plan.

A Member agreed that it was important to try not to predict what the City might look like in the shorter term as it emerged from the pandemic. Having said that, he stated that he felt that there were two quite clear impacts of the current situation – its impact on the City's finances and also on TfL's finances – both of which would have a short-term or perhaps even a reasonably medium-term impact on the pace of implementation of this Plan and should therefore be factored in. He reiterated that the longer-term picture was unpredictable and that it was important to be sufficiently flexible and revisit the Plan or specific elements of it on a regular basis. Officers responded by reassuring Members that the Plans were deliberately drafted to be flexible and adaptable and the Government's latest planning reform agenda was intended to make it quicker and easier to adapt Plans in the future. It was accepted that the document would not be perfect but it was hoped that if enough of it was as good as it possibly could be, it would give a strong steer to those who wished to be involved in the City and give them confidence to invest in it with parts of the Plan capable of being revised as and when necessary and when new changes and challenges presented themselves.

Another Member made reference to a headline in the Financial Times this morning which had made reference to the City Corporation's 5-year plan for recovery from the COVID-19 pandemic which was to be published tomorrow. This would suggest that the effects would be felt for much longer than was being suggested here and the Member expressed concerns that the Sub-Committee were considering a Plan where there was no evidence to suggest that the next 5 years were going to be as originally thought in 2019. He highlighted that retail figures were based on a study from 2017 and that he did not feel that the wording of the Plan or this accompanying report made adequate reference to the uncertainties and the evidence that would be needed to justify what the City Corporation wanted to achieve. The Member stated that he would welcome a wider discussion around this at a future meeting of this Sub-Committee and ahead of the submission of a revised Plan to the Court of Common Council in either December 2020 or January 2021.

Officers responded by confirming that they had been involved in the report referred to which had been produced by Wyman and Arup in partnership with the City Corporation and that they had had the opportunity to read and comment upon a draft of this. They felt that many of the things within the report were complementary to the broad thrust of the approach set out within the City Plan. This type of positive engagement with consultants had enabled a better understanding of how COVID was impacting the City at present and how it might continue to do so in the short, medium and longer-term. Officers stated that they thought that the report was a good news story and set out how the City could and should be a positive commercial hub going forward which was entirely in keeping with the Plan.

Another Member spoke to highlight that a lot had been made of the '15-minute City' concept, particularly in Europe. He commented, however, that he did not feel that this was suitable for the Square Mile given its mix of business and residential and suggested that it might be helpful to address the matter at this stage in the Plan to highlight that the concept had at least been considered. Secondly, he agreed with the fact that the report on the City's 5-year plan for recovery did match much of what was included within the Plan and addressed some of the potential risks which may or may not arise. He therefore felt that a similar approach should be taken with this document whereby a vision was clearly set out and risk profiles were built up in more detail so that it could be more closely aligned with what was happening on the ground.

With regard to the concept of the 15 minute City, Officers commented that this was essentially about seeking to make the most of residents living in a particular area, or those living nearby, by encouraging them to engage in that area and thereby contribute to its economic viability. The City's circumstances were slightly different in that it did not have the same level of adjacent residential populations as other areas and where it was more dependent on longer distance commuters. Officers noted that this was not necessarily a bad thing as it meant that the City had access to a very wide regional labour pool and skilled workers/expertise that you would not necessarily enjoy with a 15-minute City model.

It was agreed that it may well be worth providing an explanation of this somewhere within the Plan. With regard to the Plan itself, Officers underlined that they were of the view that there was an obligation on them as planners and also on elected Members to lead and to set out a marker as to what they would like to happen and how they would like that to happen rather than waiting on events. Planning was essentially about positive thinking for the future and not about reactive responses to past or current circumstances. It was acknowledged that, to some extent, setting things out within the Plan as well as within this newly published report involved an element of risk but it was, nevertheless, important to set out these aspirations so that anyone wanting to engage with the City were clear on its standpoint. A Member responded by stating that, if there was evidence to support the fact that the Plan was sound, he was very keen to ensure that this was widely shared and linked into the document itself. He suggested that the wording of the schedule should be revisited now that this report had been publicised to embrace the evidence that was now available as it was clear that reliance on pre-COVID evidence alone was no longer sufficient. Officers assured the Sub-Committee that further work would be undertaken between now and Christmas 2020 to 'sense check' some of the work produced pre-COVID – this would include further work and supplementary reports around areas such as retail where it was clear that behaviours had changed as a consequence of the pandemic and where Officers would want to get a sense of whether their thinking around this pre-COVID remained relevant in current circumstances and going forward. At examination, the Inspector would also expect this to be the case and to see a good evidence base.

The Chair commented at this point to underline that he also felt that it was very important to be forward looking in terms of the Plan and planning in general,

working within the market place and providing an evidence base and justification for any aims but also to be saying, through various channels, where, as the local authority for the Square Mile, we see the future of the City.

Officers went on to report that another important driver for change was the City's Climate Action Strategy which had been factored into the Plan in Spring and had now been launched. It was felt that the Strategy was embedded within the Plan and with the publication of more specific aims within the Strategy, it was suggested that the Plan should be factually updated to reflect these. The continued progression of the Plan would also help to bed this into planning policy and generate delivery mechanisms for some of the objectives set out within the Climate Action Strategy.

The final driver for change was reported to be the Planning Inspectorate. Officers reported that in the Summer they had taken advantage of the hiatus in the Plan process to invite a Planning Inspector to view the Plan and provide feedback. As a consequence of this, further revisions to the Plan were now proposed. One example of this was in relation to housing where the Plan process typically assumes that you deliver all of your housing within your local authority area – for the City Corporation, however, this was not necessarily the case as a lot of its housing was provided in other parts of London, beyond the Square Mile. The Planning Inspector felt that where there were difficulties with providing housing in the City itself Officers ought to make a compensatory case stating that this was also provided outside of the City and that this narrative should be elaborated within the Plan to help the reader to understand the wider context.

With regard to the wider planning reform agenda and the issue of speed versus risk, Officers reported that they were of the view that the proposed reform was an attempt by central Government to drive improved performance in local planning authorities, to speed up the process and thereby deliver development in the right places at the right time to a greater extent. Considering the City Plan in this context, Officers felt that if this continued to be taken forward at a reasonable pace they would be in a good position to submit the document in early 2021, embed the various policies and begin to deliver them. Again, there was a degree of risk associated with this approach as it required making certain judgements whilst the picture in relation to COVID remained less than clear. However, it was felt that the benefits of proceeding outweighed the disbenefits. The alternative would be to cease work on the plan for the next 12 months and await further direction from Government. This would mean that the authority's local freedom of action might be drastically reduced and would also suggest to those outside the authority that it had no clear vision in terms of where it wanted to be in the longer-term.

A Member spoke to state that he agreed with the notion that the Plan should continue to be progressed in the coming months. He went on to speak about housing and stated that whilst he was not opposed to adding to the narrative on this in the way that the Planning Inspector had suggested to make reference to the City Corporation's broader work it should not be expected that this gave the authority any sort of 'pass' on the need to provide more housing in the City. He

added that one of the frustrations of central Government was that local authorities were not making sufficient progress on the delivery of housing. Whilst some authorities could point to the fact that they had granted a lot of permissions that were not built, others had made it difficult to gain permission to build housing and he felt that the City fell into the latter category. Fundamentally, he felt that the City Corporation were going to have to have a clear plan as to how housing was to be delivered within the City and not elsewhere, particularly as the Plan would be examined to a background of the Government trying to introduce legislation to increase the building of housing and the fact that the organisation had failed to meet expected targets on this for two consecutive years and were therefore starting on the backfoot. Officers commented that they were certainly not seeking to water down the commitment to delivering housing within the City in the Plan but just to incorporate the suggestion of the Planning Inspector and provide some wider context. Officers added that, perversely, the latest suggested Government methodology would actually give the City Corporation a slightly lower target in terms of housing than it currently had although it was not suggested that this should be adopted.

In terms of pace, a Member commented that he felt that Officers were being given strong support here to press on with the Plan. With regard to housing and perhaps being more explicit in terms of how targets were to be accomplished, he highlighted that, unless the City Corporation were proposing to build these themselves, they would have to rely on developers. What the organisation could do is to help ease the planning process and grant more permissions but, if developers did not then deliver on these, targets would fail to be met. Officers commented that this situation was not unique to the City but added that the Square Mile was an extreme example because of the volatility of the property market in the City. The Plan clearly set out where the City Corporation felt that housing should be within the City and Officers highlighted that the approach to this had been made more flexible compared with the adopted Plan and thereby provides a strong steer to the market on this. The Housing trajectory for the City suggested that targets would be met provided that developers deliver on identified sites in the medium-term. For the longer-term, things were less certain, and it may therefore be that, in subsequent reviews of the plan, Members and Officers look again at if they need to designate further sites within the City for this purpose or something similar. This had not proved to be necessary just yet. The Chair added that different types of delivery had also been considered.

