



Planning and Transportation Committee

Date: TUESDAY, 30 MARCH 2021

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
Douglas Barrow	Oliver Lodge
Peter Bennett	Natasha Maria Cabrera Lloyd-Owen
Mark Bostock	Andrew Mayer
Deputy Keith Bottomley	Deputy Brian Mooney (Chief Commoner)
Henry Colthurst	Deputy Barbara Newman
Deputy Peter Dunphy	Graham Packham
Alderman Emma Edhem	Susan Pearson
John Edwards	Judith Pleasance
Helen Fentimen	Deputy Henry Pollard
Marianne Fredericks	James de Sausmarez
Tracey Graham	William Upton QC
Graeme Harrower	Alderman Sir David Wootton
Sheriff Christopher Hayward	
Christopher Hill	
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/GG3b7hlthmk>

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 of the meeting held virtually on 9 March 2021.
For Decision
(Pages 1 - 16)
4. **ESTABLISHMENT OF A SPECIAL SUB-COMMITTEE**
Joint report of the Town Clerk, the Interim Chief Planning Officer and Development Director and the Comptroller and City Solicitor.
For Decision
(Pages 17 - 28)
5. **BARBICAN AND GOLDEN LANE CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY - DRAFT SUPPLEMENTARY PLANNING DOCUMENT**
Report of the Interim Chief Planning Officer and Development Director.
For Decision
(Pages 29 - 90)
6. **SHORT STAY CYCLE PARKING IN THE CITY OF LONDON**
Report of the Interim Chief Planning Officer and Development Director.
For Information
(Pages 91 - 96)
7. **BIODIVERSITY ACTION PLAN UPDATE**
Report of the Director of Open Spaces.
For Decision
(Pages 97 - 146)
8. **DEPARTMENT OF THE BUILT ENVIRONMENT RISK MANAGEMENT - QUARTERLY REPORT**
Report of the Director of the Built Environment.
For Information
(Pages 147 - 176)

9. **OUTSTANDING ACTIONS**

Report of the Town Clerk.

For Information
(Pages 177 - 184)

10. **PUBLIC LIFT REPORT**

Report of the City Surveyor.

For Information
(Pages 185 - 186)

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

Report of the Interim Chief Planning Officer and Development Director.

For Information
(Pages 187 - 198)

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

Report of the Interim Chief Planning Officer and Development Director.

For Information
(Pages 199 - 202)

13. **RESOLUTION OF THE HEALTH AND WELLBEING BOARD RE: HEALTH IMPACT ASSESSMENT GUIDANCE NOTE**

Resolution of the Health and Wellbeing Board (19 February 2021).

For Information
(Pages 203 - 204)

14. **STREETS AND WALKWAYS SUB-COMMITTEE - PUBLIC MINUTES**

To receive the *draft* public minutes of the Streets and Walkways Sub-Committee meeting held virtually on 18 February 2021.

For Information
(Pages 205 - 216)

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 4C ISSUE - SECURE CITY PROGRAMME (SCP) - VIDEO MANAGEMENT SYSTEM / VIDEO ANALYTICS WORKSTREAM**
Joint report of the Director of the Built Environment and the Commissioner of the City of London Police.

For Information
(Pages 217 - 232)
19. **SECURE CITY PROGRAMME (SCP) - YEAR 2**
Joint report of the Director of the Built Environment and the Commissioner of the City of London Police.

For Information
(Pages 233 - 252)
20. **STREETS AND WALKWAYS SUB-COMMITTEE - NON-PUBLIC MINUTES**
To receive the *draft* non-public minutes of the Streets and Walkways Sub-Committee meeting held virtually on 18 February 2021.

For Information
(Pages 253 - 254)
21. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
22. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 9 March 2021

Minutes of the meeting of the Planning and Transportation Committee held via Microsoft Teams at 10.30 am

Present

Members:

Deputy Alastair Moss (Chair)
Oliver Sells QC (Deputy Chairman)
Munsur Ali
Randall Anderson
Douglas Barrow
Peter Bennett
Deputy Keith Bottomley
Henry Colthurst
Alderman Emma Edhem
John Edwards
Helen Fentimen
Marianne Fredericks
Graeme Harrower
Michael Hudson

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

Officers:

Gemma Stokley	- Town Clerk's Department
Leanne Murphy	- Town Clerk's Department
Sarah Phillips	- Town Clerk's Department
Shani Annand-Baron	- Media Officer
Aqib Hussain	- Technology Support Partner
Charlie Pearce	- Technology Support Partner
Simon Owen	- Chamberlain's Department
Fleur Francis	- Comptroller and City Solicitor's Department
Alison Bunn	- City Surveyor's Department
Gwyn Richards	- Interim Chief Planning Officer and Development Director
David Horkan	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Elisabeth Hannah	- Department of the Built Environment
Pearl Figueira	- Department of the Built Environment
Bhakti Depala	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
Beverley Bush	- Department of the Built Environment
Gemma Delves	- Department of the Built Environment
Lucy Foreman	- Department of the Built Environment
Kathryn Stubbs	- Department of the Built Environment

Neel Devlia	- Department of the Built Environment
Kieran Mackay	- Department of the Built Environment
Dom Strickland	- Department of the Built Environment
Robin Whitehouse	- Environmental Health Officer

Also in Attendance:

- The Rt Revd. Dr Stephen Platten, Master of the Worshipful Company of Stationers and Newspaper Makers
- Martin Ashley, Martin Ashley Architects
- Giles Fagan, Clerk designate, Worshipful Company of Stationers and Newspaper Makers
- David O'Neill, Ion Acoustics
- Barry Peebles, Method Consulting
- Peregrine Bryant, Peregrine Bryant Architecture & Conservation
- Carolyn Goodfellow, Director, Peregrine Bryant Architecture & Conservation

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.

The Chair then introduced himself and welcomed all those in attendance and viewing the meeting via YouTube.

1. APOLOGIES

Apologies for absence were received from Mark Bostock, Peter Dunphy, Tracey Graham, Sheriff Christopher Hayward, Christopher Hill and Deputy Jamie Ingham Clark.

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

There were no declarations.

3. MINUTES

The Committee considered the public minutes of the meeting held virtually on 24 February 2021 and approved them as a correct record.

4. STATIONERS HALL, STATIONERS HALL COURT, LONDON EC4M 7DD

The Committee considered a report of the Interim Chief Planning Officer and Development Director regarding Stationers Hall, Stationers Hall Court, London, EC4M 7DD – specifically, the installation of condensing units within louvred acoustic enclosure on flat roof and lowering the height of the flat roof, located to the south of the Great Hall of The Stationers' Hall. Units to serve the Great Hall, Court Room and Stock Room.

The Town Clerk introduced the item by reporting that, in addition to the Officers' report and presentation slides, Committee Members had also received three virtual site visit clips of the site in question and a late addendum containing late representations which had been published and circulated yesterday.

The Interim Chief Planning Officer and Development Director introduced the application and began by reporting that the London Plan had been adopted on 2 March 2021 and that the reference within his report to draft policy now related to adopted policy. He went on to explain that the application before Members today was for a plant room to include four air conditioning units within a louvred, acoustic enclosure onto a flat roof of a two storey extension to the south of the Great Hall of the Stationers' Hall. Members were shown a site plan with Officers explaining that Stationers' Hall was both a Grade I listed building and also a scheduled ancient monument. It was also situated within the St Paul's Conservation Area with a number of other listed buildings located nearby. Members were informed that this application affected a flat roof area which fell outside the designation of both the scheduled ancient monument and the Grade I listed building but the setting of this and its impact on these and other assets would clearly be a material consideration. The Committee were shown aerial photographs of the site in question from various angles with Officers describing the existing site as a rather dishevelled ash felt flat roof at present. From Stationers' Hall Garden, the proposed site was depicted as being outside of the listed building boundary. Further visualisations of the proposals illustrated that the enclosure would be set behind the existing parapet walls to the south of the Great Hall.

In plan form, the Committee were shown existing and proposed roof plan layouts with the proposed plan showing the extent of the plant enclosure which would be 5.7m in length and 3.3m in depth. Members were also shown an existing and proposed cross section of the site looking North-South with the proposed cross section depicting the line of the existing flat roof. Officers reported that the original proposal had proposed to drop this roof line by 30cm but subsequent amendments to try and address various objections and other concerns reduced this further by another 30cm to a total of 60cm which would have a significant impact on minimising the visual impact of the proposed plant room. It was reported that the plant room itself would be 2.6m high.

The Interim Chief Planning Officer and Development Director went on to report that one of the critical views of Stationers' Hall was the principal elevation of the courtyard and Members were shown photographs of the area where the plant room would be situated which was behind the port stone parapet where it would therefore be concealed from view with proposals to lower the flat roof. To further illustrate this point, Officers also shared images of the proposed cross

section from East-West. It was reported that it would, however, be visible from Stationers' Hall Garden where it would project above the brick parapet. The plant room would be conditioned to be a lead grey colour.

Members were informed that there were no daylight and sunlight issues concerning residential properties by virtue of the proposed location behind parapet walls. The enclosure would, however, be visible from a number of residential windows around the site and Members were shown visualisations of the impact of this. Officers went on to focus on the materiality and design of the enclosure which would be chamfered away to reduce its visual impact and would be conditioned to have a metal finish with a slate grey colour to match the roofing lead colour. It was reported that the visual impact of the proposal to surrounding heritage assets and views was considered to be very minor and it was therefore considered acceptable in design terms and would not harm the special architectural/historic interest of Stationers' Hall or the character or appearance of the St Paul's Cathedral Conservation Area or the setting of nearby listed buildings. In terms of environmental impact, an acoustic report had been submitted which demonstrated that this would not cause any noise disturbance to surrounding residents, particularly when given the number of robust conditions proposed which would, for example, limit the hours of operation of the plant to between 07:00-23:00 only and a requirement that the proposed plant screen be constructed and completed prior to the plant equipment becoming operational. In addition to this, the applicant would be obliged to undertake an acoustic assessment following installation but prior to operation to ensure that the noise from the units is ten decibels below background noise level. The proposed conditions also allowed for further acoustic mitigation to be installed should the unit fail to achieve the required noise levels. In addition, a further condition was also included which would require the units to be mounted in a way that would minimise structure born sounds. Officers underlined that with these robust and enforceable conditions in place, the proposed plant would not have an adverse impact on the amenity of nearby residents.

Turning to sustainability, the Committee were informed that this proposal formed part of a larger scheme for the Hall which included the construction of a link building between the Great Hall and the Card Room to provide inclusive access which was granted in 2019 as well as associated works to bring the Hall up to modern standards, especially in terms of sustainability and environmental performance. It was reported that event spaces within the Hall at present suffered from very significant temperature fluctuations, rendering them very hot and uncomfortable during the Summer months, which clearly impacted upon the use of these spaces but also upon the historic fabric of the scheduled ancient monument. Members were reminded that the Hall originally dated back to 1670, was rebuilt after the Great Fire and had 18th/19th century additions. It was highlighted that the applicant had identified passive measures to reduce temperature fluctuations within the events spaces within the building which included insulation, solar controlled window film and window seal improvements, however, it was reported that it was not possible to rely on these passive measures. There was a particular need to reduce the overheating in terms of the historic fabric of the building. In addition, the wider scheme for the

Hall included an air source heat pump system, which would reduce energy consumption and carbon emissions from the building and would use electricity instead of the gas boilers of the existing system. This would mean less carbon dioxide and airborne pollutants. Finally, the Interim Chief Planning Officer and Development Director reported that the applicants had prepared an Energy and Carbon Emissions Study for the Great Hall, Stock Room and Court Room which stated that all of these measures would result in an 80% reduction in carbon dioxide emissions when compared to the existing situation. In conclusion, the Committee were informed that the applicant had looked at alternative locations for the plant but that these were not considered to be feasible. The proposal before Members had been subject to significant amendments due to the very collaborative approach taken by the applicants to engage with objectors. It was noted from the addendum report that two of the original six objections received had now been subsequently withdrawn as a result of these amendments and the condition on the hours of operation of the units. In addition, it was noted from the addendum that another representation from a Ward Member confirmed that the amendments made to the proposal and the undertaking given to residents meant that they now considered the scheme to be acceptable. Officers stated that they considered the scheme to be acceptable in terms of design, heritage and environmental impacts as well as in sustainability terms and it was therefore recommended to Members for approval.

The Town Clerk reported that there were no registered objectors addressing the meeting today. The Town Clerk went on to introduce two speakers speaking in favour of the application – Mr Martin Ashley of Martin Ashley Architects and The Rt. Revd. Dr Stephen Platten, Master Stationer.

The Rt. Revd. Dr Stephen Platten began by thanking the Committee for the opportunity to address them and to explain the intentions behind these plans. He referred to the ancient status of the Hall which was the historic headquarters of the Worshipful Company of Stationers and Newspaper Makers, a Grade I listed building and a scheduled ancient monument, as previously highlighted by Officers. Members were informed that the Hall remained vital as an attractive venue for the Company which received no support from public funds and was supported financially through its memberships by way of things such as subscriptions, membership events, investments, donations and loans. It was therefore important that the Hall was maintained in such a way that it continued to be a venue that people wanted to use. In addition, it was also important to look after the building in heritage terms. The Rt. Revd. Dr Platten went on to explain that this renewal project was being funded entirely by the Company through a variety of things including the liquidation of part of its assets in its investment portfolio, donations to the Company and loans from the membership. In taking on the financial burden, the membership of the company was sparing the public purse and were underwriting any costs for keeping this Grade I building in the long run. He added that it had become clear some years ago that the facilities of the Hall needed to be improved and that there was currently no air conditioning or air cooling system within the building, neither was there a lift to move between levels making access for those with mobility issues a problem. It was recognised that these things would affect the

commercial attractiveness of the venue in the long run and that air quality would become increasingly important to people, particularly in the aftermath of the pandemic. It was reported that a lack of air cooling would not only render spaces within the Hall uncomfortable during the summer months but would also have a detrimental impact on the historic fabric of the building. With this in mind, the Company viewed these improvements as essential as opposed to a luxury and had considered all of the possible ways in which the proposed air conditioning units might be sited to reduce their impact. The Rt. Revd. Dr Platten reported that the Company were particularly concerned about local residents and stated that he had written personally to some households on these plans. With residents in mind, the plans had been altered to lower the height of the store room, measures to redirect and reduce noise and vibrations from the Gallery had been built into the condenser housing and the Company had also committed to switching off the condenser units between 23:30-07:00. The Rt. Revd. Dr Platten concluded by stating that he was accompanied today by a number of colleagues who would be happy to answer any general or technical questions that members might have on the plans, the building or its use.

Mr Martin Ashley, a historic buildings conservation architect, addressed the meeting. He explained that, as well as being an architect of 40 years' experience, he also sat as a Trustee of the Stationers' Company Charitable Trust who would be financially supporting the development presented today. Mr Ashley explained that he was nominated as trustee by Historic England so that he could be in place to advise and comment upon the appropriateness of the Hall's proposals in terms of its scheduled ancient monument and Grade I listed building status. Mr Ashley went on to state that the Hall were very grateful to the Interim Chief Planning Officer and his team for their collaboration on the plans. He explained that the proposed location for the cooling plant had been chosen after a long process and significant interrogation of the alternatives and because it had been found to be the only possible spot that would meet the technical requirements whilst also preserving the historic significance of the site and its setting whilst minimising impact upon neighbours. He listed some alternative locations that had also been considered but subsequently ruled out – the roof of the Court Room (in this location, the plant would significantly prejudice the Grade I listed building and the scheduled monument unless it were to be set down into a roof well which would not then work technically), the roof of the Card Room (this would prejudice the significance of the Grade I listed building and would involve the removal of an 18th century glazed lantern), the terrace of the meeting rooms that were being built (this would overwhelm the terrace and damage the Hall's amenity offer and would also prejudice the setting of the Hall and the Garden), the garden itself (here there was just one position where plant could be sited which would be technically possible although not advisable due to long ducting requirements. This would also significantly prejudice the Grade I listed building, the Totefield Centre – the only surviving 17th century warehouse in the City of London – and statutory consultees had warned against this), and also the front Courtyard (this would be prejudicial to the setting of the Grade I listed building). Mr Ashley reported that the specialist team had designed the system to operate at 12 decibels below background noise levels and had done this through a number of

measures. One of these measures was introducing more plant than was actually needed so that this could run at just 50% capacity and run quieter than a plant running at full capacity. The plant would also be enclosed by an acoustic enclosure which would deal with any air borne and structural noise and had been specially designed for this location. The system had also been designed to deal with the cooling requirement and measures had been taken through the draught proofing insulation and solar shading. Mr Ashley concluded by stating that he was content that the plans presented would have maximum benefit for minimum impact upon the Grade I listed building, the scheduled ancient monument and neighbours.

The Chair thanked both speakers for their contributions and invited any questions that Members might now have of them and the applicant team present today.

A Member spoke to underline that she was aware that the majority of the objections received had now been withdrawn as a result of conversations had between the applicant and their neighbours but stated that she felt it was a pity that they had seemingly not been notified of these plans until quite late in the process. She questioned whether they were aware of the things that had been reported to the meeting today in terms of the consideration of other locations. She went on to comment on the hours of operation for the plant noting that it was proposed that this be operational from 07:00 and questioned whether it would be possible for the Hall to consider a 07:30 start instead to assist those living directly above this location. Giles Fagan, Clerk designate to the Stationers' Company responded first to the point on hours of operation for the plant and stated that, realistically, this would not be in operation until 08:00 in the morning for the majority of the time. However, there were few occasions where the Hall played host to an early breakfast meeting which commenced at 08:00 and, in order to adequately heat or cool the space being used prior to this, the plant would need to be operational from 07:00. Mr Fagan added that, ideally, this would be from 06:30 for such occasions but that a compromise of 07:00 had been reached. With regard to consultation, Mr Fagan recognised, in hindsight, that this could have been raised at an earlier stage with the Hall's neighbouring residents but reported that information had been sent by the contractors in October 2020 outlining the intention to carry out these works but no response had been received until late December 2020 when the objections began to come in. The Member thanked Mr Fagan for his response but suggested that those who would be most adversely affected by the plans ought to have been notified of them at an earlier stage in the process and before a final location had been decided upon.