Another Member spoke to refer specifically to Part 6.3.2 of the schedule attached at Appendix 1 regarding Active Travel and Healthy Streets and stressed that he felt that the City had already achieved this in that it had had a motivation to support pedestrianisation for a long time now, pre-COVID and that over 90% of journeys in the City were already made on foot. He was therefore concerned that this appeared to be the inclusion of words from the Mayor of London in the Plan and that this was heavily politicised as was the situation with TfL. He added that the risk of travel into the Square Mile using public transport ought to be reflected on as opposed to travel within the confines of it. It was essential that public transport was able to deliver people in and out of the Square Mile for the City Corporation to then manage pedestrianisation and

active travel within its boundaries. Officers agreed with the point made and the fact that a successful City was not possible without successful infrastructure with public transport being a critical element of this. Officers added that there were unchanged references elsewhere in the Plan to how crucial public transport was in terms of facilitating access to the City and its importance in terms of the City's competitiveness but undertook to look again at how these particular references might also reflect this. The Chair agreed that this would be helpful particularly given that things such as City Airport and the Waterloo and City Line were hot topics at present.

Another Member wished to return to the topic of housing delivery and stated that one of the options considered in March 2020 had been to identify smaller sites outside of the main designated residential areas in the City and present these as options to developers for residential development. He recalled that he had been in the minority in supporting this option but felt that, eventually, it might need to be revisited given that the nature of the City was going to change and a City that was mixed-use was likely to be the end result. Officers reiterated that there were parts of the City that had already been identified as being suitable for residential development without any adverse effects on the commercial City. If smaller sites were then to be identified outside of these areas, it was the view of Officers that this would create added complications that were not currently needed as housing could still be delivered in those areas identified for this purpose. Clearly this approach could be revisited in due course and viewed against performance. It was reported that the Inspector who had reviewed the Plan during the Summer had been generally supportive of the current approach on housing and the justification for this and designated residential areas. The Plan was sufficiently flexible to re-visit this and proposed housing numbers should this prove necessary in future years.

A Member questioned the primacy of housing policy and where this sat in terms of governance given that there were already various statements from the Policy and Resources Committee around the provision of things such as Social Housing. Officers reported that as a local planning authority the City Corporation and its Planning and Transportation Committee were responsible for the mix of land uses within the City and should therefore determine if they felt that housing should be provided in particular parts of the City. Separate to this, although very much inter-related, the Community and Children's Services Committee/Department were responsible for managing stock and may take a different view as to what stock they wished to manage and where they might want to see this provided.

Another Member spoke again to state that he was proposing that wording which made it explicitly clear to the development community and others that housing in or immediately adjacent to a residential area was not unfavourable should be included within the Plan. Officers stated that they would be happy to revisit this to ensure that the wording around this was as clear as possible and that the presumption was in favour of housing delivery in or near identified residential areas. Officers underlined that Policy S3 – Housing – encourages new housing development on appropriate sites in or near identified residential areas. The Member recognised this but suggested that there was still language

within the Plan around office use which would appear to be at odds with this. The Chair interjected to state that policies around the protection of office space in the City would trump the expansion of residential areas. The Member stated that he felt that a more relaxed approach should be taken with regards to development within or immediately adjacent to existing residential areas. Officers stated that they did not feel it was necessary to go so far at present given that there was evidence to suggest that housing delivery already within the pipeline would achieve the necessary targets within the medium-term. Should there be issues in terms of housing delivery in the longer-term, then this may well be an appropriate revision to consider in due course. Officers undertook to revisit the Office Protection Policy to ensure that they were satisfied that it was as clear as possible at this stage.

Another Member suggested that wording around housing delivery needed to be carefully considered as, even some sites adjacent to existing residential developments could have unintended negative consequences if they were to be used for housing. Housing next to licensed premises was a clear issue for example.

A Member commented that whilst there would appear to be broad support on the proposed changes set out within the schedule at Appendix 1, he still felt that there was not enough information on the likely effects of the pandemic on short-term plans over the next 5 years and that more evidence around this should be provided before the Plan was recommended for approval by the Planning Committee, the Policy Committee and the wider Court. Officers reported that this Plan was focused primarily on a post-vaccine era, assuming that there would be a vaccine within the short-term. Whilst it was still expected that this era would differ from the pre-COVID era in terms of behavioural trends, some trends would likely persist just for the duration of the pandemic, some trends that were in decline prior to the pandemic could disappear entirely as a consequence of COVID and other new trends would emerge that would persist longer-term and which would need to be recognised within the document – for example remote working. It was expected that the attraction of central cities would re-emerge in a post-vaccine era given that they offered economies of scale and scope, together with vitality and innovation. There would also, however, undoubtedly be more remote working going forward which would impact upon the number of workers in the City on any particular day but not to the extent that this would dramatically reduce numbers employed in the City overall. With this in mind, it was not believed that the effects of COVID would fundamentally alter the assumptions that underpinned the existing Plan. Officers underlined once more that they were of the view that it was important to move forward with the situation as they currently understood it and to provide leadership in terms of planning. The Member responded to argue that there was currently no evidence to support the statement that had just been made and that the Planning Inspector would be looking for this. The Member added that he would be keen to test the theory presented by Officers over the next 2-3 months before the Plan was finalised. The Chair reported that Officers had made it clear to him and the Deputy Chairman that in terms of national guidance, the context of the Plan would, to a degree, be set for us. He added that the current situation was unique in terms of assessing the soundness of

the Plan and that the test for him was therefore around whether there was evidence to suggest that the aims and aspirations within the Plan were either unrealistic or undeliverable and if there was not then these aims and aspirations should be promoted and pursued. If there was evidence to the contrary, the aims should be revised. In terms of evidence on the current situation, the Chair underlined that the organisation had collected a lot of data around the effects that this was having in the form of the soon to be published Wyman and Arup report amongst other things.

Officers reported that once the Plan was approved by the relevant Committees and the Court in early 2021, it would then be the subject of public consultation ahead of submission in Spring 2021. Should the picture around COVID and its consequences become clearer during this time, the City Corporation could make it clear upon submission that this reflects the view taken six months previously and, whilst it was still felt that the Plan was generally sound, certain policies would now require finessing to demonstrate some flexibility.

Officers went on to highlight that the Plan contained an Office Floor Space target of 2 million square metres growth. They reassured Members that approximately two thirds of this had either already been delivered or was currently under construction.

Another Member commented that, by the time this Plan was submitted in 2021, major occupiers would already have begun to take decisions about how they occupy their space which would, in turn, provide further evidence either in support of or contrary to the aims set out within the document. Anything prior to this would have to be purely speculative. The Member went on to refer specifically to the proposed revisions concerning paragraph 3.4.6 and the Key Areas of Change: Smithfield and Barbican. Here he questioned the proposed removal of the word 'potentially' suggesting that there were likely to be those who would strongly oppose this with regard to the markets consolidation project. Officers reported that this was proposed to reflect the fact that, since the draft Plan had been produced, public consultation had taken place around the consolidation of the wholesale markets and principles around the re-use of Smithfield Market. The Museum of London application had also been approved by the Planning Committee, providing more certainty. The Chair suggested that the wording here might be amended to refer to the re-use of the whole or part of Smithfield Market. Officers undertook to amend this as proposed.

With regard to the wider housing context, the Member referred to the wording of paragraph 4.3.12 on Housing and the aim of delivering at least 700 new homes on City-owned land and housing estates in 2019-23 which he felt was unachievable particularly given that, once work had completed on the two sites that were currently progressing, there had been no budget identified for further works. Officers undertook to revise the wording in this context so that it more accurately reflected the numbers that were likely to be delivered in the short-term.

Another Member wished to focus on retail and Strategic Policy S5 which referenced the principal shopping centres in the City. He went on to state that

he had specific concerns around Fleet Street and the viability of this and questioned whether something such as a Local Area Plan might be useful to promote this area. He added that he felt that the success of retail areas was dependent on the mix of retail on offer and questioned the planning authority's ability to influence this, if any. The Member reported that, pre-pandemic, a well-known hardware store on Fleet Street had closed with plans for another sandwich bar to replace this – something that had been met with great disappointment by local residents. Officers responded by reporting that the Use Classes Order changes introduced in September 2020 effectively took away some of the local authority's powers over change of use between different retail uses (A1/A2 and A3 for example). However, even prior to this, there had been no means by which to control which particular shop would operate from a particular retail unit and promote an ironmonger over a sandwich bar for example. On a positive note, Officers reported that earlier this morning they had held a liaison meeting with the Fleet Street Quarter Partnership as part of ongoing engagement with them and that the Partnership was looking to develop from a partnership to a bid status for the area. One of the themes brought forward had been that if all interested landowners in the area could properly engage in the process and agree that it was in the interests of them all for Fleet Street to be a vibrant 'spine' for the whole area, then it might be possible to curate the sort of retail and other uses along Fleet Street that were desired, even in the absence of the previous local authority levers around this. Officers had undertaken to revisit the Fleet Street Key Area of Change wording within the Plan to reflect that partnership, the bid and the aspirations to link the area into other parts of the City. The Chair highlighted that the Deputy Chairman was leading on this work from a planning policy perspective given that his own office was on Fleet Street, with his firm also part of the partnership mentioned, and that he may therefore be potentially conflicted.

The Member also highlighted reference within the Plan to temporary retail pop-ups and underlined that these could sometimes adversely affect local retailers occupying fixed units particularly if were in direct competition with them and had lower overheads. He added that these therefore needed to be managed carefully. Officers accepted the point but highlighted that the thinking behind these references had been an attempt to animate otherwise sterile areas and not to provide direct competition to existing retailers.

Officers thanked the Sub-Committee for a useful steer on the various issues presented and undertook to present some amended proposed revisions to their next meeting on 4 November 2020 alongside further reassurances on and evidence to support the approach being taken during the ongoing pandemic.

5. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE

There were no questions.

6. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There were no additional, urgent items of business for consideration.

The meeting ended at 3.06 pm

Chairman

Contact Officer: Gemma Stokley
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LOCAL PLANS SUB (PLANNING AND TRANSPORTATION) COMMITTEE **Wednesday, 4 November 2020**

Minutes of the meeting of the Local Plans Sub (Planning and Transportation)
Committee held via Microsoft Teams on Wednesday, 4 November 2020 at 1.45 pm

Present

Members:

Deputy Alastair Moss (Chair)
Oliver Sells QC (Deputy Chairman)
Randall Anderson
Deputy Keith Bottomley
Christopher Hill
Deputy Jamie Ingham Clark
Shravan Joshi
Graham Packham
William Upton QC

Officers:

Gemma Stokley	- Town Clerk's Department
Antoinette Duhaney	- Town Clerk's Department
Ellen Wentworth	- Technology Support Officer
Paul Beckett	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
Adrian Roche	- Department of the Built Environment
John Harte	- Department of the Built Environment

Introductions

The Town Clerk opened the meeting by introducing herself and stating that the Committee was quorate.

A roll call of Members present was undertaken.

The Town Clerk highlighted that the meeting was being recorded as well as live streamed and would be made available on the City Corporation's YouTube page for a period of time after the meeting had concluded. With this in mind, it was confirmed that participants in the meeting had all individually agreed and given their consent to being recorded and that all personal data would be processed in accordance with the Data Protection Act 2018. The Town Clerk highlighted that, for further information on this, viewers could contact the City Corporation using the details provided on the public webpages.

1. APOLOGIES

There were no apologies.

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

There were no declarations.

3. **MINUTES**

The Sub-Committee considered the public minutes of the last meeting held virtually on 20 October 2020 and approved them as a correct record.

4. **CITY PLAN 2036: REVISIONS TO PRE-SUBMISSION DRAFT PLAN**

The Sub-Committee considered a report of the Director of the Built Environment responding to the questions and further clarification sought by Members on suggested changes to the City Plan 2036 at their last meeting on 20 October 2020. A revised schedule of changes was also proposed.

With regard to the timetable for the Plan, Officers reported that, since the last meeting, they had had further confirmation from the Government's Chief Planner that, although there is a wider planning reform agenda which will impact upon the planning system over the next 12-18 months, her strong advice to all local authorities was to continue with their Local Plan preparation process in so far as they could.

A Member made reference to the cross-cutting London Recharged Report which was touched upon within the paper and questioned whether anything more specific would be done with regard to planning and fed into the Local Plan. Officers agreed that the London Recharged Report was quite wide ranging and was tailored to a range of audiences including the City of London Corporation and other bodies. In preparing the report, the consultants had consulted widely with key individuals who have an influence on or view upon the future of the City. Whilst it was recognised that the report was not a specific plan in the sense that a local authority land use plan was, it was noted that it did set out some broad aims that it would be desirable for the local authority and other stakeholders to bear in mind in order to 'recharge' London as a vibrant City going forward. It was therefore one element of a growing evidence base that the City as a commercial centre would rebound after the current pandemic. This presumption was also reflected within the City's own draft Plan. In the meantime, Officers reported that they were now considering taking active steps in engaging a retail consultant to provide further commentary on the current situation and the likely future prospects. Consultants would also be engaged to consider the future of the public realm and transport in the City. As the current situation improved, thought would also be given as to whether there were any employment or mix of land use implications of COVID-19 to consider. It was expected that information around this would emerge in the coming months and that this would inform the examination of this Plan in 2021. Officers underlined that it was simply not possible at this stage to predict with any certainty what the short or long-term effects of the pandemic would be but that it was nevertheless important to proceed with the best possible estimates of the likely future direction of travel whilst also remaining flexible, through discussions at examination, to ensure that the Plan remained relevant once the pandemic had passed.

Officers went on to report that they felt that there was generally good synergy between the London Recharged Report and the draft Local Plan and that much of what was in the Local Plan was supported by this report. It was recognised

that there was a lot in the London Recharged Report that covered non-planning issues and so, whilst Officers could provide the Built Environment elements of it, much of the implementation of it would be delivered by other Departments within the City Corporation and also other parts of London.

The Member thanked Officers for their response and went on to refer to The Tulip Inquiry which had opened this week and had already made reference to the London Recharged Report. He commented that it should therefore be assumed that the report would also be raised at examination and that how this fitted in with the Local Plan should therefore be made clear from the outset. Officers responded by stating that the London Recharged Report was not a plan document in itself but was part of an evidence base which complemented the Plan.

Another Member spoke to refer to the 15 minute City concept and highlighted that there were many facilities that were very close to the City within neighbouring boroughs and that this was another reason why he felt that the concept should not be embraced for such a small area. Officers agreed with the point made and undertook to refer to neighbouring boroughs and the social and community facilities used by City residents within the suggested wording in the schedule for the new paragraph which follows 6.2.1 within the draft Plan.

A Member referred to the office Development Pipeline noting that almost 70% of the target was likely to have been completed by the end of 2021. He therefore questioned what it was that would be being delivered over the remaining 15 years of the Plan. Officers reported that work to reach the target was currently ahead of schedule but highlighted that the phasing of the works had always been of that order in that it was always anticipated that a greater proportion of development would be delivered during the first half of the Plan's lifespan than the second half. Officers went on to state that it may be the case that, when the Plan is reviewed in 5 years' time, in line with Government guidance, the balance between demand and supply and the appropriate mix of uses may have changed and different targets might be required going forward. Members were also informed that the baseline used for the draft Plan was 2016 and that, since this time, there had been a large amount of construction in the City with over 500,000 square metres of office space already developed. Before this, in 2011-16 there was actually a net loss of approximately 400,000 square metres due to the demolition of buildings that led to the replacement scheme that the City was now seeing come to fruition.

The Deputy Chairman cautioned against over reliance on long-term forecasting of this type as, in his experience, most Plans such as these needed to be able to adapt to increasingly fast changing circumstances. Given the fact that the country was currently in the centre of an immense social, medical and economic crisis, it was difficult to plan with any certainty for the longer-term and the real key for the City Corporation was to ensure that it worked holistically across all Committees and Departments to ensure that it was quick and flexible enough to adapt retail and office space, open space and highways to respond to the City's recovery from the pandemic and emerging requirements in due course. Officers went on to state that the target for development in the City was

deliberately broad brush and that this was a sufficiently flexible Plan to enable targets to be adjusted in response to changing circumstances.

The Sub-Committee went on to focus on mix of uses. A Member questioned whether Officers were satisfied that the emerging Plan was providing the market with enough clear direction on this matter. Officers stated that they hoped it was the case that developers were clear on what the Plan was trying to say on this matter and that there had been a shift between the current Local Plan and this emerging Plan to a more favourable approach to encouraging housing within *or nearby* to existing residential areas. Previously, the approach had been to provide, but not encourage, housing within these areas. The justification for this shift was to provide greater confidence around meeting housing targets going forward. Alongside this, Officers also had reasonable confidence that they were going to meet office supply targets which would allow for greater flexibility for sites nearby to existing residential areas and allow both targets to be met. It was felt that the emerging Plan ought to enable professional developers with sites in or near existing residential areas to reach the conclusion that they should be considering housing as a possible use depending on the circumstances of each site. Officers added that, through discussions taking place at the pre-application stage on a number of schemes across the City, they were now beginning to see developers taking a more flexible approach to the sorts of uses they want to see in their buildings. Many were also beginning to understand, not least because of the ongoing pandemic, that a greater mix of uses gave them greater certainty of income as well as flexibility going forward. As a result, it was felt that this approach would become more prominent in future years. Officers did, however, caution that the residential market in central London was not very buoyant at present.