Another Member followed up on the point made around hours of operation and stated that she was very conscious of the golden rule around 8 hours and sleep hygiene. She noted that the hours mentioned within the report (23:30-07:00) for which the plant would not be operational equated to less than 8 hours and questioned whether the applicant would be amenable to ensuring that, when early morning meetings were taking place and the plant was required to be operational from 07:00, an 8 hour minimum window in which it wasn't in use was always maintained, bearing in mind that they had reported that this did not

occur frequently. Mr Ashley responded by commenting that the plant had been designed to operate at 12 decibels below background noise and so the effect of the plant running during the night should not be perceptible to the residents or impact upon their sleep hygiene.

Another Member stated that he had personal experience of air source heat pumps and had found that they were normally extremely noisy. He noted that the applicant claimed that the plant would be 12 decibels below ambient noise but questioned what ambient noise levels had been taken into consideration given that it tended to vary significantly in the location in question. He sought reassurance from the applicant team that the ambient noise levels referred to also applied to the night-time noise levels in this location. With regard to the hours of operation, the Member stated that, in licensing, there was a policy that dictated that residents were entitled to a good night's sleep between 23:00-07:00 and that he did not therefore understand why a terminal hour of 23:30 was proposed in this case. Mr Ashley reported that the Hall had engaged a specialist acoustic firm called Ion Acoustics to advise on these plans alongside the engineers designing the plant. He introduced David O'Neill of Ion Acoustics and asked that he respond to the question on noise. Mr O'Neill welcomed the opportunity to clarify this point and reported that background noise levels had been measured over an extended period of time for full 24-hour periods with day, evening and night-time levels measured separately. These were then compared not only with the ambient noise level which could vary with passing traffic and the like but also with the underlying, steady background noise emitted from the service plant of nearby buildings/offices and against which the noise limit had been set. He reported that the City's noise limit was for plant to operate at 10 decibels below background noise levels which was actually the most onerous interpretation of the British Standard and guidance. Mr O'Neill reiterated that these plans set the plant operation at 12 decibels below background noise which was a reflection of how well the plant had been designed. It was highlighted that this would be at the worst affected window with noise levels dropping off further against the background level elsewhere during daytime and also throughout the night. Mr O'Neill added that, from a noise point of view, it would normally be argued that the plant could operate for 24 hours a day and that a terminal hour of 23:00 could not be based on any noise disturbance.

Another Member questioned when noise levels had been measured given that levels in the City were currently extraordinarily low due to the ongoing pandemic and national lockdown measures. She went on to state that the key issue here was around vibrations and the noise and disturbance that there could cause. It would also be essential to ensure that the units were well maintained with ambience levels set and monitored regularly and she questioned whether there was a condition proposed to ensure that ongoing maintenance took place. Mr O'Neill reported that noise levels had been measured in 2019, before the pandemic took hold and therefore in more typical conditions. With regard to vibration, Mr O'Neill reported that the units would be installed on dedicated, specific anti-vibration mounts within the proposed enclosure which was also a requirement set out within the draft conditions. Immediately below the plant was Stationers' Hall so there was no third-party

underneath the proposed location. With regard to maintenance, Mr Ashley recognised that ageing air conditioning units could become rattily but assured the Committee that there was a condition within the Officer's draft recommendations requiring that the plant be maintained and replaced in whole or in part as often as was required to ensure compliance with noise levels. The Member went on to question whether, in practical terms, the units would be serviced annually. Barry Peebles of Method Consulting who had designed the plant commented that, in line with the warranty, regular maintenance would need to be carried out. Mr Fagan added that regular maintenance of all equipment in the Hall took place and that, as keepers of the Hall, this would continue to be treated as a priority.

Seeing no further questions of the applicant team, the Chair asked that Members move to any questions they might have of Officers and to the general debate.

A Member noted that the report referred to the fact that any new plant would be required to emit noise lower than the existing noise level by at least 10 decibels and questioned whether Officers could inform the Committee what this would equate to in either percentage or fraction terms. Officers responded to state that it was difficult to respond in percentage terms as decibels were a logarithmic scale and that, in actual fact, a very large reduction was required and was therefore a challenge to achieve. They went on to state that what was present at the moment in terms of noise levels approximated to around 50 decibels and that, as the acoustic expert had explained, these were background noise levels that were present for 90% of the time during both the day and night. The City required that the noise levels emitted from new plant be 10 decibels lower than these, already present, background noise levels and that this should not therefore be disturbing to sleep and be virtually imperceptible to those in nearby dwellings in most circumstances. The Member responded to state that he was aware that 10 decibels lower equated to $1/10^{\text{th}}$ of the ambient noise and should not therefore be audible. A lowering of 12 decibels would equate to approximately $1/15^{\text{th}}$ of the background noise. The Member stated that he was therefore of the view that condition 4 around the hours of operation was almost unnecessary and that he had intended to propose an amendment but could see that some had now withdrawn their objections to the application on the basis that this condition existed. He concluded by stating that he could see no possible reason for refusing this application and that he would be supporting it.

By way of a follow up, another Member stated whether it was correct to therefore conclude that, aside from times where residents were going to sleep or waking up, the noise from the plant would be mostly imperceptible but would be a slightly perceived noise issue to those who perhaps did not sleep well throughout the night. She questioned once more why there could not be a condition requiring an 8 hour pause in the operation of the plant each day which would then counteract the issue of the slightly perceived noise for some. Officers responded further to clarify that, whilst they had said that the noise may be perceptible, the nature of the noise emitted from these units, at ten decibels below the background noise levels, should be inaudible. However, it

was recognised that this was a very varied test. It was also recognised that sleep disturbance was most prevalent when people were trying to go off to sleep and when they were just about to wake up. With regard to the hours of operation, it was reported that the reason that the additional 30 minutes until 23:30 was required according to the operational need of the plant to ensure that it could condition the building as required for use.

The Interim Chief Planning Officer and Development Director highlighted that condition 4 states that the plant should not be operated between the hours of 23:30-07:00 and that it was understood that these hours were proposed because of the nature of the uses within the Hall's event spaces and to capture the eventuality of these spaces being used for early morning meetings as well as for evening events.

Another Member highlighted that this Committee were always very concerned with the protection and maintenance of the City's heritage and stated that he felt that the positioning of the plant would do just this in the context of Stationers' Hall. He went on to comment that he understood the importance of having this having visited the Hall on several occasions and added that he was of the view that the application struck the right balance in terms of local residents and the potential effect on those in the Gallery.

Another Member sought further clarity on the hours of operation, stating that she understood that the units would be operational whilst the hall was in use to regulate the temperature inside the building and also to protect the heritage assets. She questioned whether when the Hall was not in use (at weekends or at the present time for example) the units would therefore be off. The Interim Chief Planning Officer and Development Director confirmed that the requirement for the units was two-fold and that this also concerned the protection of the historic fabric of the building.

A Member stated that it was important to put the issues being raised into perspective and underlined that, in his personal experience, noise from such plant was imperceptible. He went on to talk about air source heat pumps and the City's Climate Action Strategy which sought to encourage people to do things that would render buildings more environmentally friendly in the future. He was of the view that the installation of such plant should therefore be encouraged.

Another Member spoke to endorse this point but went on to pose a further question regarding noise. He stated that, as he understood it, the noises referred to were an average and that the main issue with noise emissions from such plant tended to be centred around the start up and run down noise as opposed to the general running. With this in mind, the issue around the additional 30 minutes proposed for night-time operation was pertinent in terms of noise nuisance to neighbours. Officers responded to reiterate that the hours of operation for this particular plant were to be restricted as set out and that, as such, start-up noise should not be so stark. They added that they thought that any start-up noise with this sort of plant was now much more controlled with multiple units ramping up individually as opposed to all at once. It was added

that these noises should also not be an issue with well-maintained plant as they often became more pronounced as plant became worn and aged due to additional vibration. Officers concluded that the plant noise emissions had been assessed based on the plant running on full and that the Committee had therefore been informed of the worst-case scenario here.

The Committee then proceeded to vote on the recommendations before them within this report. The vote was conducted by rollcall 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 – 27 Votes
 OPPOSED – 0 Votes.
 There were no abstentions.

RESOLVED – That planning permission be GRANTED for the above proposal in accordance with the details set out in the attached schedule.

5. **OUTSTANDING ACTIONS**

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

Daylight/Sunlight – Alternative Guidelines

A Member noted that this matter had first been raised two years ago after he had pointed out that, on applications where loss of daylight was an issue, the Committee typically received advice around the application of BRE guidelines and that breaches of these guidelines could be tolerated because the City was a dense, urban environment. In May 2019, an expert consultant subsequently provided a training session to the Committee and mentioned that radiance studies were another way to assess the impact of a development on daylight. It was noted that the same consultant had conducted a training session for the Committee earlier this morning, and expressed a view that radiance studies were the best way for laymen to assess the impact of developments on daylight where there was a genuine concern about this issue. In response to a Member's question about the practicality of an applicant preparing radiance studies if they did not have precise data about the rooms potentially affected, the consultant had stated that he thought that reasonable assumptions could nevertheless be made. The Member added that he felt that the applicant could simply ask the relevant owner for access to their property to prepare the study. He had put to the consultant that, if an applicant omitted to provide a radiance study in a case in which daylight was an issue, this Committee should draw an adverse inference from such an omission. The consultant felt that, in appropriate cases, the applicant should be asked to provide a radiance study. In response to a question asked by another Member, the consultant also indicated that radiance studies had the added advantage of taking account of reflective light from light coloured surfaces in buildings opposite such as where Portland Stone was used.

In view of all of this, the Member asked Officers to undertake, when future applications were received in which daylight will be an issue, to ask the

applicant to prepare a radiance study to be provided to this Committee so that Members could make an informed assessment of the issue.

The Interim Chief Planning Officer and Development Director undertook to liaise with consultants and his team on the points raised and provide a verbal update on these to the Committee at their next meeting.

Short-Stay Cycle Spaces

A Member reported that she had asked a question of Officers regarding short stay cycle spaces and was grateful for their response. She noted that, across applications granted over the past 12 months, the City were falling short of the London Plan requirements. Officers had provided information on this from January 2020 – mid-February 2021 and this had revealed that the City were falling 58% short of the London Plan requirements cumulatively. The Member highlighted that Officers were now intending to bring a paper to the next meeting of this Committee to look at how this deficit could be resolved.

The Interim Chief Planning Officer and Development Director confirmed that a paper on this would be put to the next meeting. He highlighted that whilst the City were falling short in terms of short-stay cycle spaces, they were exceeding targets in terms of long-term cycle parking. The paper would seek to explain the rationale and reasons behind this as well as looking at how this could be resolved.

Member Training

A Member stated that she was very thankful for the regular training sessions now in place for the Committee and questioned whether, for transparency and to provide the public with details of what training was being undertaken, this information could be shared on the public webpages alongside information on who was delivering these courses.

The Town Clerk undertook to liaise with Officers in DBE to collate a full list of training sessions that had been offered to the Committee as well as a list of training providers. This list could then be appended to the next report on Outstanding Actions as well as posted in the webpage document library for reference.

RECEIVED.

6. PUBLIC LIFT REPORT

The Committee received a public lift report of the City Surveyor for the period 09/02/2021 – 19/02/2021.

A Member commented that this was the first time in many years that a lift had been out of service for an entire reporting period. He recognised that this had apparently been caused by vandalism and asked Officers to confirm if there was any form of CCTV evidence of this vandalism and, if so, what was being done to follow up on this. He noted that a longer-term solution to this problem was forthcoming with the delivery of Millennium Bridge House but, even so, this

act of vandalism which had taken the Millennium Inclinor out of service for an entire reporting period was very concerning.

Another Member noted that reconstruction had now begun on Millennium Bridge House and sought assurances that the Inclinor was not out of service as a result of these works. She added that she would hope that, as the ongoing works were carried out, greater surveillance would be put in place to discourage vandalism. She noted that, with the gradual lifting of lockdown measures and with better weather on the horizon, the riverside walkway would be very well utilised and the ability to move up and down here would be vital for those with access needs.

The City Surveyor responded to clarify that the Inclinor was not out of service due to any building works and it, was hoped that it would be returned to service later today. It was reported that inclement weather was causing problems in terms of repairing the lift as was common at this time of year. In relation to any CCTV, it was reported that there was no dedicated surveillance for the Inclinor, but that Officers were checking footage from surrounding buildings such as the City of London School.

RESOLVED – That Members note the report.

7. 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 with a list detailing development and advertisement applications determined by the Interim Chief Planning Officer and Development Director or those authorised under their delegated powers since the report to the last meeting.

RESOLVED – That the report be noted.

8. VALID PLANNING APPLICATIONS RECEIVED BY 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.

RESOLVED – That Members note the report.

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

City Plan 2036

A Member questioned when the City Plan would go out for public consultation. Officers reported that all of the necessary documents were set to be uploaded onto the public webpages this week and that if that happened on schedule the public consultation would commence next week. Members were reminded that the consultation stage would last for 6 weeks.

Awareness of Planning Applications/Stakeholder Engagement

A Member commented that, on the basis of comments made at today's and previous meetings, there seemed to be an ongoing issue with regard to the lack of awareness when applications were being submitted and worked up in the pre-consultation stages. These concerns had been raised by residents with regard to the 70 Gracechurch Street application where they had said that they had not been made aware of pre-consultation meetings taking place in the wider area and a Member had raised concerns today that residents had not been made aware of plans or given the ability to feed into the wider process. The Member questioned how this might be improved upon for people living and working in the City and how information on plans might be shared at an earlier stage with a view to minimising objections in the longer term.

The Interim Chief Planning Officer and Development Director underlined that Officers took a very proactive approach to advise developers at a very early, pre-application, stage of the need to engage, with any major schemes also required to have a Statement of Community Involvement which would set out measures taken. He recognised that there were, however, questions posed as to whether this process had been as rigorous and robust as it could have been in relation to some schemes.

The Chair added that when he and the Deputy Chairman first met with developers at pre-application stage, the standard question they tended to ask was around Ward Member and wider engagement with other stakeholders.

With regard to a comment on how plans were flagged with residents at both primary and secondary residences (particularly during the ongoing pandemic), the interim Chief Planning Officer and Development Director undertook to report back to Members on current practice and how this compared with other local authorities. A Member responded to state that other local authorities tended to contact all those within a certain radius of an application site but noted that the City Corporation did not normally send letters to residents. She noted that similar discussions were also taking place in terms of notifying residents of licensing applications. She questioned whether notices could be placed on the City's public webpages at as early a stage as possible to help improve notification and communication of these.

The Chair commented that he had been surprised to learn of how many stakeholders the City consulted with informally as a matter of course on forthcoming applications alongside any statutory consultees. He asked that Officers reflect this in any response to the Member on this matter.

Virtual Meetings

A Member recognised that the government legislation allowing for virtual meetings was set to come to an end and asked what thought the City Corporation had therefore given to facilitating hybrid or face-to-face meetings thereafter.

The Town Clerk responded by stating that the legislation which allowed for virtual meetings was due to come to an end in early May 2021, and that further information was currently awaited from government on the proposed way forward and whether or not this was likely to be extended. If the legislation were not extended, Members were reminded that the Committee had already successfully trialled hybrid meetings with Officers reminding them that these would need to take place in accordance with any ongoing rules around social distancing and numbers. The Committee were also informed that the Committee meeting rooms in the West Wing had now also been equipped with the necessary equipment to host hybrid meetings.

The Chair added that he was personally very keen to return to in-person/hybrid meetings as soon as possible. The Deputy Chairman highlighted that the Ministry of Justice were beginning consultation this week and seeking to allow local authorities greater flexibility to choose the type and format of meetings going forward. He added that he felt that it was imperative that the City Corporation were ready to proceed as soon as hybrid/in-person meetings became a viable option once more.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no additional, urgent items of business for consideration.

The meeting closed at 11.59 am

Chairman

Contact Officer: Gemma Stokley
tel. no.: 020 7332 3414
gemma.stokley@cityoflondon.gov.uk

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Committee:	Date:
Planning and Transportation	30 March 2021
Subject: Establishment of a Special Sub-committee	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	10, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Town Clerk's Built Environment (Interim Chief Planning Officer and Development Director) Comptroller and City Solicitor's (Chief Lawyer – Planning)	For Decision
Report author: Fleur Francis	

Summary

This report is required due to a forthcoming planning application by the City of London Corporation involving a significant area of public highway. The application therefore engages the restrictions in Regulation 10 of the Town and Country Planning General Regulations 1992 (prohibiting a committee from determining planning applications if that committee is responsible for the management of any land to which the application relates) by reason of the Committee's responsibility for public highway.

In order to address the restriction, the establishment of a special sub-committee to determine the application is recommended.

As the application is submitted by the City of London Corporation the arrangements in Section 8e of the Planning Protocol (requirement to adopt a Handling Note to secure separation of functions) are engaged. The Handling Note in the Appendix to this report is recommended. On the basis of the recommended Handling Note, it is recommended that the special sub-committee be constituted of all members of the Grand Committee other than those who also serve on the Committees which are promoting the proposals due to arrangements for the separation of functions, as set out in the Handling Note.

Recommendations

That Planning and Transportation Committee:-

1. Adopt the Handling Note in the Appendix to this Report.
2. Establish a Special Sub-committee with the following Terms of Reference: to determine planning application reference: 20/00997/FULEIA and associated Listed Building Consent applications ref: 20/00998/LBC and 20/00996/LBC.
3. That the Special Sub-committee sits at the rising of the Planning and transportation on 22 April 2021.
4. That the Special Sub-committee be constituted of all Members of Planning and Transportation Committee other than those who are also Members of Capital Buildings Committee and Police Authority Board.

Main Report

Background

1. In December 2020 the City of London Corporation as Local Planning Authority ("LPA") received from the City of London Corporation a planning application which was given planning application reference: 20/00997/FULEIA ("the planning application") and associated Listed Building Consent applications which were given references: 20/00998/LBC and 20/00996/LBC ("the LBC applications") (together "the applications").
2. The planning application includes public realm and highway works, including enlarged Salisbury Square, landscaping, access and servicing arrangements, new pedestrian routes, hostile vehicle mitigation (HVM) measures, and bicycle and vehicle parking.
3. The proposals are being promoted by Capital Buildings Committee. The proposals include a new police station pursuant to resolutions of Police Authority Board.
4. The LPA has been consulting on the application and has been progressing its evaluation of the application, consultation responses and other representations, including all environmental information. At the time of writing officers consider this will be ready to report and determine during April 2021.

Issue

5. Regulation 10 of the Town and Country Planning General Regulations 1992 prohibits a committee from determining planning applications if that committee is responsible for the management of any land to which the application relates. Your Committee has within its Terms of Reference "All functions of the Court of Common Council as local highway authority". The highway authority's responsibilities for the highway are such that where the planning application proposals involve substantial development in an area of public highway, it is

reasonable to regard this Committee as being responsible for the management of land to which the planning application relates and therefore unable, while constituted as the committee responsible for highway functions, to determine such a planning application. The planning application in this case engages this restriction.

6. The Regulation 10 requirement does not extend to Listed Building Consent applications made by the authority (which are subject to oversight by Historic England, National Amenity Societies and the Secretary of State under separate regulations). However, it is considered prudent and efficient to consider the LBC applications at the same time as the planning application and it is proposed that the LBC applications be dealt with at the same time as the planning application.

Handling Note

7. Section 8e of the Planning Protocol sets out the requirement (in Regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) that where a local authority is bringing forward a proposal, it must make appropriate administrative arrangements to ensure there is functional separation between the persons within the authority responsible for bringing forward the proposals, and the persons responsible for determining that proposal. The arrangements considered to be appropriate are contained in the Template Handling Note at Appendix C of the Planning Protocol.
8. The Template Handling Note has been used to prepare the Handling Note for the applications. The effect is that members of Capital Buildings Committee and Police Authority Board are identified as persons involved in the promotion of the proposals. The Handling Note sets out that they should not sit on Planning and Transportation Committee when it considers the proposals.
9. The separation of functions requirement does not extend to Listed Building Consent applications made by the authority (which are subject to oversight by Historic England, National Amenity Societies and the Secretary of State under separate regulations). However, it is considered prudent and efficient to consider the LBC applications at the same time as the planning application and the Handling Note therefore includes reference to the LBC applications.

Proposal

10. It is recommended that the Handling Note be adopted in the form annexed (noting it will be reviewed and updated as necessary).
11. Standing Order 27 provides that Committees may at any time constitute or dissolve Sub-committees.
12. A Sub-committee that did not have within its Terms of Reference any responsibility for highways would not be prevented, under Regulation 10, from determining the application.

13. It is therefore proposed that your Committee constitute a Sub-committee with the following Term of Reference: “to determine planning application reference: 20/00997/FULEIA and associated Listed Building Consent applications 20/00998/LBC and 20/00996/LBC”. This would be on the basis that the Sub-committee be dissolved once its Terms of Reference have been carried out.
14. Although Regulation 10 applies only to planning applications, not applications for Listed Building Consent, it is considered more effective and efficient for them to be considered together.
15. As regards the membership of the special sub-committee it is proposed that it be constituted of all Members of Planning and Transportation Committee other than those unable to participate due to separation of functions requirements.
16. On the basis of the Handling Note in the Appendix, it is recommended that the special sub-committee membership does not include those members who also serve on either Capital Buildings Committee or Police Authority Board. No officers involved in bringing forward the proposals (identified in the Handling Note) should be involved in advising the LPA or attending the special sub-committee (other than in the same way as arm’s length applicant advisers would attend).
17. In order to determine the application once the evaluation and officer’s report have been prepared, at the time of writing estimated to be during April, it is proposed that a meeting of the special sub-committee be held at the rising of the Planning and Transportation Sub-committee on 22 April 2021. If this was agreed the agenda of the Grand Committee would be managed to allow the special sub-committee’s meeting to start promptly and allow a reasonable period for the sub-committee to consider and deliberate before lunch.

Conclusion

18. The establishment of a special sub-committee is recommended as set out in this report and recommendations.

Appendix: Handling Note

Background documents: Planning Protocol

REDEVELOPMENT OF THE FLEET STREET ESTATE & SALISBURY SQUARE TO PROVIDE A NEW COMBINED COURT BUILDING, OFFICE BUILDING, POLICE HEADQUARTERS AND STATION, RETAIL AND PUBLIC REALM COMPRISING;

a) Demolition of existing buildings, comprising 69-71 Fleet Street, 72-78 Fleet Street (Chronicle House), 80-81 Fleet Street, 8 Salisbury Court, 1 Salisbury Square, 35 Whitefriars Street (Hack and Hop public house), 36-38 Whitefriars Street, and 2-6 Salisbury Square (Fleetbank House);

b) Part demolition of 2-7 Salisbury Court (Grade II) and carrying out of works including remodelling at roof level, formation of new facade to south elevation, part new facade to west elevation and new core and part new floors. Part replacement fenestration, new plant and other works associated with change of use to drinking establishment with expanded food provision (sui generis);

c) Erection of three new buildings: 1. A combined court building (Class F1) 2. A police headquarters building (sui generis); and 3. A commercial building including offices, retail and cycle hub (Class E);

d) Creation of shared basement for emergency response vehicles, parking, mechanical, electrical and plumbing (MEP), and ancillary functions associated with the three new buildings, with ingress and egress from Whitefriars Street;

e) Public realm and highway works, including enlarged Salisbury Square, landscaping, access and servicing arrangements, new pedestrian routes, hostile vehicle mitigation (HVM) measures, and bicycle and vehicle parking;

f) Dismantling, relocation and reconstruction of Grade II listed Waithman obelisk within Salisbury Square;

g) Other associated and ancillary works and structures

(“the Proposal”

PLANNING APPLICATION REF: 20/00997/FULEIA and associated Listed Building Consent applications ref: 20/00998/LBC and 20/00996/LBC

CITY OF LONDON CORPORATION

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

3.1.1 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:

3.1.2 Planning

David Horkan

Joanna Parker

Kathryn Stubbs

Catherine Evans

Beverly Bush

Ruby Raw

3.1.3 Transportation

Craig Stansfield, Transport Planning Manager

Kieran Mackay, Transport Planner

3.1.4 Highways

Sam Lee, Network Assurance Manager

3.1.5 Legal

Fleur Francis

3.1.6 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:

3.2.1 The following officers are identified as the agent for the planning application or acting for them:

3.2.1.1 City Surveyor's Department:

Paul Wilkinson, City Surveyor

Peter Young, Corporate Property Director (Operations Group)

Nicholas Gill, Investment Property Director

Matt Pitt, Head of Major Programmes

Andrew Cotton, Asset Manager

Andrew Cross, Assistant Director

Kerrigan Abbott, Asset Manager

3.2.1.2 City of London Police:

██████████ Commissioner

██████████, Assistant Commissioner

██████████ Commander

██████████ Director of Estates & Support Services

██████████ Assistant Director

3.2.1.3 Comptroller and City Solicitor:

Deborah Cluett, Assistant City Solicitor (Public and Corporate Law)

Jane Havergal, Principal Solicitor

3.2.1.4 Chamberlain's Department:

Peter Kane, Chamberlain

Caroline Al-Beyerty, Deputy Chamberlain

Simon Whelan, Senior Accountant Major Projects

Mark Paddon, Group Accountant

3.2.1.5 Town Clerk's Department:

Peter Lisley, Assistant Town Clerk

3.2.1.6 Communications:

Gary Webb

3.2.2. The following Committees have been involved in the promotion of the Proposals:

Capital Buildings Committee (whose members are Sir Michael Snyder (Chairman); Edward Lord, (Deputy Chairman); Peter Bennett; Keith Bottomley; Alison Gowman; Sherriff Christopher Hayward; Ian Luder; David Wilson and Oliver Sells; and the following ex-officio members: Catherine McGuinness; Tom Sleigh; James Thompson; Douglas Barrow; Jeremy Mayhew; Jamie Ingham Clark; Sir David Wootton)

Police Authority Board (whose members are James Thomson (Chair); Douglas Barrow (Deputy Chairman); Caroline Addy; Munsur Ali; Nicholas Bested-Smith; Keith Bottomley; Tijs Broeke; Emma Edhem; Alison Gowman; Timothy Hailes; Dawn Wright and the following external members: Andrew Lentin and Deborah Oliver).

3.2.3 The following consultants have been appointed to advise in the promotion of the Proposals:

██████████ – Project Management Support

██████████, Director

██████████, Associate Director

██████████, Associate Director

██████████, Project Manager

██████████, Project Manager

██████████ Architects

██████████, Principal

██████████, Director

██████████, Associate Director

██████████, Associate Director

██████████ Associate Director

[REDACTED], Architect

[REDACTED], Project Information Manager

[REDACTED] – Building Services Engineers and Cost Consultants

[REDACTED], Senior Director

[REDACTED], Director

[REDACTED], Regional Director

[REDACTED], Regional Director

[REDACTED], Regional Director

[REDACTED], Director

[REDACTED], Director

[REDACTED], Associate Director

[REDACTED] – Civil and Structural Engineers and Security Consultants

[REDACTED], Project Partner

[REDACTED], Director

[REDACTED], Associate Director

[REDACTED], Director

[REDACTED] Associate Director

[REDACTED], Associate Director

[REDACTED], Director

[REDACTED] – Planning Consultants

[REDACTED], Director

[REDACTED], Director

[REDACTED], Associate Director

¹ The City of London Police have sought the redaction of their officer and consultant names for security reasons

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).

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Committee(s)	Dated:
Residents Consultation Committee Barbican Residential Committee Barbican Centre Board Planning and Transportation Committee	30 November 2020 14 December 2020 24 March 2021 30 March 2021
Subject: Barbican and Golden Lane Conservation Area Character Summary and Management Strategy – draft Supplementary Planning Document	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	12.
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Director of the Built Environment	For Decision
Report author: The Chief Planning Officer	

Summary

A draft Character Summary and Management Strategy has been prepared for the Barbican and Golden Lane conservation area. It provides an understanding of the significance of the conservation area by analysing its principal characteristics and sets out proposals for the preservation and enhancement of the special architectural and historic interest of the conservation area.

Members are asked to agree the draft Barbican and Golden Lane Conservation Area Character Summary and Management Strategy and agree to it being made available for public consultation as part of the process of adoption as a Supplementary Planning Document (SPD) and submitted to a public meeting.

Recommendation(s)

Members approve the draft text of the Barbican and Golden Lane Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report, and agree to it being issued for public consultation for 6 weeks from March 2021.

Main Report

Background

1. Following a proposal from the Barbican and Golden Lane Residents’ Associations that the area be designated as a conservation area, the City of London Corporation undertook an assessment in 2017 in accordance with the National Planning Policy Framework (NPPF), Historic England Guidance and

City Local Plan policy. The Barbican and Golden Lane conservation area was designated by the City of London Corporation in October 2018.

2. The boundary of the conservation area remains as designated in October 2018 and no material change in circumstances has since arisen to suggest its review.
3. Local authorities are required to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas (S.71 Listed Building and Conservation Areas Act 1990). SPDs must be prepared in accordance with procedures set out in relevant regulations and public consultation must be in accordance with the City's Statement of Community Involvement (SCI), adopted in 2016. The draft SPD has been prepared having regard to the matters specified in Section 19(2)&(3) of the Planning and Compulsory Purchase Act 2004 and prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Current Position

4. The draft Barbican and Golden Lane Conservation Area Character Summary and Management Strategy for consultation is attached to this report as Appendix A.
5. It is intended that the Character Summary and Management Strategy will be adopted as an SPD.
6. Pre-consultation has been undertaken with the Golden Lane Residents' Association, the Barbican Estate Residents Consultation Committee and the Barbican Residential Committee. Feedback from these has been incorporated into the draft SPD.

Proposals

7. Publish the draft text for formal public consultation for a period of 6 weeks. Consultation is proposed to take place in Spring 2021. Following consultation, the text will be reviewed in response to comments received. Any proposed amendments to the document will be reported back to your Committee for approval and approval sought to adopt the document as an SPD.

Corporate & Strategic Implications

Sub-headings

- Strategic implications

The London Plan, adopted 2021, encourages the development of evidence by Local Planning Authorities that demonstrates a clear understanding of the historic environment. The draft SPD will contribute to fulfilling this aspiration within the City of London.

The City Corporation has prepared character summaries for conservation areas, under the umbrella document '*Conservation Areas in the City: A General Introduction to Their Character*' (1994). Combined Character Summary and Management Strategy Supplementary Planning Documents (SPDs) have been adopted for 18 conservation areas and will be prepared for the remainder.

The Local Development Scheme (LDS) sets out the planning policy documents to be prepared and the timetable for preparing them. The most recent update

of the LDS was approved by your Committee in December 2020 and includes a programme to complete Character Summaries and Management Strategies for the remaining conservation areas, and to revise and update existing character summaries. These are being prepared in line with current Historic England guidance on the appraisal and management of conservation areas.

The City Corporation's Local Plan was adopted by Court of Common Council in January 2015. Policy CS12: 'Historic Environment' seeks to preserve and enhance the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them. The draft SPDs are consistent with the approach outlined in the Local Plan

This document will aid current and future building proposals and management impacting on the Conservation Area needed to sustain the Barbican and Golden Lane and the development around it. This supports Corporate Plan objective 12 (Our spaces are secure, resilient and well-maintained)

- There are no Financial or Resource implications arising from this report.
- There are no Legal implications.
- There are no Risk implications.
- Equalities implications:
An Equality Impact Assessment has been carried out for the draft SPD and no equality issues were identified. This can be found in Appendix B.
- Climate implications and Security implications:
A Sustainability Appraisal/Strategic Environmental Assessment Screening Report has been carried out for the draft SPD, which has concluded that a full Sustainability Appraisal/Strategic Environmental Assessment is not required, subject to statutory consultees' confirmation. The Screening report can be found in Appendix C.

Conclusion

Members are recommended to approve the appended draft text for formal public consultation from March 2021. The responses to the consultation and the public meeting shall be reported back to this Committee.

Appendices:

Appendix A – draft Barbican and Golden Lane Conservation Area SPD
Appendix B – Barbican Golden Lane EQIA test of relevance
Appendix C – SEA Screening Barbican and Golden Lane CA SPD

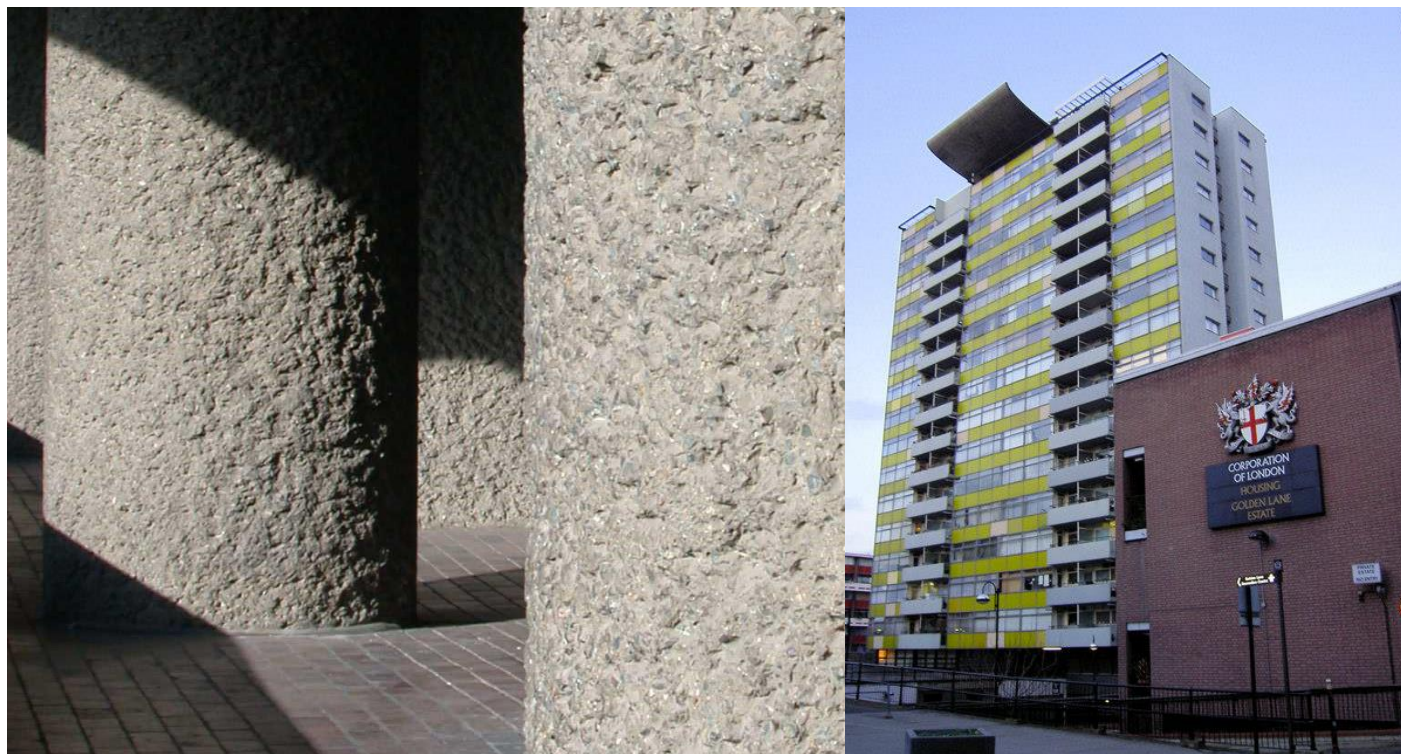
Report author

Tom Nancollas
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Department of Built Environment