The Deputy Chairman commented that he was of the view that the City of London was particularly vulnerable to the pandemic, more so than outer London boroughs which had a greater mix of residential, retail and leisure offerings. The emerging Plan should therefore be as flexible as possible in terms of changing the mix of uses in the City if the market demands it.

The Chair noted that Local Policy OF2 allowed for the loss of office accommodation within and near residential areas where it would not compromise the potential for office development in the vicinity and suggested that this also needed to be kept in mind. Officers stated that as the City was primarily a commercial centre with residential locations, it made it quite different to other central London locations in terms of the balance of the mix of uses, and recognised that this had worked to the area's disadvantage in the short-term, during the ongoing pandemic. However, the USP of parts of the City being almost exclusively a mix of different types of commercial and supporting uses was not generally available in other locations. Officers hypothesised that a possible consequence of the pandemic was that, overall, the total demand for office floorspace across London might decrease with an increase in remote working and that this might lead to a decrease in office space in other parts of London with some looking to relocate to the City because of this USP and its commercial mix. Officers recognised that there was a need for balance

between addressing short-term consequences and addressing long-term objectives.

The Deputy Chairman went on to state that one of the few certainties at present was that those living and working in large cities would increasingly desire and demand cleaner air and quieter, safer, cleaner streets in general as well as a mix of retail and cultural offerings going forward. In this respect, those cities that tended to thrive were those who invested and opened up and did not retreat or retract. The Deputy Chair therefore underlined once more the importance of a holistic approach across the City Corporation to help create a plan that would welcome people back to the City in the longer-term.

Another Member spoke again on the London Recharged Report and noted that this made reference to hyper-flexible working and hyper-flexible offices. He questioned whether this same language ought to now be used within the emerging plan to keep the two documents clearly aligned. Officers clarified that it was their intention to look again at the detailed wording of the Plan in areas where there was already good alignment with the London Recharged Report and to nuance this to more clearly align the language used within the two documents. This work would be undertaken ahead of submitting the revised City Plan to the Planning and Transportation Committee later this month. Officers also took the point made by Members around flexibility and, in particular, how office floor space was likely to be used differently in the future, recognising that there should be not constraints within the Plan around this. Another Member requested that 'consultant speak' phrases such as 'hyper-flexible workspace' were not used within the Plan and commented that a move to more flexible working was not a new phenomenon with many City firms having introduced this a long time ago. The current pandemic had simply served to accelerate this trend. The Member commented that one possible outcome of this was that offices would be able to take on more staff without acquiring more office space. The Chair commented that reference to hyper-flexible workspace was made within the London Recharged Report and that the general consensus of the Sub-Committee was that this should therefore be reflected within the emerging Plan to tie the two together where possible.

Officers thanked Members for their input and anticipated that a likely debate on the Plan at the Grand Committee would be around the fact that there was currently too much uncertainty to proceed with the suggested timetable however, as discussed by this Sub-Committee, the City Corporation had an obligation to show some leadership and to continue to progress the Plan as highlighted by the Government's own Chief Planner.

Officers also highlighted that Westminster City Council were currently going through a Local Plan Examination and Inspectors had subsequently written to them with 'main modifications to the Plan'. Two of the points raised were also relevant to the City's draft Plan – the first of these was around seeking affordable housing contributions from commercial development which the Inspectors had suggested was not in line with national policy and should be removed. Whilst this was a new policy for Westminster, the City had taken this approach for many years and it was not proposed that this be changed.

Members were, however, asked to note that this point may be made during consultation. The second comment made by Inspectors had been around the Use Classes Order where Westminster CC had suggested that they will use planning conditions to manage the change of use within classes whilst Inspectors considered that this was not in line with national policy. The City's draft Plan suggested that planning conditions might be used for this purpose where necessary and it was proposed that this approach continue to be taken forward for consultation. The Sub-Committee noted these points and the Chair underlined that, whilst Westminster was a neighbouring borough and that there were some similarities with the City, the two were different entities and it was felt that what was being presented here was a coherent plan for the City. Officers added that the whole purpose of an examination was to consider the extent to which local authorities could locally justify any exceptions to a national approach and make their case for these adequately on a range of grounds.

RESOLVED – That, Members agree the suggested approach outlined in the report and the schedule of proposed changes, for onward consideration by the Planning and Transportation Committee.

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

6. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There were no additional, urgent items of business for consideration.

The meeting ended at 2.30 pm

Chairman

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PLANNING AND TRANSPORTATION COMMITTEE – OUTSTANDING ACTIONS

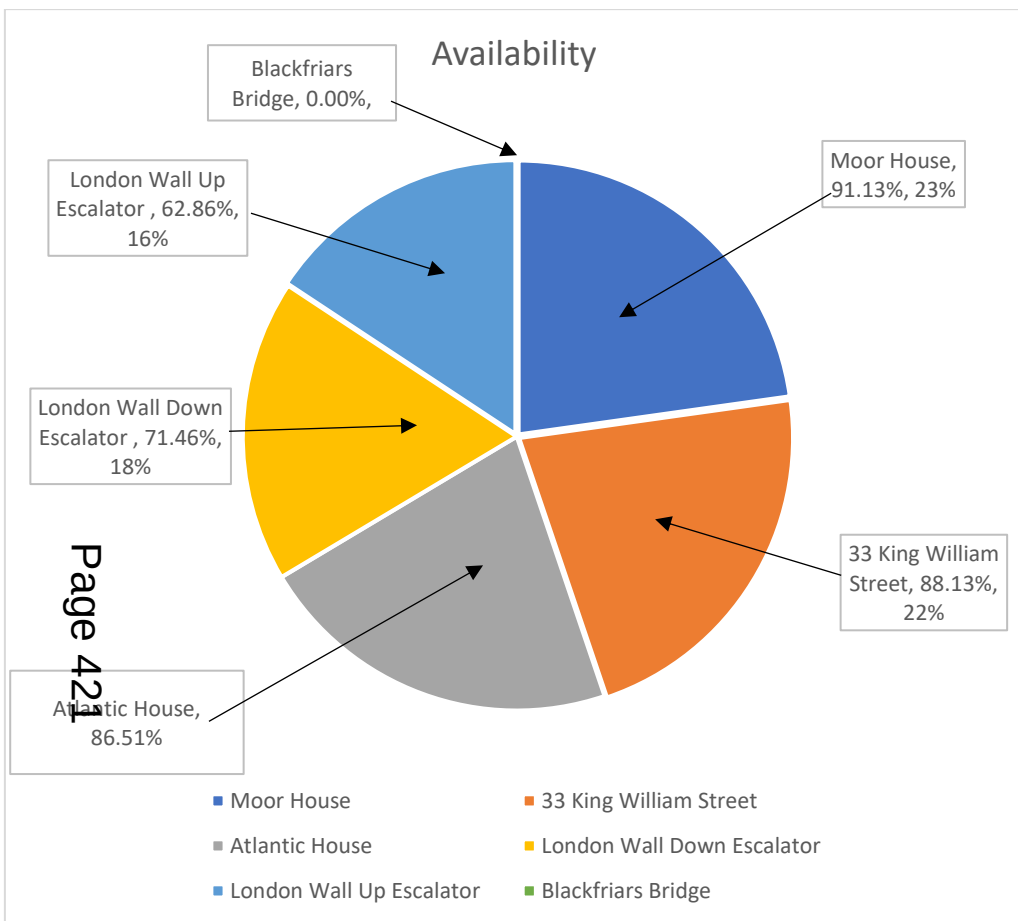
Item	Date	Action/ Responsible Officer	Progress Update and Date to be progressed/completed
1	18 March 2019 2 April 2019 30 April 2019 24 May 2019 18 June 2019 9 July 2019 30 July 2019 10 Sept 2019 1 Oct 2019 22 Oct 2019 5 Nov 2019 12 Dec 2019 28 Jan 2020 18 Feb 2020 6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020	<u>Daylight/Sunlight – Alternative Guidelines</u> Chief Planning Officer and Development Director A Member argued that the Committee should separate out the desire for Member training and the desire for alternative guidelines on daylight/sunlight, and requested that a report be brought to Committee setting out how the City of London Corporation might go about creating alternative guidelines, including timescales, if Members were so minded and the legal implications of this.	UPDATE: (27 Oct 2020) : Officers reported that British Standards had published guidance on this last year but that the BRE guidelines were still awaited. Officers were now set to meet with the BRE to understand their intended timeline for this and intended to align the City's work with this. With regard to the associated Member Training request on this matter, Officers were now looking at the BRE webinars and how Officers could work with these and would update Members on this matter at the 17 November 2020 meeting of this Committee. To be completed: Target of Autumn 2020
2	18 June 2019 9 July 2019 30 July 2019 10 Sept 2019 1 Oct 2019 22 Oct 2019	<u>Construction Works</u> Chief Planning Officer and Development Director	UPDATE: (27 Oct 2020): Officers stated that it was very difficult for the planning system to control the start dates on construction sites, particularly in the current circumstances. There was, however, a Code of Construction which allowed Officers to deal with the cumulative impact of the number of