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Barbican and Golden Lane Conservation Area

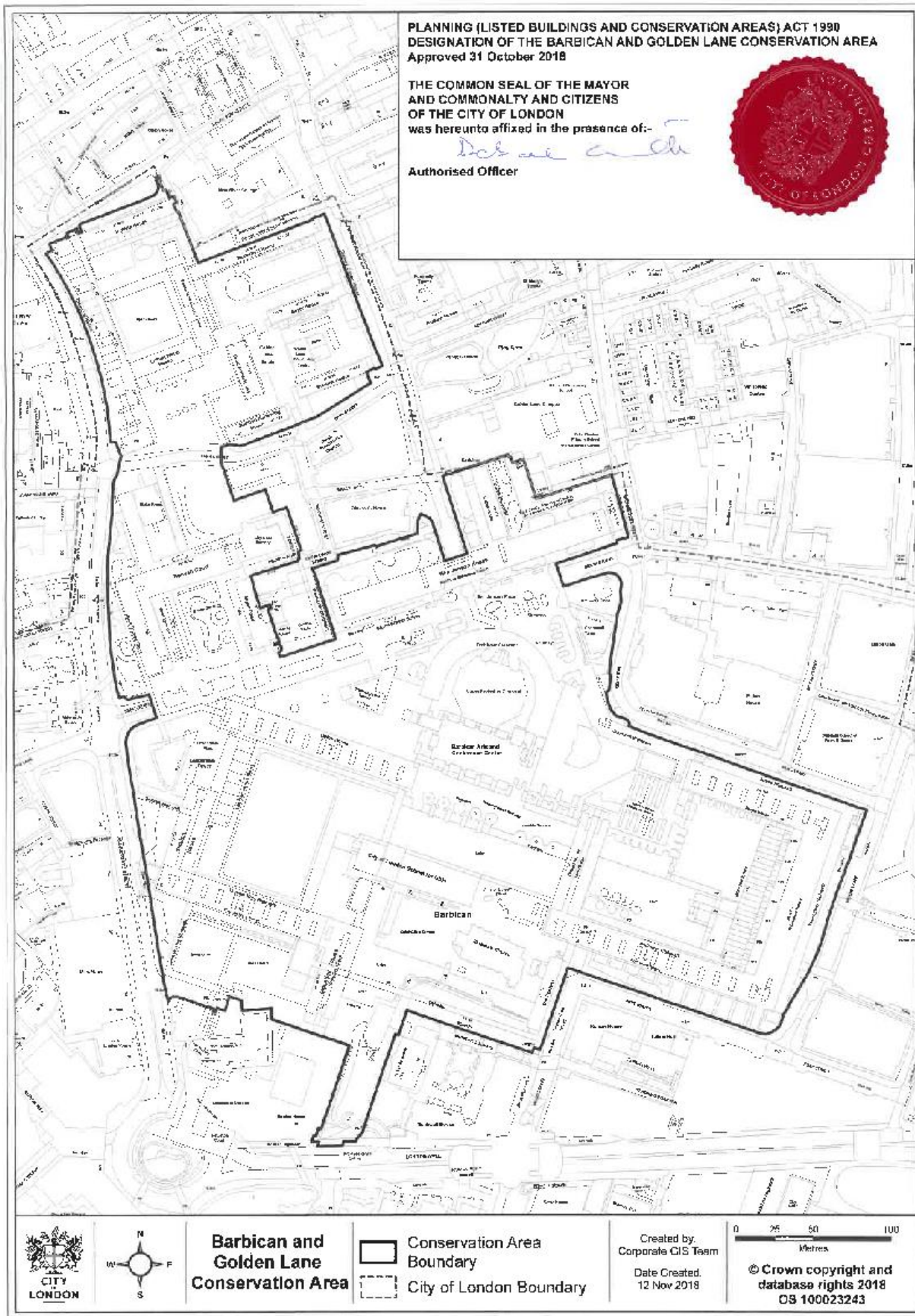


Draft Supplementary Planning Document
2020



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Map of the Barbican & Golden Lane conservation area (boundary designated October 2018)



1. Summary of character, appearance and significance

This supplementary planning document articulates the special character and appearance of the Barbican and Golden Lane Conservation Area and the policy framework for its management.

The area is characterised by 3 distinct developments: Golden Lane estate to the North, Barbican Estate to the south and Blake Tower (formally the Barbican YMCA) situated between the two. The characteristics which contribute to the special interest of the Barbican & Golden Lane conservation area can be summarised as follows:

- Two Estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlain, Powell & Bon
- Integration of the ancient remains of the Roman and medieval City wall and the medieval church of St Giles Cripplegate in a strikingly modern context
- In scope and extent, the Estates are important visual evidence for the scale of devastation wrought by the Luftwaffe bombing campaign of 1940-41 known as the 'Blitz'
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of Modernism
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the Estates today
- New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

2. History

The conservation area lies to the north of the City of London, beyond the Roman and medieval City walls, however from the map above, you will see that this area also incorporates the corner of the Fort wall. This location meant the conservation area was not as densely developed as the rest of the City until the 17th and 18th centuries when the City grew beyond its walls.

In the Roman period, there was an extramural cemetery at Smithfield just to the west of the City boundary – as was the Roman custom to bury the dead outside the City walls. In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today from the conservation area. During this period, the character of this area was that of a sparsely populated suburb, immediately outside a military complex and near an area used for burials.

There are little traces of occupation known from the Saxon period, during which time the City appears to have been left unoccupied in favour of another settlement: Lundenwic, further along the Strand. However, in the 9th century, the old walled city was reoccupied by Alfred the Great. The Cripplegate, as it came to be known, is mentioned in the laws of Ethelred (978 – 1016 AD). It was then rebuilt in 1244 and again in 1492.

The word 'Barbican' derives from French and refers to a fortified outpost or castle outwork. Something similar once stood here which was known to the Normans as Base Court (or 'Bailey') and most probably founded upon the old Roman defensive architecture. This facility was defensive under Edward I but soon passed into the property of the Earls and Dukes of Suffolk.

St Giles' church was established by c.1115 with the present building dating back from c.1550. The churchyard was completed by 1181 (Lobel), and in 1270 appeared as a rectangular space immediately south of the church. In the west was a Jewish Cemetery, the only such in England, and was later converted into a garden after the expulsion of the Jews in 1290. By 1520 the churchyard occupied the land to the south and west of the church, following the distinctive right-angle of the City wall.

By 1676 it had been extended by some distance to the south, following the course of the City wall just past the bastion. On Rocque's map this section is labelled the 'Green Ch.Y', as opposed to the 'Cripple gate Church Yard' nearer the church. With minor encroachments here and there, this is the way it stayed until the devastation of WW2, when this locality was flattened.

The Blitz of 1940-41 devastated many English cities and London was no exception. Hit particularly badly was the ancient City of London, the Roman core which sprawled over two millennia the inner and then outer suburbs to form what we now call Greater London.

The City has survived many crises in its long history; abandonment, conquest, plague and war, however it was not until the Great Fire of London in 1666 that London became seriously disfigured with many buildings razed to the ground. However, from the smoking ruins it grew back, spurred by the barely containable commercial activity for which the City is known. These noble new buildings of brick and stone were the result of new building codes which were introduced to ensure that the Great Fire never happens again. Subsequently, in the four centuries between that time and our current moment, the City had been menaced by the threat of invasion but had passed the years largely unscathed other than by the natural procession of architectural trends.

It was during the First World War that it was realised that destruction could come from the air as well as the ground; in the early 1940s, when Britain was again at war with Germany, it was quickly realised how devastating aerial bombardment could be. Port and industrial cities like Plymouth and Coventry were targeted and later destroyed by German bombers. London as the capital and as a prominent dock city was an obvious target, too. During 1940 and 1941, thousands of tonnes of high-explosive and combustible bombs rained down on the City. Some quarters escaped with only superficial damage – and St Paul's Cathedral, miraculously, with hardly any – but some others were almost wholly destroyed. One such area was the tract of City to the north of the ancient Guildhall (its roof stove in by bombs, but the rest mercifully spared), to the east of Smithfield Market and to the west of the Moorgate, running up to the City's border with what is now Islington. This area of Cripplegate Ward had been largely occupied by garment warehouses and their wholesale destruction left deep basements, vast piles of rubble and a mere 48 residents.



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In the mid-19th century over 130,000 people were residents within the City of London. However, by 1952 the number of people living within the square mile had dropped to just 5,000. Many residents who had lost their homes during the WWII bombing were re-housed in areas outside the centre. Business and commerce quickly became the mainland uses within the City. However, the Corporation of London was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City in a post-war era.

Following the end of WWII, there was a national expectation that living standards should improve, and provisions of new housing should be the latest in architectural design. Bomb damage combined with concerns about urban sprawl and loss of countryside led planners and architects to re-examine the potential of living in urban areas. Plans and reports at this time were concerned with land use zones, such as the grouping together of shopping and community facilities. Mixed developments of houses and flats with public open spaces and private gardens were becoming increasingly popular with planners and were based on the community principle of the 'neighbourhood unit' developed in the USA during the 1920s. During this time, there was also a shift away from the idea of a 'garden suburb', which had been popular in the early 20th century. The innovation of 'highwalls' as a means of separating road traffic from pedestrian movement and facilities was also an increasingly popular planning solution in developing self-contained communities.

Architectural competitions were launched by several local authorities across the country to design and construct high-density, low-cost modern housing. In 1951, the Corporation purchased land around Goswell Road and Golden Lane and announced a competition to design a housing estate primarily for single people and couples who had key jobs in the city, such as caretakers, nurses and policemen. This competition was won by Geoffrey Powell, a lecturer of architecture at the Kingston School of Art in 1952. He invited his colleagues Christoph Bon and Joseph Chamberlin to collaborate on a detailed design for the Golden Lane Estate. This was finalised in 1952 and later revised for an enlarged site area from 1954 after building began the year previously. The Golden Lane Estate was completed in 1962 as a landmark early modern housing scheme.

In 1955 the Corporation of London commissioned Chamberlin, Powell and Bon to prepare a scheme for redevelopment which was to be integrated with the proposed commercial development along London Wall as part of the Martin-Mealand Plan. This scheme was submitted to the Corporation in 1956.

Simultaneously, a voluntary group called the New Barbican Committee prepared a scheme for the redevelopment of the area. The scheme was refused by the Corporation and dismissed on appeal as it was considered that the vast commercial premises it proposed would greatly increase congestion in central London. The Minister of Housing indicated in his decision that there would be advantage in creating a genuine residential neighbourhood in the city, which incorporated schools, shops, open spaces and other amenities even if this meant foregoing profitable returns on the land.

The Corporation resolved to accept the Minister's recommendations and invited Chamberlin, Powell and Bon to prepare a revised scheme which was presented in November 1959. This scheme included flats and maisonettes, new buildings for the City of London School for Girls and the Guildhall School of Music and Drama, a theatre, concert hall, art gallery, lending library, hostel for students and young people, shops, restaurants, public houses, car parking space, as well as reserving sites for a swimming pool and a gym. The scheme was accepted in principle and the Corporation undertook to construct the scheme itself. The

elevated walkway system on top of the podium, designed to separate pedestrians from vehicles, was carried forward in the Martin-Mealand scheme of the mid-1950s and was an important consideration.

Chamberlain, Powell and Bon produced their first detailed plans for the Barbican in 1956, which were revised in early 1959 and approved in December that year. In 1960, Ove Arup and Partners were appointed as structural engineers. Work on The Barbican began in 1963 and would be dogged by industrial disputes. Gradually, however, the mammoth Estate began to take shape. The first building to be completed was Milton Court in 1966, a now-demolished civic building. Next was the City of London Girls School in 1969, followed by a spate of residential blocks. The last buildings to be completed were the Barbican Centre and Frobisher Crescent, in 1982. That year, the Queen officially opened the Barbican Centre, describing it as 'one of the wonders of the modern world'.

Outwardly, the buildings of both Estates have hardly changed. Development has largely been subtle. In 2010, Frobisher Crescent was converted from office to residential use. In 2013-15, areas of the podium were resurfaced with bespoke clay pavers to match the originals. In 2018, Great Arthur House was re-clad to the original design. More obvious alterations are relatively minor in scope: a new canopy roof above Brandon Mews (1987) and the refurbishment of the lakes (2004).

Long praised as outstanding examples of their kind, at the turn of the century the Estates were recognised through listing. In 1997, buildings on the Golden Lane Estate were individually listed and in 2001 the entire Barbican was designated a single listed building (all at grade II, except for Crescent House at grade II*). In 2003, the Barbican's landscaping and spatial planning received additional recognition through its listing as a grade II* Registered Park & Garden; in 2020, the Golden Lane Estate received the same accolade at grade II.

*Parts of this text derive from the
Barbican Listed Building
Management Guidelines*

3. Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Barbican & Golden Lane conservation area. Development affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

Development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.

Legislation

The Civic Amenities Act 1967 gave local authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as an area: "of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 71 (1) of the Act requires the local planning authority to "...formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (see www.legislation.gov.uk).
National policy

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and which was last updated on 19 June 2019. Historic environment policies are detailed in chapter 16 which sets out the requirements for local authorities and applicants in relation to the conservation of heritage assets, including conservation areas. See www.communities.gov.uk. The Department for Communities and Local Government have published Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See:

[Gov.uk](http://www.gov.uk)

[Historic England](http://historicengland.org.uk)

London-wide policy

The London Plan (adopted 2021) forms part of the statutory development plan for the City of London and needs to be considered when considering development within the Conservation Area. The key policy is HC1 'Heritage conservation and growth' in Chapter 7 'Heritage and Culture'.

[The London Plan](http://www.londonplan.gov.uk)

City of London policy

Planning policy for the City of London is contained both within the current adopted Local Plan (2015) and in forthcoming City Plan 2036, which is due to be published for pre-submission consultation in January or February 2021, following which it will be submitted to the Secretary of State. See www.cityoflondon.gov.uk for more information. Development proposals within the Barbican & Golden Lane conservation area must be considered in the context of the policies of the Local Plan 2015 (so long as it remains in effect) and the City Plan 2036. Within this framework, particular account will need to be taken of the following policies:

Local Plan 2015

CS10 Design

CS12 Historic Environment

DM12.1: Managing change affecting all heritage assets and spaces

DM12.2: Development in conservation areas

DM12.3: Listed buildings

DM12.4: Ancient monuments and archaeology

DM12.5: Historic parks and gardens

CS13: Protected views

Draft City Plan 2036

S8: Design

DE1: Sustainability Standards

DE2: New Development

DE3: Public Realm

DE4: Pedestrian Permeability

DE5: Terraces and Viewing Galleries

DE6: Shopfronts

DE7: Advertisements

DE9: Lighting

S11: Historic Environment
 HE1: Managing Change to Heritage Assets
 HE2: Ancient Monuments and Archaeology

S13: Protected Views
 S14: Open Spaces and Green Infrastructure

Designated heritage assets

Many parts of the Estates are already designated as heritage assets, as follows:

Listed Buildings

Grade I

Church of St Giles

Grade II*

Crescent House

Grade II

Barbican Estate

Dorothy Annan Murals, Cromwell Walk

Great Arthur House

Cuthbert Harrowing House

Bowater House
 Golden Lane Community Centre
 Bayer House
 Stanley Cohen House
 Basterfield House
 Golden Lane Leisure Centre
 Hatfield House

Designated Landscapes

Barbican Estate (grade II*)

Golden Lane Estate (grade II)

Scheduled Ancient Monuments

London Wall: West and North of Monkwell Square

The buildings and spaces on the Estates are thus already protected in that in the exercise of planning functions, special regard must be had to the desirability of preserving listed buildings or their settings. Conservation area status, following designation in 2018, requires that in the exercise of planning functions, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area.

Shortly after the buildings were listed, Listed Building Management Guidelines were developed for the Estates. These form the City Corporation's Management Strategy for the listed buildings and inform this document. The Listed Building Management Guidelines have been adopted by the City Corporation as Supplementary Planning Documents.

Non-designated heritage assets

These are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate.

Archaeology

The City of London is the historic centre of London, with a rich history of monuments and archaeological remains surviving from all periods. It is an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement, with some evidence suggesting earlier occupation. The development of the City is contained within the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential, unless it can be demonstrated that archaeological remains have been lost due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals, will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to the Archaeology and Development Guidance SPD (2017) for further information.

The Barbican & Golden Lane Conservation Area includes significant stretches of the Roman Fort and Roman and medieval London Wall, a Scheduled Monument, which were incorporated into the landscaping of the Barbican Estate. The surviving walls and medieval bastions are striking examples of the development of the defensive wall and its later incorporation into buildings as London grew. There is high potential for remains of features associated with the wall, such as the external bank and ditches and intra-

mural road to survive, as well as structures and buildings within the Roman Fort. Medieval burials in St Giles Cripplegate churchyard and the Jewish Cemetery, part of which survives as a raised feature on the west side of the wall and from the non-conformist Cupids Court burial ground, now Fann Street are likely to survive. There is potential for post-medieval remains of Bridgewater House and later buildings on this site.

Sustainability and climate change

The City Corporation is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.

Issues specifically relevant to the Barbican & Golden Lane conservation area include:

- To minimise the risks of flooding elsewhere in the City, new development schemes will be expected to make use of appropriate rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) and urban greening should be increased.
- The predominance of hard surfaces across the Estates may result in a tendency towards overheating. Opportunities will be sought to raise the level of urban greening to support biodiversity and wellbeing and combat increased temperatures as a result of climate change. This aspiration will be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings.
- The City is an air quality management area for fine particulates and oxides of nitrogen, and monitoring shows poor air quality in Beech Street. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability such as residential areas and childcare facilities. In March 2020, an experimental traffic scheme began at Beech Street to address the very high levels of air pollution in this part of the conservation area.

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a Climate Action Strategy 2020-2027 which highlights the actions needed to enable the City to cope with changing climate.

Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See [City of London Corporation](#)

4. Boundary and Fringe

Wards: Aldersgate and Cripplegate

Designation

The conservation area and its present boundary were designated in October 2018.

Immediate setting

The conservation area is situated at the City's northern edge, partially neighbouring the London Borough of Islington. Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to mid-rise) and subject to frequent change and renewal.

Boundary

To the north-west, north and east the boundary is that of the City boundary with the London Borough of Islington. Development within Islington affecting the setting of this part of the conservation area is therefore outside the City's planning control. To the north the setting is typically low-rise and a mixture of modern and historic buildings, disposed upon a traditional street pattern. To the east there is a mixed townscape of mid-rise, post-war housing schemes, open spaces and more traditionally scaled buildings of various periods and uses. To the south, there is a hinterland of large post-war buildings and a scattering of heritage assets: the scheduled stretches of the Roman and medieval City wall and the Cripplegate under the roadway, the Salters' Hall, remains of St Alphage tower and the Minotaur Statue (all grade II listed). To the west, a modern tract of townscape along Aldersgate Street, with glimpses beyond of Smithfield and Charterhouse Square.

Between the Estates

The Estates were designed as separate, self-contained entities and read as such. Between them, within the City, is a fragment of historic street network with a small group of largely modern buildings. Most of these are of no inherent interest but there are two exceptions: the Jewin Chapel, opened in 1960 and a non-designated heritage asset, and the Cripplegate Institute of 1894 (with a modern extension), a grade II listed building.

5. Buildings, Open Spaces and Public Realm

The Barbican and Golden Lane Estates are a striking zone of brutalist, modernist architecture in the heart of central London. The Golden Lane Estate was one of the first post-war housing projects to move on from the traditional style of public housing which gained popularity throughout the interwar period. It employed fresh, modern forms to striking effect, audaciously bled with colour to emphasise the move away from the blitzed past. Its successor, the Barbican, went further in its rejection of traditional architectural norms. This brutal – brutalist – mass of concrete reimagined the traditional townscape with a series of airy walkways intermingling with dramatic, sculptural buildings, rushing water and verdant planting.

In themselves, the two Estates are highly significant. But the side-by-side juxtaposition of them allows for a wider story to be read: the development of building construction technology and standards, the evolving post-war notions of architecture and spatial planning and the increasing powers and maturity of their architects Chamberlain, Powell and Bon. Furthermore, the Estates are monuments to the shift in the public consciousness and appetite for different lifestyles emerging in the twentieth century and accelerated by the Second World War.

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments needed when ensuring they can adapt and respond to external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all.

In addition to the postwar Estates, the conservation area contains a fragment of older townscape: the remnants of Bridgwater Square, once part of the sixteenth century Bridgwater House and garden and now protected under the London Squares Preservation Act 1931 (amended 1961).

a. Golden Lane Estate

Introduction

Golden Lane Estate was designed to accommodate a community of essential workers (policemen, married nurses and caretakers etc) and meet all their needs within the site boundaries. The intention was to create a densely packed residential site with 200 persons to the acre with a high number of small residential flats and a variety of community amenities. On completion, the number of residential units totalled 1400 flats and maisonettes, community centre, nursery and playground, swimming pool, badminton court (now a tennis court), gardens, open spaces, a line of shops and a pub.

The original design for Golden Lane Estate was dominated by a block eleven storeys high with twelve low blocks and a community centre arranged around a series of courts. The design was modified over the 9 years it took to build from the competition entry submission in 1952 due to the original site being extended and, in 1955, with the increase in height of the tallest proposed block, Great Arthur House. The changes resulted in a much less symmetrical scheme and an evolution of design aesthetic. Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s. and the ideas explored in the design of this building had a significant impact on the development of the Barbican Estate.

This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new kind of urban network.

Powell claimed that 'there is no attempt at the informal in these courts. We regard the whole scheme as urban. We have no desire to make the project look like a garden suburb.' (Architectural Association Journal, April 1957)

Overall character and appearance

The Estate comprises residential blocks shielding and looking inwards to the community spaces at the heart of the Estate. The site boundaries did little to reference the surrounding built form, architectural styles or character which made it a strong architectural statement, defiantly urban in character. While coherence and continuity are maintained throughout the estate, each building type has a distinctive architectural signature, avoiding the anonymity of many subsequent local authority housing developments. Of particular note is the perceptible development of the architectural language used from the estate's inception in 1951 to its completion in 1962. The contrast between those buildings designed and completed during the earlier phase – Great Arthur and Stanley Houses, the initial four east-west maisonette blocks and the community

centre – and the final block completed, Crescent House, is striking, with Cullum Welch House appearing to occupy a transitional position.

The influence of the architectural language of Le Corbusier is evident throughout the estate, from the light, ribbon windows, pilotis, the omission of ornamentation in favour of expressed structural details, the fine, simple design of the leisure centre to the tougher pick-hammered concrete and segmented curved canopy of Crescent House. The roof and terrace profiles of the buildings of the estate, visible from many vantage points, have a strong sculptural and material identity.

The ensemble of spaces and buildings and the experience of composed sequential views has been described as 'reminiscent of Gibberd's estate of 1944-1949 at Somerford Grove, Hackney (altered)' which has informed by George Cullen's planning principles of designing to Townscape principles.

Grid Architecture

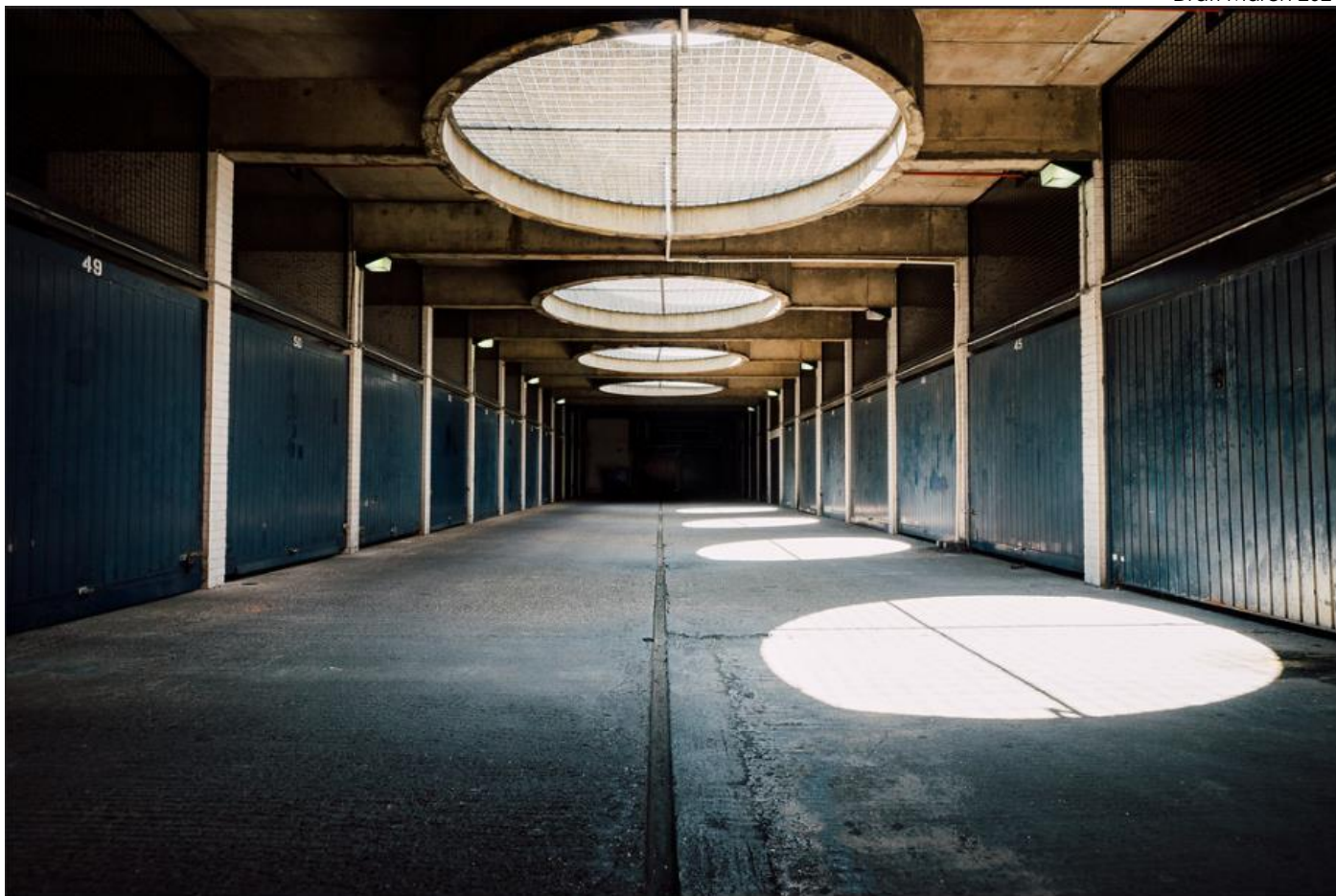
The character of Golden Lane Estate is defined by the combination of monumental scale housing blocks and the spaces in between with views dominated by the interaction of vertical and horizontal planes set at right angles on a grid plan form, expressing sharp geometry and modernist aesthetic.

Levels and Layers

The Estate is made up physical layers which are revealed and emphasised by sculptural elements; the lower-level parking layer is revealed by large circular concrete air shafts which create dramatic light shafts at the lower level and present as sculptural forms in the landscape at grade. The building entrances and private outdoor spaces are often sunken which create a protected and intimate environment for residents and users of the buildings, contrasted with the more open spaces which seamlessly connect into the public realm such as on Aldersgate street and Fann street. The changes in level are characterised by wide stairscapes or sculptural ramps in the landscape. These complement the large sculptural building elements such as the roof of Great Arthur House and the lightwells within Crescent House and the parking level below all of which make up the composition and experience of the Estate.



(placeholder image)



(placeholder image)

For Locals

Golden Lane is more open in feel than the Barbican. Rather than the latter's more formal entrances fortified with boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on Pilotis, all of which create permeability at ground level. However, although designed on a basic grid form, the experience of way finding through the estate is far from simple. This quality gives it its insular nature and clearly divides the public as visitors, who are likely to struggle navigating by sight, and residents /frequent users of the buildings as locals who are familiar with the layout.

Architecture and spatial planning

From the Listed Building Management Guidelines

The Golden Lane Estate demonstrates to a remarkable degree clear planning and definition of spaces – private, public, community, retail, pedestrian and vehicular – which are nevertheless interrelated and interconnected.

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate.

The entire estate interior was originally designed for pedestrian use only, with no vehicular traffic at ground level, leaving large areas of the site as open space. This was one of the earliest examples of this strategy.

As much attention was paid to the form and function of the hard and soft landscaping of the courts as the buildings surrounding them. In some cases they were conceived as an extension of living space – illustrated in particular by the south elevations of the maisonette blocks, Basterfield, Bayer, Bowater and Cuthbert Harrowing Houses, which have steps from the ground floor maisonettes to the lower-level landscaped courts. The external spaces are as important to the character and special interest of the estate as the buildings themselves. The estate is distinctive in its diversity of building types. It combines a variety of architectural forms – each with its own specific qualities and characteristics – which develop from and complement each other. This is explained in part by the fact that, while coming together to form the practice of CPB, each of the three architects was individually responsible for different components of the

estate: Geoffrey Powell for the overall layout of the estate, the external landscape, Stanley Cohen House and the community centre; Peter Chamberlin for Great Arthur House; and Christof Bon for the maisonette blocks – names.

All the buildings of the estate are characterised by a strongly defined geometry. Volumes and elevations are formed by a variety of components, including clear and coloured glazing; aluminium and timber window frames; brick cross walls and piers; concrete floor slabs; and concrete balconies and balustrading. The materials and components of the roofs, façades, balconies and landscape surfaces combine to create an architectural language which is both specific to each type of building and also homogeneous across the Estate.

Among the most striking elements are the glazing and glass cladding, and the extensive use of fair-faced, pick-hammered or bush-hammered concrete. Many finishes are finely detailed, such as slender aluminium window frames, while others are more robust, such as black tubular handrails around the courts. The original distinctive and innovative cast aluminium signage – house names, numbering and wall-mounted bas-relief plaques – provided a consistent scheme throughout the estate.

Individual elements

Buildings

Great Arthur House

In some ways the architectural anchor of the estate, Great Arthur House is the most outstanding and dominant of the residential blocks, using bright yellow cladding panels, rising above all other buildings within the complex and donned with an impressive sculptural roof. Unlike the other residential blocks which interlock together, Great Arthur House stands in a rather splendid isolation. The large forecourt spaces to the East and West of the building are spacious, allowing an appreciation of the building's entire silhouette and height. Despite its scale, the building makes use of a lofty roof canopy aluminium and glass prefabricated panelled elevations, which appears to float above an undercroft, giving it a sense of lightness. This is contrasted with the use of solid painted concrete elements; the projecting balconies on the East and West elevations and the bright yellow columns which run the length of the building can be glimpsed from the North and South elevations. Further contrasts are drawn between the curvilinear roof and the soft lines this creates on the skyline with the graphic grid of the elevations below it. The curves in the roof recur at ground level in the air vent and rotunda landscape features.

Great Arthur House was a fundamental element in the estate's design, as emphasised by its rooftop canopy and other features. It was the first tower to exceed the 100ft height restriction and was for a time the tallest residential building in London, later exceeded by the Barbican towers.

Its recent refurbishment of cladding panels and windows throughout the building has revitalised the architectural impact of this building and sustainably extended its lifespan.

Crescent House

Completed last in the second phase of the masterplan, Crescent House is distinct from the other low rise housing blocks in its architectural language and form. Unlike the other residential blocks, Crescent House deviates from the grid plan and follows the sweep of the curve of Goswell Road and does not make use of primary coloured panels to accent the elevation. The barrel-vaulted roofscape is perforated by lightwells which apartments pivot around; dark wood window frames deviate from the primary colours and the aluminium framed windows which characterise the rest of the estate. These elements illustrate transition to a new architectural style and influenced the approach for the Barbican which proceeded. The ground floor is particularly different because it is designed to be outward looking, with an active frontage and more direct engagement with the street than the other blocks.

Residential blocks

The residential blocks comprising Basterfield, Bayer, Bowater, Cuthbert Harrowing and Hatfield Houses are arranged in an interlocking grid to form the boundaries of the estate and the inner series of courtyard spaces. These blocks follow a common formula of long oblongs with clearly defined front and a rear elevations exhibiting resident balconies and windows contrasting with the short flank elevations being much plainer and expressed circulation routes such as communal stairwells. Each building has its own graphic articulation but all are common in their expression of large windows, horizontal slabs and vertical sheer and partition walls which interweave in different configurations, often with circulation expressed on the elevations which is also exposed to the elements.

Facilities

Crucial to creating a self-contained community at Golden lane is the provision of amenities: the community centre, the leisure centre and the shops. The leisure centre is a particularly important component of the estate, both in its design and planning and in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. The community centre was interpreted as the nucleus of the scheme, the focus on the social life of the estate and placed centrally in the main pedestrian piazza. This has recently been sensitively refurbished by Studio Partington and is once again is at the heart of the GLE

From the listed building management guidelines

The shops underneath Crescent house were designed to be double fronted, engaging with the public realm on Goswell Road and the upper terrace of the court facing into the estate.

The design of these buildings is distinct from the residential blocks their purpose as a communal amenity is articulated by their accessible and low rise nature, the heavy use of glass particularly in the leisure centre and shops creates an openness and transparency with views through the buildings.

The simplicity and lightness of the form of the recreation buildings are reinforced by a limited palette of black and white and absence of primary colours used elsewhere in the estate.



Open spaces

The architects (namely Powell, a keen gardener) conceived of landscape and buildings as one. The guiding philosophy was to subvert the traditional street by substituting roads with a streetscape of hard and soft geometric forms. The requirement to include basement storage under the tower blocks led the architects to make use of the deep basements left by bombed out buildings to produce an urban landscape on varying levels which undulates through the Estate.

The external landscape was carefully designed by the architects around a series of courts, each with its own distinctive character. Some are more formally set out within defined boundaries of the residential blocks, using landscape elements such as planting, hard surfacing, water to create patterns intended to be viewed from above as a fifth elevation from the residential apartments above, while others bleed freely into the public realm. In all the spaces, there is a coherence and reference to the limited palette of materials and colours, monumental spaces contrasted with smaller human scale elements and graphic aesthetic of the building elevations.

Since completion there has been small changes made to the estate, but original designs have broadly survived. The garden areas and features, such as the bastion, children's play area, roof-top garden, are still extant and are important contributors to the character of the Estate. They are an integral part of the composition and interplay of ornamental garden and hard landscaped and are used much in the same way.

The layout of the blocks in the estate shapes the viewer's experience of a sequence of views which narrow and widen as they move through the series of courts. The spaces become noticeably more intimate at the centre of the estate where they are enclosed by the residential blocks, sunken and surrounded by the apartment balconies above.



(placeholder image)

Ecology and Trees

There are several notable trees on the Golden Lane Estate:

- A fine semi-mature *Cedrus deodara* on the lawn in front of Basterfield (planted in the early 1990's);

- A *Fagus sylvatica* 'Dawyck' at the level change between the Rotunda and the Great Arthur east forecourt (1990's also);
- *Catalpa bignonioides* (a replacement for an earlier one) north of Cuthbert Harrowing;
- The formal double row of trees along the Fann Street boundary of the GA west forecourt was predominantly *Robinia pseudoacacia* but is now a mixed group of tree species, including some of the 'originals';
- The large acer on the corner of Fann St and Golden Lane is on the Estate land although it reads as a street tree;
- There are a number of mature cherry trees (very associated with '60s planting tastes) in the sunken garden south of Bowater and some more in the planting south of Hatfield.

The pond and the reclaimed giant roughhewn stepping stones have a somewhat Japanese-inspired feel. The small beds incorporated in the paving and grass pattern near the pond were once intended to have single colour bedding plants in them to accentuate the ground plane treatment, to be viewed from above.