	5 Nov 2019 12 Dec 2019 28 Jan 2020 18 Feb 2020 6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020	A Member referred to the many construction sites within her Ward that were causing noise/disturbance issues. She asked if officers could look at how this matter might be improved and more effectively controlled and questioned whether any restrictions could be placed on construction when applications were first approved/granted consent. The Chair reiterated that Members had also requested, at the last meeting of this Committee, that Officers consider what powers, if any, might be used with regard to construction time periods and how construction in any given area might 'dovetail'.	construction sites due to come on stream and they would continue to manage any issues in this way. Members were also informed that a Development Liaison Manager had now been recruited and one of the key roles for the postholder was to provide an overview of forthcoming schemes with a view to coordinating these in terms of implementation. To be completed: Target of Autumn 2020
3	6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020	<u>Member Training</u> Chief Planning Officer and Development Director / Director of the Built Environment A Member questioned whether there would be further training provided on Daylight/Sunlight and other relevant planning matters going forward. She stated that she was aware that other local authorities offered more extensive training and induction for Planning Committee members and also requested that those sitting on the Planning Committee signed dispensations stating that they had received adequate training. The Chair asked that the relevant Chief Officers consider how best to take this forward. He also highlighted that the request from the Town Clerk to all Ward Deputies seeking their nominations on to Ward Committees states that Members of the	UPDATE: (27 Oct 2020): Officers thanked all Members of the Cttee who had taken the time to respond to the recently circulated survey on Member Training and reported that a paper setting out a 6 month training programme that reflected the responses received would be brought to the next meeting of this Cttee on 17 November 2020.

		Planning & Transportation Committee are expected to undertake regular training.	
4	23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020	<u>Barbican and Golden Lane Conservation Area SPD</u> Interim Chief Planning Officer and Development Director A Member highlighted that a Conservation Management Plan was still awaited for this area in the form of a Supplementary Planning Document. He added that this was originally approved by this Committee in October 2018 and that he had requested an update on progress on several occasions since. He asked that this also now be included within the list of Outstanding Actions so that it was not lost sight of entirely.	UPDATE: (27 Oct 2020): It was reported that the SPD would now be going to the next meetings of the Barbican Centre Board, the Barbican Residential Cttee and the Barbican Estate Residents Consultation Cttee for their input before coming to this Cttee in January 2021 To be completed: SPD to Committee in February 2021.

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PLANNING AND TRANSPORTATION COMMITTEE REPORT 08/10/2020 – 26/10/2020



Code	Name	Time OOS	Availability
0924	Duchess Walk Public Lift CL24	0 00:00	100%
0929	Millennium Bridge Inclinator SC6459245	0 00:00	100%
7345	Speed House Public Lift SC6459146	0 00:00	100%
7730	Wood Street Public Lift SC6458970	0 00:00	100%
7921	Little Britain SC6458967	0 00:00	100%
7960	London Wall West SC6458965	0 00:00	100%
7963	London Wall East SC6458964	0 00:00	100%
7998	Tower Place Public Lift SC6458962	0 00:00	100%
7999	Tower Place Scenic Lift SC6458963	0 00:00	100%
0916	Glass South Tower SC6459244	0 09:00	98.03%
0976	Pilgrim Street SC6458969	0 12:55	97.06%
7740	Moor House SC6458968	1 14:58	91.13%
7997	33 King Williams Street SC6462850	2 04:08	88.13%
0978	Atlantic House SC6458966	2 11:16	86.51%
0944	London Wall Down Escalator SC6458958	5 11:36	71.46%
0945	London Wall Up Escalator SC6458959	7 01:19	62.86%
7964	Blackfriars Bridge SC6462771	18 23:59	0.00%

Points to Note:

- There are 17 Public Lifts/Escalators in the City of London estate. The report below contains details of the 6 - public escalator/lifts that were out of service more than 95% of the time.
- The report was created on 27 October 2020 and subsequently since this time the public lifts or escalators may have experienced further breakdowns which will be conveyed in the next report.

PLANNING AND TRANSPORTATION COMMITTEE REPORT 08/10/2020 – 26/10/2020

Location	Status as of 26/10/2020	% of time in service Between 08/10/2020 and 26/10/2020	Number of times reported Between 08/10/2020 and 26/10/2020	Period Not in Use Between 08/10/2020 and 26/10/2020	Comments Where the service is less than 95%
Moor House SC6458968	In service	91.13%	1	40 hours	Engineer attended site and found an intermittent communications fault whereby the auto dialler was functional but reporting data being lost, issue was rectified, and lift left in service.
33 King Williams Street SC6462850	In service	88.13%	1	54 hours	Engineer attended site and found a fault with the door track, fault rectified, and lift returned to service.
Atlantic House SC6458966	In service	86.51%	1	61 hours	Engineer attended site and found an intermittent communications fault whereby the auto dialler was functional but reporting data being lost, issue was rectified, and lift left in service.
London Wall Down Escalator SC6458969	In service	71.46%	3	130 hours	3 outages caused by the escalator emergency stop button being pressed over the weekend period.
London Wall Up Escalator SC6458969	In service	62.86%	4	170 hours	4 outages caused by the escalator emergency stop button being pressed over the weekend period.
Blackfriars Bridge SC6462771	Out of service	0%	1	456 hours	Lift out of service for the duration of the reporting period due to replacement of the failed UPS unit, lift expected to be returned to service by the 20 th November 2020.

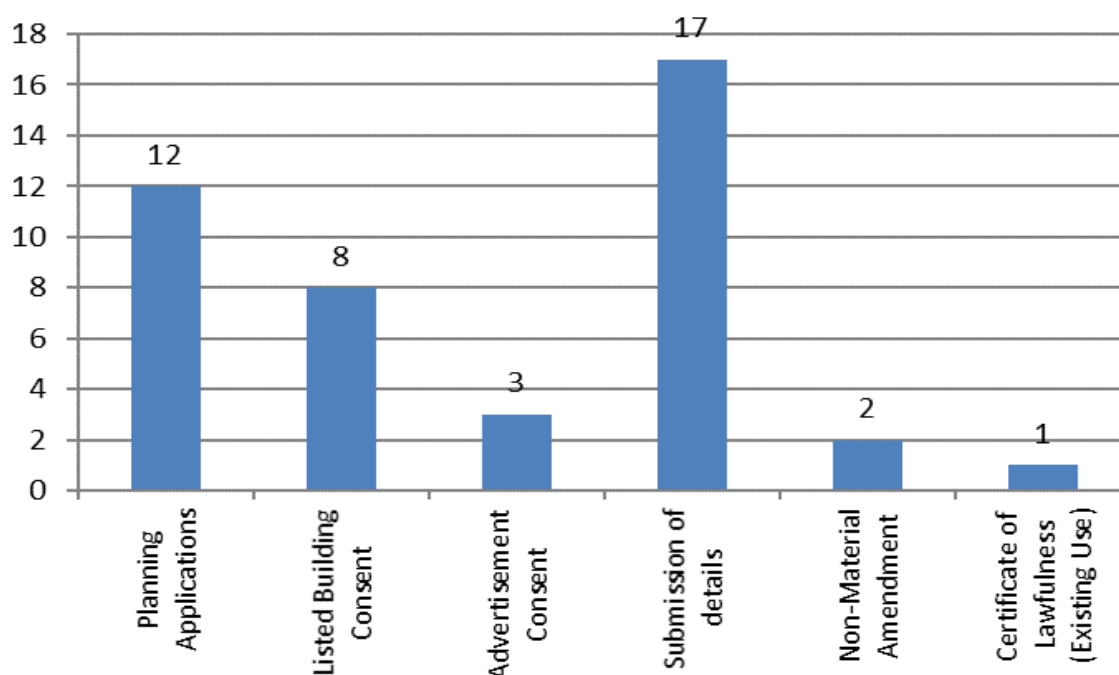
Committee(s)	Dated:
Planning and Transportation	17 th November 2020
Subject: Delegated decisions of the Chief Planning Officer and Development Director	Public
Report of: Chief Planning Officer and Development Director	For Information

Summary

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.