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Public Realm

Much of the estate looks inwardly away from the surrounding public realm with only gaps in the building frontage allowing passage and glimpses through the estate. The transition between public and estate boundary is not formalised but the permeable boundaries such as the pilotis under Crescent House and the portal, now infilled, on to Golden Lane provided informal gateways. The exception is the line of shops beneath Crescent House which terminates with the Shakespeare pub on the corner of Fann Street. This directly engages the street with active frontages and creates a busy space for businesses, residents and the public to inhabit.

Materials and colour palette



(placeholder image)

The texture and colour of the facing materials were key aspects of the design of Golden Lane. Pick-hammered concrete and expressed loadbearing brick crosswalls gave depth to the elevations while the use of opaque glass cladding created interest through colour. As the architects' ideas developed, the design of the blocks became more robust and textured with bush-hammered concrete that was later used on the Barbican Estate.

Strong colours are used to powerful effect throughout the estate. The original colours – primary colours and black, white and grey – reflect the architectural ethos of the time (and provide continuity with other contemporary Chamberlin, Powell and Bon projects). The concept behind the scheme was to use strong colours for curtain walling, combined mainly with black and white, with occasional use of strong colours for painted surfaces, such as tomato red.

The materials and components used are an important element of the estates character and special interest. The architects deployed considerable variety in materials and components to create richness and contrast, also as they evolved their architectural style. Generally, the materials and detailing chosen by the architects – including ambitions and innovative elements such as vertically sliding windows to the maisonette blocks – have been remarkably successful, proving to be robust, durable and effective for over half a century.

Among the most striking elements are the glazing and glass cladding, within an aluminium framework, of Great Arthur House, repeated in the maisonette blocks. The use of bright primary coloured glass cladding – in yellow, blue and red – provides a distinctive signature to those buildings completed during the first phase.

The extensive use of concrete – fair-faced, pick-hammered or bush-hammered – also distinguished many buildings on the estate. Much of the concrete was intended to be left exposed but, because of uneven weathering, was subsequently painted. In some cases, however, such as the club rooms, Cullum Welch and Crescent Houses, it has remained unpainted. Pink brick and blue or purple engineering bricks were used extensively for load-bearing and other walls. Full-height glazing and slender concrete columns or *pilotis* as structural support for the swimming pool and gymnasium result in a very different aesthetic. Similarly, panels of black and white tiles on the east and west elevations of the community centre provide a distinctive quality to that building.

Many of the finishes are finely detailed, such as the slender aluminium window frames of the earlier residential blocks, and the mosaic tiles employed on Crescent House. In other cases, more robust materials are employed, such as the black tubular handrails used around the courts.

In their choice of materials, the architects contrasted those elements required to be strong, such as structural concrete, load-bearing walls, or guard rails, with more delicate elements such as windows and spandrel panels. 'We feel strongly that other values besides refinement should be pursued, particularly clarity of form and – sometimes – robustness... This contrast between the rough and the smooth, the bright and the dull – even between the clean and the dirty – creates a tension which is the essence of architecture – when the choice of materials and the balance between them is right of course!'

Management Strategy

The City Corporation's management strategy for the Golden Lane Estate has already been partially formulated and published in the Golden Lane Estate Listed Building Management Guidelines 2013. This considers the Estate a whole, individual blocks, spaces and landscape as well as abstracted themes, such as Colour and Transparency, which are common to the estate elements.

A listed building guide specifically for residents was published in 2008 with the intention of enabling a better understanding of the implications of doing work to their listed homes and providing a practical guide through the permission process.

Potential Enhancements

The post-war, modernist character of the Estate has survived well. Small-scale enhancements to urban greening, lighting and wayfinding could all help to enhance the Estate yet further, alongside ongoing projects of repair and maintenance of the fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

b. Barbican Estate

Introduction

Built between 1962 and 1982 for the City of London Corporation to designs by the architects Chamberlin, Powell and Bon, the Barbican Estate is a sprawling, mixed-use development arranged upon a raised pedestrian podium above ground-level car parking. Prevaillingly residential, with over 2,000 flats, maisonettes and terraced houses of varying configurations, the Estate incorporates schools and arts buildings: the Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls. Additionally, the medieval church of St Giles is located within the southern part of the estate.

Nearly fifty years on, the Barbican still feels quite futuristic. It is a successful twentieth-century architectural experiment, for various reasons: the integrity and skill of the architectural vision – in plan and detail – and its faithful execution, the single ownership of the site, the continuous investment in maintenance and repair, the prominent central London location and residential community. Because of its success, the Barbican has avoided the feeling of distaste and obsolescence that has dogged brutalism in other cities (e.g. Rodney Gordon's Tricorn Centre in Portsmouth, now demolished).

However, the Barbican is both a piece of city and a stand-alone set-piece. It is entirely different in disposition to the more traditional surrounding streets. And the Estate cannot really be critiqued like an area composed of ordinary streets with individual buildings that contribute or not to its character and appearance. Because, externally, it has undergone very little alteration (apart from modest works to the civic buildings), the Barbican has the inner integrity of a single composition and consequently should be considered as such.

With Golden Lane, this quality sets it apart from other conservation areas in the City, which are aggregates of many individual buildings (arguably, with its blocks conjoined by the podium, the Barbican is a single building) and spaces of varying qualities, rather than a single composition. Unlike other conservation areas, the development pressure is very different. There is little prospect of substantial external change in the Barbican. Rather, development pressure is likely to come in the form of adapting and modernising the whole as technologies and patterns of behaviour change.

The individuality of the Barbican goes beyond its city context, for it is not quite like anything else even in London. It is like an amalgam of the Brunswick Centre and Alexandra Road Estate, London Borough of Camden, and the Trellick Tower in the Royal Borough of Kensington and Chelsea. As a piece of masterplanning and architectural design, the innate quality of the Barbican has been recognised by its 2001 listing; also, by its survival comparatively unaltered (although this has to do as much with the entire Estate being under the control of a single body, the City of London Corporation).



Overall character

The Barbican Estate is characterised by its singularity of composition, enormity of scale and sublimity of effect. It is less an aggregate of individual buildings and more a single, consistent piece of architecture that expresses its basic formula (bush-hammered concrete, orthogonal forms, lateral or vertical emphases) in a series of building typologies that are arranged to produce effects of void, depth and awe.

It's also a very well executed concept, with no lessening of the effect anywhere within the Estate. This is partly a testament to the generosity and skill of its creators and partly to the way it has been maintained since it was built. The quality of execution ensures that, for the pedestrian, the Barbican is an immersive experience, with no let-up of the sense of navigating through a new piece of city.

This summed up well by the routes into the Barbican, most of which lift the pedestrian off ground level. It can be a challenging place to approach and orienteering within can be difficult for those unfamiliar with the Estate. This is because the Barbican does not possess the traditional townscape of streets and junctions framed by buildings. Indeed, part of the point of the Barbican was to upend this traditional configuration. Here, there are no carriageways, and footways pass under, over, through buildings, instead of past them.

Architecture and spatial planning

From the Listed Building Management Guidelines

In successfully combining such a wide variety of uses across a large estate of dense, high quality housing, the Barbican Estate is a unique example of coherent inner city planning of the post war era. It also combined the key planning themes of highwalks and megastructure, both favoured planning strategies of their time.

The planning of the Estate as a complete composition, the placing of the towers with their distinctive silhouettes, the form of, and relationship between, the lower scale housing blocks and the spaces and other uses all contribute to the Estate's special architectural interest. While the residential towers of Lauderdale, Shakespeare and Cromwell with their saw-toothed balconies proclaim the Estate far beyond its immediate

boundary, it is the smaller scale building set around landscaped courts that create and ambience of the Estate itself.

The geometric order of the buildings and spaces is a strong feature of the estate when read in the context of the City plan and the discipline of its planning in contrast to its surroundings is equally legible in three dimensions. The formal composition of buildings around a series of spatial 'reservoirs' balances a sense of segregation from the city with its actual proximity, enhanced by the highwalk connections.

Despite the high density of the scheme the civic scale and grandeur of the main spaces with their interpenetrating views prevent the development from feeling oppressive. Routes traversing the Estate are provided between, through and under building and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the Estate.

The architectural vocabulary of the residential buildings, incorporating such features as planting balconies and white barrel-vaulted roofs, distinguishes these buildings from the others on the Estate. However, the overall plan form of the Barbican, and the integrated relationship between buildings, spaces, lakes, podium walkways all contribute to the special value of the composition as a totality. The structural expression of the individual buildings on the Estate, the scale and rhythm of columns, edge beams and the consistent use of a limited palette of selected materials – bush hammered concrete, brindled brickwork, metal and timber framed glazed panels and screens are all particularly characteristic.

The architects explored Brutalism in the Barbican design which they had experimented with in some of the later phases at Golden Lane. The Brutalism movement was associated with the honest use of materials, mainly exposed concrete, and expression of form, function and spaces. Bush hammering, where the surface of the concrete is altered using a power hammer with a special head to expose the aggregate, is used across the Estate. It gives buildings distinctive form and texture and is an important characteristic of the Estate.

Individual elements

Slab blocks

The most numerous building type in the Barbican. They are in most cases roomy and mid-rise in height. Set on various alignments, these frame different incidents – from formal green spaces like Thomas More and Speed Gardens to more informal, harder-landscaped spaces. Theirs is a horizontal emphasis. On the elevations, strong horizontal lines of concrete are slatted with windowbox colour and hardwood aperture frames. Eyelike semi-circular dormers are paired and evenly distributed across the roof, belonging only to the slab blocks and helpful signifiers of their residential function. All of this raised above podium level on thick, gnarly columns to allow people movement below.

In the South Barbican, the slab blocks are: Andrewes House, Defoe House, Thomas More House, Speed House (all the largest, all on a lateral alignment), Gilbert House, Seddon House and Mountjoy House (all on a vertical alignment). These form a strong interlocking group that on plan resemble two symmetrical squares. Navigating the central areas of the Barbican, the feeling is always of being surrounded by them; their insistent laterality provides the foreground and background to a user's experience.

In the North Barbican, the slab blocks are: John Trundle Court, Bunyan Court, Bayer Court, Ben Jonson House and Breton House. These form a more irregular group than those in the South Barbican; the first three forming an informal garden court and the second two reading more as two blocks linked at right-angles. Because of this, these slab blocks are a less immersive experience than those in the South Barbican; instead they read more as individual buildings to be appreciated from certain vantages.

A unique example of the type is Frobisher Crescent, in which the formula is applied on a semi-circular crescent instead of orthogonal form. Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition.

Towers

Perhaps the most distinctive parts of the Barbican, the towers advertise its presence on the skyline and provide for the most dramatic architectural set pieces within. All that concrete fixed so high up in the air could be crushingly oppressive, but fortunately the towers' skyline presence are redeemed by skilful and emphatic architectural treatment: strong verticals crashing to earth and rows of sharp balconies forming serrated edges. In many views, the vertical towers collide satisfyingly with the horizontal slab blocks. Their irregularly triangular plan forms mean that their profiles are pleasingly varied and dynamic. They are the most overwhelming parts of an overwhelming whole.

Three towers are evenly spaced along a lateral axis on the divide between the North and South areas. From west to east, they are Lauderdale tower, Shakespeare tower and Cromwell tower. To the north is another, the Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was originally conceived as a YMCA, hence its different scale and architectural treatment to the others.

Houses

Echoing the traditional building forms lost to the war, the houses are of varying sizes and configurations but take as their general principle that of the traditional terraced house. Their materiality and detailing differs from the larger slab blocks: for their external walls they tend to employ brick or tiled finishes, rather than the bush-hammered concrete; they are differently fenestrated. Nestled against larger slab blocks are Lambert Jones Mews and Brandon Mews, while The Postern and Wallside are terraces to the southern end of the Barbican frame views of the ruins of the Wall.

Public Realm, Open Spaces and Trees

Sprawling across the whole Estate is the podium – a mauve plane running under and between the blocks, stepping up from South to North as it traverses Beech Street. The tones of the original clay tiles subtly vary from purplish mauve to an orange hue; as the podium, despite being raised, was designated as 'ground' level, and therefore was floored with fired earth. This unified treatment ties the whole estate together at pedestrian level. Embedded within it at various points are planting beds, particularly in Beech Gardens which divides the north from the south, and relics such as tombstones and lampstands echoing the previous urban forms on the site.

The qualities of the podium underscore the Estate's distinction from the surrounding streets outside the conservation area. Indeed, the consistent, purplish groundscape is atypical in conservation areas, which generally feature traditional highway paving treatments and forms. With the architecture, the podium emphasises the Barbican's modernity and conceit as the next chapter in the story of a city. Below the podium, at true ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments. The major public realm focal point at this level is Beech Street, a long, linear road which carries vehicles under the Barbican Estate. It takes the form of a broad carriageway flanked by narrow footways and is heavily vehicular in character; lidded by the podium and Beech Gardens above, Beech Street experiences high levels of air pollution and offers a poor pedestrian experience. Colourful panels on the walls attempt to relieve the space but with limited success. In 2017 a work by the graffiti artist Banksy appeared at the junction with Golden Lane.



Open space in the Barbican is not just confined to the podium, though. As mentioned, the blocks disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings. These are vital elements in the overall composition of the Estate. As well as accentuating the dramatic architectural treatments and allowing combinations of intriguing views, the 'voids' provide vital breathing-space from the brutalism of the architecture and the materials. Without the plentiful greening and water-features, the Estate would be too gaunt and forbidding, while the architectural fragments from earlier ages – newly framed – are a remind of the phases of history here before the Barbican.



Civic Buildings

At the upper end of the South Barbican are disposed civic buildings of an outwardly familiar but quite different architectural vernacular. Completed in 1969, the first element to be finished, the Girls' School is a low rectangular block with strong vertical brick piers and horizontal concrete bands forming a fenestrated grid. Combining as it does both horizontal and vertical emphases and materials otherwise used on separate typologies across the Estate, it stands apart from the architecture. There has been some infilling and westerly extension, but of a low and extremely muted kind.

Located to the north-east of Gilbert Bridge, the Guildhall School of Music and Drama comprises a series of mauve brick projections, like the podium plucked up and scrunched into oriel-like shapes, above paired columns forming a loggia facing the private half of the lake. From this part of the complex emanates the sounds of various instruments, an intangible but nevertheless significant part of the overall ambience.

Arts Centre

In some respects, a focal point of the Estate, the Barbican Centre has a dramatic lakeside setting and is prominent in many views from the South Barbican. To the lake it presents a series of concrete 'chimneys' or tall rectangular forms, with an upswept concrete canopy slicing across mid-way up. The Centre can of course entered from outside the Estate, via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with an upswept canopy. Above this can be seen the brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory housing tropical plants.

The presence of the civic buildings and Art Centre not only add subtle variations to the overall architectural character of the Estate; they enhance the overall ambience and sense of place framed by the architecture by introducing uses with differing intangible signatures; they add music, schoolchildren and culture to a residential area.

Character sub-areas

South Barbican

Comprising the southern two-thirds of the estate up to Beech Street/Beech Gardens, the South Barbican area includes most of the buildings, green spaces and water features. There are a series of courts formed by

the slab blocks. To the south, lower buildings where the ruins are, the estate rising in scale to the height of the towers at Beech Street. The whole estate is set out on a diagonal axis which corresponds to the surviving corner of the Roman fort wall and bastion which are preserved in a green setting to the south. Here, the rubble masonry of the ruins is seen against grass, trees and undergrowth like a fragment of the countryside.

At the southernmost end of estate are the 'foothills' of the Barbican, where the scale is lowest and closest to that of more traditional forms of building, which are illustrated by the remnants of the Roman and medieval City wall and the church of St Giles Cripplegate. The former is especially important in the Barbican's development. This 'shoulder' of the wall – actually belonging to the Fort wall – forms a right-angle on a skewed alignment, a form felt in all the corners of the Estate. It is immediately echoed in the alignment of the footprints of Mountjoy House and the City of London School for Girls; its form is seen beyond in the alignment of Defoe House and Seddon House and slab blocks at the east end of the lake. Hence the inclusion in the conservation area of this foundational element.

This southern 'ruin park' is framed by Barbican buildings of a relatively low scale: Mountjoy House, The Postern and Wallside. Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts either side of the church of St Giles Cripplegate, dramatically retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site. The gothic architecture of this medieval, much-restored church contrasts so starkly with the Brutalism of the Estate that the peculiar qualities of each style are emphasised.

The Girls' School adjacent is of a scale comparable to the church. Both buildings sit on an island with water on three sides. Elsewhere, the scale of slab blocks such as Andrewes House and Thomas More House increases, presenting huge walls of bush-hammered concrete with horizontal emphases as backdrops against which to see ever-changing combinations of the buildings. Through this area of larger building stretches a rectangular lake, surrounded by cliff-faces of concrete. The effect is like a manmade canyon or gorge, best appreciated from the Gilbert Bridge which crosses the water to the Barbican centre. From here, views are also possible into the large 'courts' on either side; their horizontal rows of windowboxes greenly break the bands of concrete, giving the slab blocks a stacked, terraced quality.

From the Lakeside Terrace can be seen the three towers to the north. They loom the Barbican's architectural style over a clutch of lower-rise curiosities: the Barbican Centre, Conservatory and Frobisher Crescent. All three offer something architecturally different: the Centre and Conservatory as variances from the residential block language indicating the presence of different cultural and horticultural uses within; Frobisher Crescent as a warped, curvaceous version of the linear slab block.

North Barbican

The North Barbican is much smaller in footprint than the south and perhaps a little more urban in feel. The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and adjoining Ben Jonson House. Instead of the expanses of lawn and water to be found in the south, Beech Gardens takes the form of a series of tiled planters integrated into the podium, the original planting scheme comprised lawns, flower beds, trees and shrubs. In 2013, the gardens were re-planted by Nigel Dunnett with an array of grasses, perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes over the gardens. The formal planters here contrast effectively with the Barbican Wildlife Garden, an unruly square of community planting and wildlife habitats, outstandingly biodiverse.

Management Strategy

The City Corporation's management strategy for the Barbican Estate has already been partially formulated and published in the following volumes of the Barbican Estate Listed Building Management Guidelines:

- I – Introduction
- II – Residential
- IV – Landscaping

Future volumes will provide management strategies for the following areas:

- III A – Arts Centre [currently in development]
- III B – Guildhall School of Music
- III C – City of London School for Girls

Originally published in 2005 and updated in 2012, volume II governs works to the residential buildings on the Estate. Adopted in 2015, volume IV addresses the Estate's important landscaping and public realm, while volume III A is in preparation and will provide guidance on the management of the Barbican Arts Centre.

Potential Enhancements

The Estate has survived well and is an unforgettable architectural and spatial experience. Small-scale enhancements to urban greening, lighting and wayfinding would all help to enhance this experience, alongside ongoing projects of repair and maintenance to the brutalist fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

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6. Streets, Routes and Transportation

Uniquely amongst City conservation areas, the Barbican and Golden Lane Estates contain no streets in the traditional sense. The Estates were designed to be free from the traditional street network, incorporating instead their own distinctive public realm and routes between and under buildings.

Only fragments of Bridgewater Square and Fann Street are included within the boundary, while Beech Street runs below the Barbican podium and therefore does not affect the character and appearance of some parts of the conservation area in the usual sense.

Beech Street Zero Emissions Scheme

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution.

In March 2020, the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem. Beech Street has become a zero-emission street. This means only pedestrians, cyclists and zero-emission vehicles may traverse its length (access for off-street premises excepted).

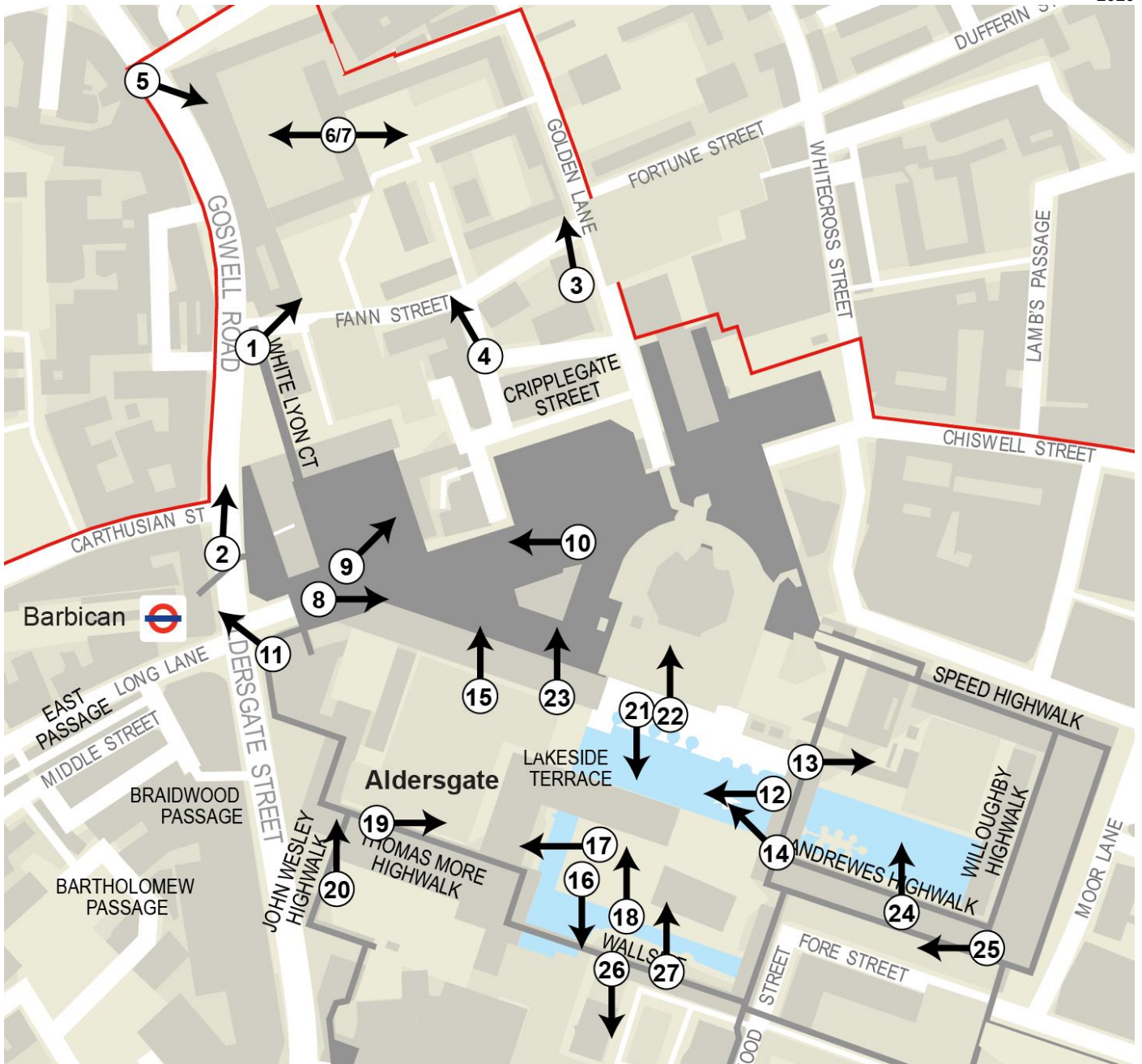
The experimental scheme will run for up to eighteen months. If made permanent, there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area.

7. Views

The below list of views within the conservation area is given as a starting-point. Views from these fixed points represent only a portion of the pedestrian experience of the conservation area. They cannot capture the extraordinary, ever-changing combination of architectural volumes and voids seen on perambulations through the estates. These are beyond the ability of any one fixed view to convey. Nevertheless, the following views help to indicate the architectural and spatial complexity of the conservation area. Moreover, it is important to note that the views out of the Estates, with glimpses of the surrounding City, are likely to change because the conservation area sits within the dynamic context of an urban heart.

1. Outside north side of Blake Tower, looking north-east towards Great Arthur House
2. Views of Crescent House along Aldersgate Street from the south
3. From junction of Fann Street/Golden Lane looking north along Stanley Cohen House
4. From Fann Street looking north between Cuthbert Harrowing and Bowater Houses
5. From Baltic Street looking south at Hatfield House
6. From the centre of the Golden Lane Leisure Centre looking west
7. From the centre of the Golden Lane Leisure Centre looking east
8. From west end of Beech Gardens looking east
9. From west end of Beech Gardens looking north-east
10. From east end of Beech Gardens looking west
11. From northerly corner of Seddon Highwalk through 'arrow slits' from Seddon Highwalk onto Aldersgate Street
12. From the centre of Gilbert Bridge looking west
13. From the centre of Gilbert Bridge looking east
14. From south end of Gilbert Bridge looking north-west
15. From podium under Shakespeare Tower looking up
16. From St Giles Terrace looking south
17. From St Giles Terrace looking west
18. From St Giles Terrace (near north gravestones) looking north
19. From Thomas More Highwalk looking east
20. From Thomas More Highwalk looking north
21. From Lakeside Terrace (centre) looking south
22. From Lakeside Terrace (centre) looking north
23. From Lakeside Terrace (west end) looking north
24. From Andrewes Highwalk (centre) looking north
25. From Andrewes Highwalk (centre) looking west
26. From the west end of Wallside looking south
27. From the east end of Wallside looking north

Additionally, in the Barbican Listed Building Management Guidelines vol. IV key views are discussed at 1.5.75 ('Significant Vistas') and are listed in appendix A1.



Views map

8. Nocturnal Character

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscapes. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a visual hierarchy at night.

Nocturnally, the Barbican and Golden Lane conservation area differs to the others. Light spills from the thousands of residential units in an infinite series of combinations, making the illumination of the Estates by night – particularly the Barbican with its high-, mid- and low-rise units – extraordinarily diverse and subtle. Their nocturnal character is largely residential, but on a giant, modernist scale, creating an arresting and memorable experience by night. In addition to the darkness and soft illumination, other factors combine to enhance this intangible character: soundscape of water, absence (mostly) of traffic noise, tranquillity – or as much as there can ever be in the heart of a capital city. By night, the contrast between the residential estates and surrounding commercial buildings is also marked. Light incursion from the larger office buildings bathe the fringes of the Estates, a reminder of their location in the commercial heart of a capital city.

And there is, of course, the Barbican Arts Centre complex at the heart of that Estate, host to a range of evening programming with its own lighting signature.

Proposals to augment or alter the lighting of the conservation area must derive from the relevant passages of the City of London Lighting Strategy (2018). The relevant guidance is contained under section 4.3.6 – 'Culture Mile' character area.

9. Local Details

Blue plaques, architectural sculpture, memorials and public statuary add another layer of character to conservation areas. However, the Barbican and Golden Lane conservation area is again different to all others in this respect as a result of its comprehensive redevelopment. Such details, where they exist, tend to be incorporated into the new buildings as 'found' relics of previous structures, rather than surviving in their original context.

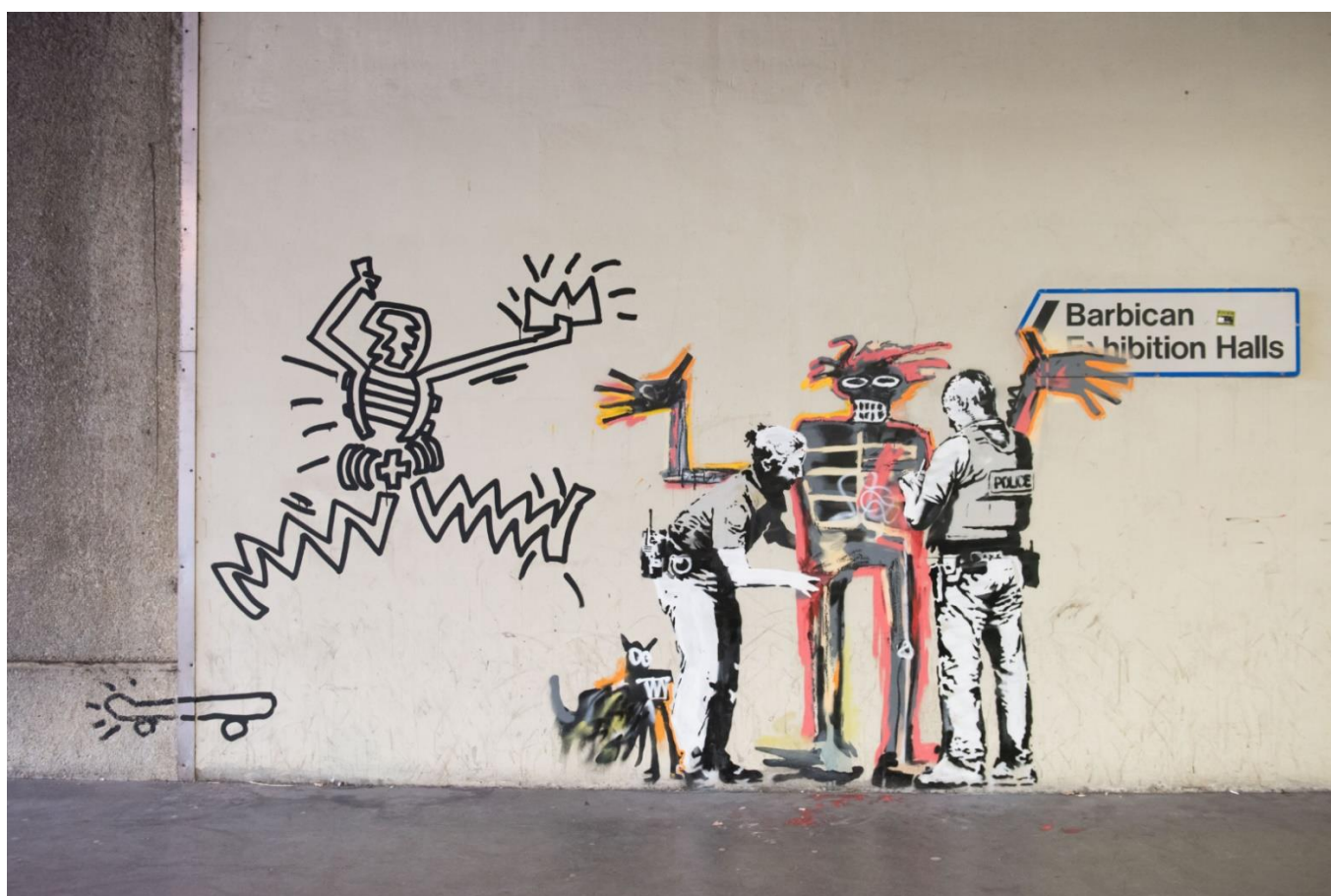
For instance, on the **Lakeside Terrace**, there are a number of important historic memorials and funerary structures that evoke the poignancy of the former use of the churchyard in the conservation area. They are to be found embedded in tiles on the area of the podium around the church of St Giles. Here and elsewhere on the Barbican Estate can be found traditional lamp standards, striking oddly traditional notes amidst the futuristic architecture and public realm.

On **White Lyon Court** is preserved a carved stone relief of 1908 by Horace Grundy of figures in 16th century dress refining gold. It came from the premises of W. Bryer & Son, gold refiners, at 53-54 Barbican, demolished 1962

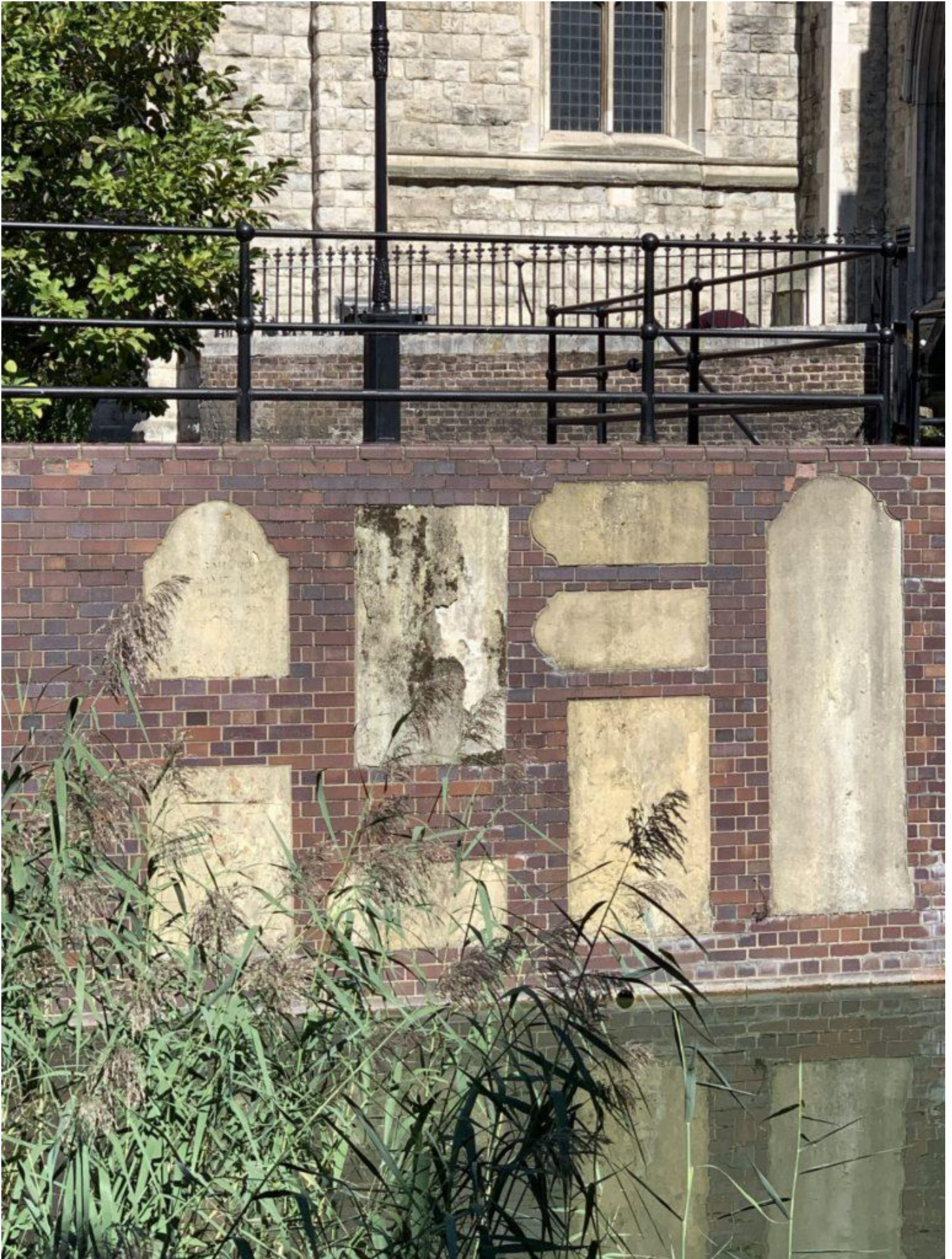
Artworks proliferate. On the **Cromwell Highwalk** are displayed a fine series of murals from the former Telephone Exchange building on Farringdon Street by Dorothy Annan (and which are grade II listed). More recently, the artist known as Banksy left an artwork referencing a Basquiat exhibition held at the Barbican.

Across the two Estates, a plethora of plaques record lost historic buildings or other features of interests. Some of these are City of London Blue Plaques, while others are one-off installations. All add a further layer of historic and aesthetic interest to the conservation area.

On **Beech Gardens** is preserved Mendelssohn's Tree – the remains of a 500 year-old Beech tree toppled by a storm in the forest of Burnham Beeches in Buckinghamshire in 1990. It supposedly sheltered the composer Felix Mendelssohn during his frequent visits to that area.



The Banksy below the podium, junction of Golden Lane and Beech Street, 2017



Gravestones idiosyncratically re-set into the podium at St Giles Terrace, Barbican



The Dorothy Annan murals, created c.1960, relocated to Cromwell Highwalk 2013.