In the time since the last report to Planning & Transportation Committee Forty Three (43) matters have been dealt with under delegated powers. Seventeen (17) relate to conditions of previously approved schemes, Two (2) applications for Non-Material Amendments, Eight (8) applications for Listed Building Consent, Three (3) applications for Advertisement Consent, and One (1) Certificate of Lawfulness for Existing Use. Twelve (12) full applications and including Three (3) Change of Use and 1008sq.m floorspace created, and One (1) application was refused.

Breakdown of applications dealt with under delegated powers



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	Applicant/ Agent name
20/00616/LBC Bishopsgate	9 Devonshire Square London EC2M 4YF	Alterations to glazing within the existing frames, new entrance door, internally illuminated building number; door entry system and extension of an existing vent to roof level.	Approved 22.10.2020	Cogent
20/00617/LBC Bishopsgate	9 Devonshire Square London EC2M 4YF	Alterations to the office stair core glazing from tinted to clear glazing.	Approved 13.10.2020	Cogent
20/00618/FULL Bishopsgate	9 Devonshire Square London EC2M 4YF	Alterations to main entrance doors (ground floor); alteration to office glazing; installation of an entry point and extension of an existing vent to roof level.	Approved 22.10.2020	Cogent
20/00619/FULL Bishopsgate	9 Devonshire Square London EC2M 4YF	Alterations to the office stair core glazing from tinted to clear glazing.	Approved 13.10.2020	Cogent
20/00620/ADVT Bishopsgate	Offices 9 Devonshire Square London EC2M 4YF	Installation and display of one illuminated building numbering measuring 0.62m high by 0.33 wide at a height above ground of 1.83m	Approved 27.10.2020	Cogent

20/00179/FULL Bread Street	10 - 15 Newgate Street London EC1A 7HD	(1) Infill extension to retail unit at ground floor for either Class A3 or Class A4 use, (2) Alterations at ground floor level to create an extension to the existing office entrance, (3) Change of use of part ground and lower ground floors from office (Class B1) use to a flexible use for either office (Class B1) or D1 medical uses with new entrance off Warwick Lane, (4) Change of use of part of the ground, lower ground and basement floors from office (Class B1) use to Class D2 gym use with a new entrance off Warwick Lane, (5) Creation of a new cycle entrance off Warwick Lane for new cycle parking at basement level. (6) New lighting design to Newgate Street colonnade, (7) Works to the facade and fenestration at ground and first floors associated with the office entrance on Rose Street, (8) Demolition of existing roof top plant and creation	Approved 13.10.2020	Shiying Property London Limited

		of a new seventh floor for Class B1 (office) use and creation of a secondary entrance from Newgate Street (9) Creation of new terrace at seventh roof level and re-landscaping existing terraces.		
20/00715/MDC Candlewick	Sherborne House 119 - 121 Cannon Street London EC4N 5AT	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects for the demolition and construction process pursuant to conditions 2 (part) and 3 (part) of planning permission 18/01370/FULL dated 07.03.2019.	Approved 15.10.2020	UK Properties Specialist Ltd
20/00586/FULL Castle Baynard	11 Gough Square London EC4A 3DE	Application under S73 of the Town & Country Planning Act 1990 to vary condition 2 of the planning permission 19/00630/FULL dated 10/10/2019 to make amendments to the proposed entrance.	Approved 15.10.2020	Flexible Office Asset Management Ltd

20/00636/MDC Castle Baynard	5 Pemberton Row London EC4A 3BA	Submission of details of the front lightwell, railings and gate and samples and particulars of the materials to the bin store pursuant to conditions 2 (c) and (d) of listed building consent 14/00934/LBC.	Approved 13.10.2020	Mr Andrew Weisz
19/01044/FULL Cheap	134-147 Cheapside London EC2V 6BJ	Upgrade to existing telecommunication s equipment at roof level comprising the installation of a new stub mast (10m high) with six antennae, four dishes and ten equipment cabinets.	Refused 15.10.2020	MBNL
20/00461/LBC Cheap	Mayors And City of London Court Guildhall Buildings London EC2V 5AR	Installation of two fibre circuits from the local exchange to a free standing cabinet and 22 internal Wi-Fi access points with supporting cabling	Approved 13.10.2020	HM Courts and Tribunal Service
20/00530/LBC Cheap	6 Frederick's Place London EC2R 8AB	Creation of new door opening in party wall to link to proposed archive in 5 Frederick's Place.	Approved 22.10.2020	The Mercers' Company
20/00691/MDC Cheap	Dauntsey House 4A & 4B Frederick's Place London EC2R 8AB	Photographic Survey of buildings pursuant to condition 4 of planning permission ref 17/01057/FULMAJ	Approved 27.10.2020	The Mercers' Company

		dated 14/05/20		
20/00731/NMA Cheap	81 Newgate Street London EC1A 7AJ	Non-material amendment under Section 96A of the Town and Country Planning Act to planning permission dated 11th September 2020 (20/00311/FULMA J) to add a condition in relation to phased development.	Approved 22.10.2020	NG Devco Limited
20/00575/MDC Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT	Submission of details and samples of the above ground floor glazing pursuant to condition 19 (a) and (b) (in part) of planning permission dated 04/05/2018 (app. no. 17/01095/FULEIA).	Approved 20.10.2020	LS 21 Moorfields Development Management
20/00597/MDC Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT	Submission of a noise egress assessment in association with the loading bay pursuant to condition 21 of planning permission dated 04/05/2018 (app. no. 17/01095/FULEIA)	Approved 27.10.2020	LS 21 Moorfields Development Management
20/00633/MDC Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane &	Submission of details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other	Approved 20.10.2020	LS 21 Moorfields Development Management

	New Union Street London EC2P 2HT EC2P 2HT	excrescences at roof level pursuant to condition 19(h) of planning permission dated 04/05/2018 (app. no. 17/01095/FULEIA)		
20/00658/ADVT Coleman Street	Salisbury House 162 - 163 London Wall London EC2M 5QD	Installation and display of (i) two internally illuminated fascia signs measuring 0.325m high by 0.95m wide at a height above ground of 3.6m; (ii) one externally illuminated projecting sign measuring 0.5m high by 0.5m wide at a height above ground of 2.46m; and (iii) two illuminated retractable awnings measuring 3.5m wide projecting 1m at a height above ground of 3m.	Approved 15.10.2020	Cojean Limited
20/00684/FULL Coleman Street	41 Moorgate London EC2R 6PP	Alterations to office shopfront and entrance.	Approved 23.10.2020	Blackrock
20/00761/MDC Coleman Street	120 Moorgate London EC2M 6UR	Details of measures to minimise transmission of structure borne sound or vibration from new plant pursuant to condition 11 of planning permission dated 7th May 2019 (18/01352/FULL).	Approved 27.10.2020	120 Moorgate Luxembourg Sarl

19/01036/ADVT Cornhill	4 Royal Exchange Buildings London EC3V 3NL	Installation and display of a non-illuminated advertisement measuring 0.65m (w) by 0.1m (h) displayed at a height of 2.3m above ground floor level.	Approved 20.10.2020	Xupes
19/01129/LBC Cornhill	4 Royal Exchange Buildings London EC3V 3NL	Installation of non-illuminated letters to the facade.	Approved 20.10.2020	Xupes
20/00542/FULL Cordwainer	Pickford House 46 Bow Lane London EC4M 9DL	Creation of roof terrace at second floor level, including replacement of existing sash windows with full height casement doors and windows and new screening.	Approved 20.10.2020	Hale Brown Architects
20/00679/MDC Cordwainer	1 Bow Churchyard London EC4M 9DQ	Submission of details to demonstrate that mechanical plant used on the premises shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building pursuant to condition 8 of Planning Permission 19/00944/FULL dated 17.12.19.	Approved 15.10.2020	Aviva Life and Pensions UK Limited

20/00646/LBC Cripplegate	The Postern 7 Wood Street London EC2Y 8BJ	Alterations to the ground floor entrance.	Approved 15.10.2020	Mr. Francesco Caselli
20/00661/NMA Cripplegate	Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 17/00770/FULL dated 19th July 2018 to vary the wording of Condition 29 so that it refers to the final detailed design of the green roofs and is a compliance condition.	Approved 29.10.2020	City of London Corporation
20/00650/MDC Cripplegate	Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ	Submission of details of the play deck and plant room screening pursuant to part b) of condition 24 of planning permission 17/00770/FULL dated 19th July 2018.	Approved 29.10.2020	ISg
20/00678/LBC Cripplegate	68 Speed House Speed Highwalk Barbican London EC2Y 8AU	Refitting the kitchen and bathroom and also converting the separate WC into a utility cupboard accessed from the bathroom. Some existing non- structural internal walls plus doors and associated	Approved 29.10.2020	Katrina Spensley

		frames are to be altered to reconfigure the layout as shown on the proposed plans and outlined in the design statement. Replacing the existing sliding wall panels in the living room, removing the existing glazed sliding door in the kitchen.		
20/00420/FULL Dowgate	80 Cannon Street London EC4N 6HL	Alterations to the front entrance to include: removal of the existing entrance canopy, the existing revolving door, the existing glass facade screen and stone surround framing the entrance recess and installation of a new entrance glass screen, new double doors, new surround aluminium frame and back lit glass panelling to reveals and the soffit, new signage lettering.	Approved 13.10.2020	BNP Paribas Real Estate
20/00429/FULL Dowgate	80 Cannon Street London EC4N 6HL	Alterations to the rear of the existing building facing Bush Lane and Scott's Yard at ground and lower ground level, to include the following: removal of existing louvre	Approved 13.10.2020	BNP Paribas Real Estate

		facade and exterior stairs, removal of parapet to existing roof, construction of a new single storey Cycle Centre on the existing roof, to provide for 18 cycle spaces, constructed in steelwork frame with new architectural louvred facade including doors, and new sedum planted flat roof with roof access rooflight, new stairs configured to access the cycle centre, new large cycle store off street level, relocation of existing plant equipment to new position behind parapet of new cycle centre, new dry riser inlet, new 15 number lockers internally within the existing shower area and all associated works and modifications		
20/00624/MDC Farringdon Within	160 Queen Victoria Street London EC4V 4BF	Submission of a scheme of protective works pursuant to condition 2 of planning permission 19/01292/FULL dated 12th March 2020.	Approved 15.10.2020	CBRE Ltd

20/00634/MDC Farringdon Within	160 Queen Victoria Street London EC4V 4BF	Details of a construction management plan pursuant to condition 2 of planning permission 19/01291/FULL dated 12 March 2020.	Approved 15.10.2020	CBRE Ltd
20/00656/FULL Farringdon Within	2 Amen Court London EC4M 7BU	Change of use of 2 Amen Court from residential use (Class C3) to residential sleeping accommodation (for a school) (Class C2) for a temporary period between 6th September 2020 until 25th November 2020. (total floorspace 176sq.m GIA).	Approved 13.10.2020	Mr Martin Kiddle
20/00762/MDC Farringdon Within	33 Black Friars Lane London EC4V 6EP	Details of a plant noise assessment pursuant to condition 5 of planning permission (application no. 19/01011/FULL) dated 21st November 2019.	Approved 27.10.2020	E&A Securities
20/00585/MDC Farringdon Without	Weddel House 13-21 West Smithfield London	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 2 of	Approved 15.10.2020	Weddel House

		planning permission dated 26.05.2020 (Application number: 19/01186/FULL).		
20/00663/FULL Farringdon Without	Buchanan House 30 Holborn London EC1N 2HS	Change of use at first floor level from office (Class E) to a flexible use for either office (Class E) or education (Class F1) use.	Approved 15.10.2020	Interactive Pro Ltd & GUS Holdings BV
20/00705/CLEUD Langbourn	13 Cullum Street London EC3M 7JJ	Certificate of lawful existing use in respect of the use of basement as a restaurant (Class E).	Grant Certificate of Lawful Development 29.10.2020	Bolton's Restaurant
20/00682/PODC Lime Street	3 St Helen's Place London EC3A 6AB	Submission of Local Procurement Strategy pursuant to Schedule 3 Paragraph 3.2 of the Section 106 Agreement dated 08 October 2019 (Planning Application Reference 18/01336/FULMAJ	Approved 20.10.2020	The Leathersellers' Company
20/00683/PODC Lime Street	3 St Helen's Place London EC3A 6AB	Submission of Local Training, Skills and Job Brokerage Strategy pursuant to Schedule 3 Paragraph 3.2 of the Section 106 Agreement dated 08 October 2019 (Planning Application Reference 18/01336/FULMAJ	Approved 20.10.2020	The Leathersellers' Company

20/00725/PODC Lime Street	3 St Helen's Place London EC3A 6AB	Submission of the Highways Schedule of Condition Survey pursuant to Schedule 3 Paragraph 6.1 of the Section 106 Agreement dated 08 October 2019 (Planning Application Reference 18/01336/FULMAJ	Approved 15.10.2020	The Leathersellers' Company
20/00667/FULL Tower	10 Trinity Square London EC3N 4AJ	Installation of canopies within the residential entrance lobbies at ground floor.	Approved 20.10.2020	Bullet Investments Limited
20/00668/LBC Tower	10 Trinity Square London EC3N 4AJ	Installation of canopies within the residential entrance lobbies at ground floor.	Approved 20.10.2020	Bullet Investments Limited
20/00689/PODC Tower	2 Seething Lane London EC3N 4AT	Submission of details of the carbon dioxide emissions of the completed development and calculation of the Carbon Offsetting contribution pursuant to Schedule 3 Paragraph 8 of the Section 106 Agreement dated 12 January 2017 (Planning Application Reference 16/00319/FULL as amended by 17/00980/FULL).	Approved 15.10.2020	Portland Property Ltd

Committee(s)	Dated:
Planning and Transportation	17 th November 2020
Subject: Valid planning applications received by Department of the Built Environment	Public
Report of: Chief Planning Officer and Development Director	For Information

Summary

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.

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	Applicant/ Agent name
20/00413/FULL Aldgate	71 Fenchurch Street, London, EC3M 4BR	i) Installation of a platform lift within the existing external stairs adjacent to the Fenchurch Street entrance; ii) installation of plant at roof level; ii) installation of lighting scheme; and iv) external repairs.	01/10/2020	LR Group Services Ltd
20/00773/FULL Bassishaw	Wood Street Police Station, 37 Wood Street, London, EC2P 2NQ	Conversion of the building to a hotel with ancillary uses, including internal and external refurbishment, erection of a glazed roof over the courtyard, lowering of part of courtyard to basement level 2, conversion of basements, erection of a two storey	07/10/2020	Wood Street Limited

		extension, provision of cycle parking, refuse and recycling storage, replacement UKPN substation, landscaping and all associated works.		
20/00247/FULL Bishopsgate	8 - 10 Brushfield Street, London, E1 6AN	Retention of air conditioning units at roof level.	29/09/2020	Stephenson House Limited
20/00806/FULL Bishopsgate	158 - 164 Bishopsgate, London, EC2M 4LN	Installation of an LED Traffic Light System above the main store entrance.	15/10/2020	Tesco
20/00779/FULL Bishopsgate	135 Bishopsgate, London, EC2M 3TP	Installation of a fixed metal frame canopy with a retractable fabric roof and two sides fitted with sliding glass screens to provide weather protection for outdoor dining in association with the adjoining premises.	16/10/2020	Eataly Retail UK Ltd
20/00643/FULL Bridge And Bridge Without	Talbot House, 8 - 9 Talbot Court, London, EC3V 0BP	Change of use of the basement, ground, first, second and third floors from office (Use Class E) to a flexible Class E/F1a Use Class.	27/10/2020	CGIS (Gracechurch Street) Limited
20/00250/FULL Broad Street	60 London Wall, London, EC2M 5TQ	Application under S73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 53 and 54 of planning permission 19/00093/FULL dated 08.08.2019 to allow an alternative mix of Class E uses.	15/10/2020	CSHV 60 London Wall SARL

20/00801/FULL Candlewick	68 King William Street, London, EC4N 7HR	Application under S.73 of the Town & Country Planning Act 1990 to amend condition13 of planning permission 19/01308/FULL dated 31/07/2020 to state 'The roof terraces on level 9 and 10 hereby permitted shall not be used of accessed by members of the public between the hours of 00.00 on one day and 8.00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.'	14/10/2020	King William St Limited
20/00802/FULL Candlewick	68 King William Street, London, EC4N 7HR	Application under S.73 of the Town & Country Planning Act 1990 to amend condition14 of planning permission 19/01308/FULL dated 31/07/2020 to state 'Music played within the external terraces will not exceed 68 dBA as measured on the terrace'	14/10/2020	King William St Limited
20/00703/FULL Castle Baynard	89 Fleet Street, London, EC4Y 1DH	Installation of a new boiler flue at the rear of the property with associated demolition works.	11/09/2020	Pearl & Coutts
20/00759/FULMAJ Coleman Street	74 Moorgate, London, EC2M 6SE	(i) Change of use from Class F1 (Education) to Class E (Office) use at basement, part ground and first floor (829sq.m); (ii) partial demolition and redevelopment of	05/10/2020	The Mayor And Commonalty And Citizens of The City

		floors two to seven for Class E (office) use; (iii) infilling the light well and recessed corner; (iv) erection of a mansard roof; (v) infilling of the undercroft at ground floor to create a new entrance; (vi) associated external refurbishments including a new facade; and (vii) installation of a plant enclosure at roof level. (total floorspace 3,397sq.m GEA)		
20/00670/FULL Cordwainer	19 Watling Street, London, EC4M 9BR	Installation of a retractable canopy to the front elevation.	29/09/2020	Mr. Murat Buyukbay
20/00824/FULL Cordwainer	Watling House , 33 Cannon Street, London, EC4M 5SB	Installation of a new canopy to the entrance door at the main entrance on the corner of Cannon Street and Bread Street.	23/10/2020	Blackrock
20/00767/FULL Cornhill	Royal Exchange, Cornhill, London, EC3V 3LR	Installation of 5 access hatches in the portico roof.	26/10/2020	Royex Real Estate Investments Ltd
20/00700/FULL Farringdon Within	26-30 Morley House, Holborn Viaduct, London, EC1A 2AT	Application under Section 73 of the Town & Country Planning Act 1990 to vary Condition 41 (Approved Plans) of planning permission dated 17th August 2020 (Ref. 17/00165/FULMAJ) to enable minor material amendments to the approved scheme including: (1) Amended hotel	11/09/2020	MH Viaduct LP Acting Through Its General Partner

		entrances on Holborn Viaduct; (2) Internal reconfiguration of hotel layout; (3) Internal reconfiguration to provide an internalised access link between the ground floor of the hotel and the office workspace in the lower levels of City Temple; (4) Internal reconfiguration on ninth floor from hotel guestrooms to hotel Restaurant / Bar (private guest only); (5) Alterations to address design development changes to ceiling heights, parapets and roof plant areas; (6) associated amendments to facades; and (7) the introduction of a Phasing Plan to allow a phased approach to the development.		
20/00702/FULL Farringdon Within	City Temple , 31 Holborn Viaduct, London, EC1A 2DE	Application under Section 73 of the Town & Country Planning Act 1990 to vary condition 9 (Approved drawings) of planning permission ref: 17/00781/FULL dated 24th October 2017 to enable minor material amendments to the approved scheme including: (1) 4 no. replacement ventilation louvres on the Shoe Lane elevation; (2) Roof level concrete and	11/09/2020	MH Viaduct LP Acting Through Its General Partner

		glass brick skylights to be refurbished or replaced with polycarbonate roof-lights; (3) New roofing replacing existing felt with single ply membrane and insulation; and (4) Installation of fall arrest system including rail and ladder.		
20/00717/FULL Farringdon Within	Open Space, Newgate Street, London, EC1A 7BA	Installation of sculpture for a temporary period of five years.	18/09/2020	Modus Operandi Art Consultants
20/00810/FULL Farringdon Within	From Lindsey Street To Hayne Street, Long Lane, London, EC1M 6JH	Change of use from retail (Class A1/A2/A3) to office (Class E).	16/10/2020	Helical
20/00695/FULL Farringdon Without	Henry VIII Gate, St Bartholomews Hospital, West Smithfield, London, EC1A 7BE	Change of use of the Gatehouse to office space (Class E use) with associated external works including repairs and the installation of a new sash window within an existing opening.	09/09/2020	Barts Heritage
20/00723/FULL Farringdon Without	4 - 7 Lombard Lane, London, EC4Y 8AD	Erection of a one and two storey roof extension to form two residential units (Use Class C3) with associated amenity terraces.	22/09/2020	Mr J Adams
20/00693/FULL Farringdon Without	North Wing, St Bartholomews Hospital, West Smithfield,	Change of use of the North Block to a function venue, museum, office space and archive store (Sui Generis) with	29/09/2020	Barts Heritage

	London, EC1A 7BE	associated external repairs and alterations including: (i) window alteration and replacement, (ii) rooftop alterations including the formation of a rooftop plant enclosure; (ii) the formation of an access ramp and (iii) landscaping works.		
20/00744/FULL Farringdon Without	25 Southampton Buildings, London, WC2A 1AL	Replacement of dome lantern and refurbishment of ventilation cowl located over rotunda stairs at rooftop level.	30/09/2020	THE ARGYLL CLUB (MIDTOWN) LTD
20/00789/FULL Farringdon Without	General Market, West Smithfield, London, EC1A 9PS	The partial demolition, repair and replacement of the General Market roof and other associated works at roof level including the provision of green roof, installation of photovoltaic panels, the provision of roof plant and ventilation equipment and the installation of new lift overruns and rooflights.	15/10/2020	Museum of London
20/00816/FULEIA Langbourn	70 Gracechurch Street, London, EC3V 0HR	Demolition of all existing buildings and the erection of a new building comprising basement levels and ground floor plus 33 upper storeys (155m AOD) including office use (Class E), flexible retail uses (Class E, drinking establishments (Sui Generis) and hot food takeaway (Sui Generis)), a public	13/10/2020	Advanced Idea Holdings Limited

		viewing gallery, cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works. (The proposal would provide 72,992sq.m GEA of Class E offices, 1,823sq.m GEA flexible retail use (Class E, drinking establishment (Sui Generis), hot food takeaway (Sui Generis); 1,566sq.m Sui Generis public viewing gallery; total floorspace 76,380sq.m GEA; overall height 154.725m AOD). The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.		
20/00771/FULL Lime Street	Exchequer Court , 33 St Mary Axe, London, EC3A 8AA	Improvements to the 4th floor terrace including two new access doors and new flooring.	09/10/2020	Pavilion Trustees Limited & Pavilion Property

20/00820/FULL Portsoken	Aldgate Square, London, EC3N 1AH	Temporary installation of a sculpture for a period of up to 12 months, as part of the 9th edition of Sculpture in the City, to be taken down on or before 13 December 2021 with an expected de- installation in March 2021: Arcadia by Leo Fitzmaurice (previously exhibited in front of 99 Bishopsgate tree)	29/10/2020	City of London
20/00770/FULL Tower	St Johns House, 11 - 13 Crosswall, London, EC3N 2JY	External alterations to entrance door within the east elevation.	08/10/2020	Columbia Threadneedle
20/00758/FULL Walbrook	8 Old Jewry, London, EC2R 8DN	Installation and replacement of existing dry air coolers at roof level.	05/10/2020	St. James's Place Plc

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Committee(s) Planning and Transportation Committee	Date(s): 17 November 2020
Subject: Report of Action Taken	Public
Report of: Town Clerk	For Information
Report author: Gemma Stokley, Town Clerk's Department	

Summary

This report advises Members of action taken by the Town Clerk since the last formal meeting of the Planning and Transportation Committee, in consultation with the Chair and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and (b).

Recommendation:

- That Members note the report.

Main Report

1. Since the last formal meeting of the Committee, approval was given by the Town Clerk, in consultation with the Chair and Deputy Chairman, for the following decisions to be made under Standing Order Nos 41(a) and (b):

Urgency Authority – Concessionary Parking for NHS & Frontline Key Workers (2nd Lockdown) [4 November 2020]

2. During the first national lockdown, on 23 March 2020, parking concessions for key workers were put in place in the City. The concessions were limited to those providing essential public front line services such as those working in the NHS and police.
3. A robust assessment process was put in place from the commencement of lockdown and concessions continued, with the approval of the Town Clerk and Members of the Planning and Transportation Committee, until 31 August 2020. The approach taken by the City was broadly in line with that adopted by other local authorities and took into account advice provided by Government and London Councils.
4. Requests for free parking in the car parks for the second national lockdown were received from Barts Hospital and Officers were of the view that it would be highly probable that more requests would be received from frontline workers thereafter.
5. The Town Clerk, in consultation with the Deputy Chairman of the Planning and Transportation Committee and the Deputy Chairman of the Streets and Walkways Sub-Committee, granted approval to agree that free parking is provided for NHS workers at Barts Hospital during the second national lockdown period until 2 December 2020. Should lockdown proceed beyond this point, further approvals will be sought. There is sufficient capacity within the car parks but because of the

possibility that parking space within Smithfield car park may be limited in the weeks leading up to Christmas, it is suggested that this concession extends to London Wall. The same concession can be offered to other front-line key workers (e.g. teachers) but these will need to be agreed on a case by case basis with Officers discretion.

Gemma Stokley

Town Clerk's Department

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