Sculpture by Matthew Spender, 1994

TEST OF RELEVANCE: EQUALITY ANALYSIS (EA)

The screening process of using the Test of Relevance template aims to assist in determining whether a full Equality Analysis (EA) is required. The EA template and guidance plus information on the Equality Act and the Public Sector Equality Duty (PSED) can be found on Colnet at: <http://colnet/Departments/Pages/News/Equality-and-Diversity.aspx>

Introduction

The Public Sector Equality Duty (PSED) is set out in the Equality Act 2010 (s.149). This requires public authorities, in the exercise of their functions, to have 'due regard' to the need to:

- Eliminate discrimination, harassment and victimisation
- Advance equality of opportunity between people who share a protected characteristic and those who do not, and
- Foster good relations between people who share a protected characteristic and those who do not

The characteristics protected by the Equality Act 2010 are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership.
- Pregnancy and maternity
- Race
- Religion or belief
- Sex (gender)
- Sexual orientation

What is due regard?	How to demonstrate compliance
<ul style="list-style-type: none"> • It involves considering the aims of the duty in a way that is proportionate to the issue at hand • Ensuring that real consideration is given to the aims and the impact of policies with rigour and with an open mind in such a way that it influences the final decision • Due regard should be given before and during policy formation and when a decision is taken including cross cutting ones as the impact can be cumulative. <p>The general equality duty does not specify how public authorities should analyse the effect of their business activities on different groups of people. However, case law has established that equality analysis is an important way public authorities can demonstrate that they are meeting the requirements.</p> <p>Even in cases where it is considered that there are no implications of proposed policy and decision making on the PSED it is good practice to record the reasons why and to include these in reports to committees where decisions are being taken.</p> <p>It is also good practice to consider the duty in relation to current policies, services and procedures, even if there is no plan to change them.</p>	<p>Case law has established the following principles apply to the PSED:</p> <ul style="list-style-type: none"> • Knowledge – the need to be aware of the requirements of the Equality Duty with a conscious approach and state of mind. • Sufficient Information – must be made available to the decision maker • Timeliness – the Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken not after it has been taken. • Real consideration – consideration must form an integral part of the decision-making process. It is not a matter of box-ticking; it must be exercised in substance, with rigour and with an open mind in such a way that it influences the final decision. • Sufficient information – the decision maker must consider what information he or she has and what further information may be needed in order to give proper consideration to the Equality Duty • No delegation - public bodies are responsible for ensuring that any third parties which exercise functions on their behalf are capable of complying with the Equality Duty, are required to comply with it, and that they do so in practice. It is a duty that cannot be delegated. • Review – the duty is continuing applying when a policy is developed and decided upon, but also when it is implemented and reviewed.

	<p>However there is no requirement to:</p> <ul style="list-style-type: none"> • Produce equality analysis or an equality impact assessment • Indiscriminately collect diversity data where equalities issues are not significant • Publish lengthy documents to show compliance • Treat everyone the same. Rather, it requires public bodies to think about people's different needs and how these can be met • Make services homogeneous or to try to remove or ignore differences between people. <p>The key points about demonstrating compliance with the duty are to:</p> <ul style="list-style-type: none"> • Collate sufficient evidence to determine whether changes being considered will have a potential impact on different groups • Ensure decision makers are aware of the analysis that has been undertaken and what conclusions have been reached on the possible implications • Keep adequate records of the full decision making process
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Test of Relevance screening

The Test of Relevance screening is a short exercise that involves looking at the overall proposal and deciding if it is relevant to the PSED.

Note: If the proposal is of a significant nature and it is apparent from the outset that a full equality analysis will be required, then it is not necessary to complete the Test of Relevance screening template and the full equality analysis and be completed.

The questions in the Test of Relevance Screening Template to help decide if the proposal is equality relevant and whether a detailed equality analysis is required. The key question is whether the proposal is likely to be relevant to any of the protected characteristics.

Quite often, the answer may not be so obvious and service-user or provider information will need to be considered to make a preliminary judgment. For example, in considering licensing arrangements, the location of the premises in question and the demographics of the area could affect whether section 149 considerations come into play.

There is no one size fits all approach but the screening process is designed to help fully consider the circumstances.

What to do

In general, the following questions all feed into whether an equality analysis is required:

- How many people is the proposal likely to affect?
- How significant is its impact?
- Does it relate to an area where there are known inequalities? At this initial screening stage, the point is to try to assess obvious negative or positive impact.

If a negative/adverse impact has been identified (actual or potential) during completion of the screening tool, a full equality analysis must be undertaken.

If no negative / adverse impacts arising from the proposal it is not necessary to undertake a full equality analysis.

On completion of the Test of Relevance screening, officers should:

- Ensure they have fully completed and the Director has signed off the Test of Relevance Screening Template.
- Store the screening template safely so that it can be retrieved if for example, Members request to see it, or there is a freedom of information request or there is a legal challenge.
- If the outcome of the Test of Relevance Screening identifies no or minimal impact refer to it in the Implications section of the report and include reference to it in Background Papers when reporting to Committee or other decision making process.

1. Proposal / Project Title: Barbican and Golden Lane draft Conservation Area Character Summary and Management Strategy SPD				
2. Brief summary (include main aims, proposed outcomes, recommendations / decisions sought): The draft Barbican and Golden Lane CA SPD is a document that analyses the significance of the conservation area and sets out policies for its preservation and enhancement.				
3. Considering the equality aims (eliminate unlawful discrimination; advance equality of opportunity; foster good relations), indicate for each protected group whether there may be a positive impact, negative (adverse) impact or no impact arising from the proposal:				
Protected Characteristic (Equality Group) <input checked="" type="checkbox"/>	Positive Impact	Negative Impact	No Impact	Briefly explain your answer. Consider evidence, data and any consultation.
Age	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where appropriate, the documents encourage enhancements to access
Gender Reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Marriage and Civil Partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Pregnancy and Maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Race	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Religion or Belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Sex (i.e gender)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
4. There are no negative/adverse impact(s) Please briefly explain and provide evidence to support this decision:		The documents touch on equalities issues only where access to the buildings/streetscape/public realm is concerned. They encourage enhancements to access where appropriate.		
5. Are there positive impacts of the proposal on any equality groups? Please briefly explain how these are in line with the equality aims:		Please see above.		
6. As a result of this screening, is a full EA necessary? (Please check appropriate box using <input type="checkbox"/>)	Yes	No	Briefly explain your answer: The proposed documents are neutral in equalities terms aside from the positive aspect referred to above.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Name of Lead Officer: Tom Nancollas		Job title: Senior Planning Officer		Date of completion: 09 October 2020

Screening Statement

On the determination of the need for a **Strategic Environmental Assessment** (SEA) in accordance with the *Environmental Assessment of Plans and Programmes Regulations 2004* and *European Directive 2001/42/EC* of the:

Barbican and Golden Lane Conservation Area Strategy Supplementary Planning Document

October 2020



Sustainability Appraisal/SEA Screening for Barbican and Golden Lane Conservation Area Strategy SPD

- 1 Purpose of Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)
 - 1.1 The SEA Directive identifies the purpose of SEA as “ to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development” (Directive 2001/EC/42).
 - 1.2 Sustainability Appraisal (SA) is the process by which this Directive is applied to Local Plan documents. SA aims to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans.
 - 1.3 Development Plan Documents (DPD), which for the City includes the City Local Plan 2015, are subject to Sustainability Appraisal. However the 2008 Planning Act allows for Supplementary Planning Documents to be prepared without a full SA as long as they are screened to establish whether they will result in significant effects as defined by the SEA Directive.
 - 1.4 The SEA Directive exempts plans and programmes from assessment “*When they determine the use of small areas at local level or are minor modifications to the above plans or programmes...*” and states that “ *....they should be assessed only where Member States determine that they are likely to have significant effects on the environment.*”
 - 1.5 The criteria for determining the significance of effects are taken from schedule 1 Regulations 9(2)(a) and 10(4)(a) of the Environmental Assessment of Plans and Programmes Regulations 2004 and are defined in appendix 1. These can be split into the criteria related to (i) the scope and influence of the document, and (ii) the type of impact and area likely to be affected
- 2 Purpose of the Barbican and Golden Lane Conservation Area Strategy SPD
 - 2.1 The Barbican and Golden Lane Conservation Area Strategy SPD provides the context background and policy that will guide protection of the historically significant features of the Golden Lane and Barbican Estates.
 - 2.2 This Supplementary Planning Document provides guidance on the implementation of policies relating to the City of London Local Plan 2015 and the adopted London Plan 2016.
- 3 SEA Screening Procedure
 - 3.1 The Responsible Authority (the City of London Corporation) must determine whether the plan or program under assessment is likely to have significant environmental effects. This assessment must be made taking account of the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 (see appendix 1), and in consultation with the Environment Agency, Historic England and Natural England.
 - 3.2 Where the Responsible Authority determines that the plan or programme is unlikely to have significant environmental effects, and therefore does not need to be subject to

full Strategic Environmental Assessment, it must prepare a statement showing the reasons for this determination.

- 3.3 Appendix 1 shows the results of this screening process for the Barbican and Golden Lane Conservation Area Strategy SPD.

4 Screening and Consultation Outcome

- 4.1 This screening demonstrates that the City of London Barbican and Golden Lane Conservation Area Strategy SPD is unlikely to have significant effects on the environment. Therefore it will not be necessary to carry out a full SA/SEA on this document.

- 4.2 Each of the statutory consultees has been consulted on this initial screening statement and their responses are summarised below:

Consultee	Response
Environment Agency	Insert consultation responses
Natural England	Insert consultation responses
Historic England	Insert consultation responses

5 Determination

- 5.1 The City of London Barbican and Golden Lane Conservation Area Strategy SPD is unlikely to have significant effects on the wider environment for the reasons set out in Appendix 1 therefore it will not be necessary to carry out a Strategic Environmental Assessment on this SPD.

Appendix 1 Criteria for determining the likely significance of effects on the environment

SEA Directive Criteria Schedule 1 Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects Scope and influence of the document
1. Characteristics of the Barbican and Golden Lane Conservation Area Strategy SPD having particular regard to:	
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	This SPD provides guidance as to the historic features of the Barbican and Golden Lane conservation area and how these will be protected and enhanced. It will provide guidance to supplement the Local Plan which is the overarching framework for development in the City. It will not allocate resources but will provide additional guidance to assist in development management in the Barbican and Golden Lane conservation area, making sure that the historic significance of the area and its listed buildings are conserved.
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy.	This SPD should influence the implementation of individual schemes within the Barbican and Golden Lane Conservation Area. However, this will be in line with policy in the Local Plan which was subject to full Sustainability Appraisal.
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	This SPD provides guidance for any development within the conservation area, with reference to planning documents which have been subject to sustainability appraisal. As such it will contribute to the implementation of policies for sustainable development in the City.
(d) Environmental problems relevant to the SPD.	The Barbican and Golden Lane Estates are within an Air Quality Management Area for NO _x and fine particulates. The architecture may be prone to overheating as our climate changes and the predominance of hard landscaping makes flooding from rainwater run-off a key risk. These risks are addressed in the SPD and Local Plan.
(e) The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	This SPD provides supplementary guidance to complement the policies of the London Plan and Local Plan. These parent documents have been prepared having regard to other plans and programmes including all relevant Community legislation. As such it will contribute to the implementation of Community legislation.

SEA Directive criteria Schedule 1 Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects Type of impact and area likely to be affected
2 Characteristics of the effects and area likely to be affected having particular regard to:	
(a) The probability, duration, frequency and reversibility of the effects.	The aim of the Barbican and Golden Lane Conservation Area SPD is to identify the historically important features of the area with

	<p>a view to ensuring their conservation and enhancement in line with Policy CS12.</p> <p>Therefore, any sustainability effects of this SPD are likely to be positive, in line with the findings of the SA of Policy CS12</p>
(b)The cumulative nature of the effects of the SPD.	The impact of this SPD is likely to be positive, affecting a small area at local level, therefore it is anticipated that any cumulative impacts will tend to be positive.
(c)The trans boundary nature of the effects of the SPD.	This SPD will cover a relatively small area at local level therefore it is unlikely to have any trans boundary effects.
(d)The risks to human health or the environment (e.g. due to accident).	This SPD does not present any risks to human health or the environment.
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	This SPD applies to a small part of the City, with a relatively high resident population. The effects of this SPD will be mainly positive and will be likely to affect the immediate area of the two estates.
<p>(f)The value and vulnerability of the area likely to be affected by the SPD due to:</p> <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	<p>The SPD is supplementary to the London Plan and Local Plan and emerging City Plan 2036 which provide protection for areas which are valued for their natural characteristics or cultural heritage and which set environmental standards for the City's new development.</p> <p>This SPD will not adversely affect the value and vulnerability of the area.</p>
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD is supplementary to the London Plan Local Plan and emerging City Plan 2036 which provide protection for views and townscapes some of which have international protected status.

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC)
Monday, 30 November 2020

Minutes of the meeting streamed to You Tube:
<https://youtu.be/7p0omflrhrw> at 5.30 pm

Present

Members:

Christopher Makin - Chairman	Jane Samsworth - Defoe House
Ted Reilly – Deputy Chairman	Rodney Jagelman - Thomas More
Gordon Griffiths - Bunyan Court	Mike Cribb - Andrewes House
Adam Hogg - Barbican Association	Nadia Bouzidi - Gilbert House
John Taysum - Bryer Court	James Ball - Brandon Mews
Mary Bonar - Wallside	Joe Reeves - Mountjoy House
Fred Rodgers - Breton House	Tim Hollaway - Lambert Jones Mews
Jane Smith - Seddon House	Guy Nisbett - Speed House
Sandy Wilson - Shakespeare Tower	Helen Hudson – John Trundle House
Prof. Michael Swash - Willoughby	
David Lawrence - Lauderdale Tower	
Mark Bostock – Frobisher Crescent	

In attendance:

Michael Hudson – Chairman, Barbican Residential Committee

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Mark Jarvis	- Chamberlains
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mark Jarvis	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Ruby Raw	- Department of the Built Environment
Julie Mayer	- Town Clerks

1. APOLOGIES

Apologies were received from Fiona Lean and John Tomlinson, who had experienced connectivity issues in joining the virtual meeting.

Members welcomed new Member, Helen Hudson as the representative for John Trundle House and thanked Janet Wells for her service on the RCC. David Graves would be standing down from Seddon House and Jane Smith would be his replacement. Adam Hogg, was now the new Chairman of the Barbican Association and would be tendering his resignation as Deputy Chairman of the RCC with effect from the Annual General Meeting in January 2021.

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

There were no declarations.

3. **MINUTES**

RESOLVED, that – the minutes of the meeting held on 2nd September 2020 be approved as a correct record.

4. **'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

The Committee received the outstanding actions list.

5. **UPDATE REPORT**

The Committee received the update report of the Director of Community and Children's Services and the Deputy Chairman was invited to provide an update from the Underfloor Heating Working Party.

The Deputy Chairman reported on the successful implementation of the year-long "load switching" trial. It would now be possible to display information every morning on Barbican Talk, saving the number of calls made to the Estate Office. This information would show the previous night's outside temperature and what times the heating went on/would have gone on. The UHWP would be meeting soon to consider how much this would cost to produce and the RCC would receive an update at its next meeting. The Working Party would give consideration as to how best to share the information; was suggested that showing text above the peaks on the graph would give more clarity.

A new energy acquisition from a PV farm in Dorset would be able to provide half of the City's energy needs. It was likely that we would be able to shift load from night to day, with an afternoon boost at no extra cost. Individual controls were also being considered and there would be an update from the Working Party to the next meeting, with proposals as to how this might work without impacting on the lease.

A Member expressed concern at the recent survey being implemented by the BRC without consultation with, or the consent of, the RCC. The Deputy Chairman explained that timings are at the discretion of the Estate Office and the decision to do a seasonal load shift doesn't require consultation or consent.

RESOLVED, that the report be noted.

6. **SERVICE LEVEL AGREEMENT WORKING PARTY REVIEW - BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19**

The Committee received a report of the Director, Community and Children's Services which updated Members on the Service Level Agreement Working Party review of the Barbican Estate Office (BEO) recovery planning in relation to the COVID-19 pandemic and the provision of services. It is anticipated that there will be a return to the normal Service Level Agreement quarterly reporting to the next Committees in March 2021.

RESOLVED, that – the report be noted.

7. **ELECTRIC VEHICLE CHARGING POINT PROVISION**

There was currently no further update, which had been expected by the time of this meeting, but it would go into the bulletin as soon as possible.

8. **FIRE SAFETY UPDATE**

The Committee received a report of the Director, Community and Children's Services, which updated Members on the progress made in relation to fire safety matters, since the last update report submitted to Committee in March 2020.

The Assistant Director had been hopeful of an update from Arups to this meeting in respect of the start date for the Fire Safety Review. However, it was noted that officers had met with Arups post lockdown and they were keen to start work as soon as possible.

The fire signage project was temporarily on hold until early in the New Year, awaiting confirmation from colleagues in the Planning Department in respect of Listed Building Consent. The Assistant Director stressed that the legal and statutory framework would ultimately determine the type and number of signs to be installed in the blocks, in consultation with fire safety officers, the London Fire Brigade and Planning colleagues. It was noted that the Asset Management Working Party would have some foresight on the advice from the specialists before works were rolled out and the Assistant Director agreed to share this with Members.

It was noted that, during a resident's recent renovation works, some asbestos had been identified in the rubbish and post boxes that form part of the door set. The resident had been advised that, as it was buried in paint, it was safe but must not be disturbed. The Assistant Director had faced similar situations on HRA properties where, the door sets were being replaced and, in such cases, the asbestos register is checked to identify the type of asbestos and removal would take place under controlled conditions and under Licence. The Assistant Director also advised that the proposed door replacement programme provides that entire door sets would be removed and replaced. He stated that he would be visiting the resident who has raised this issue next week and, would inspect the door set in question. It was noted that the Barbican Estate's website had a comprehensive, although not exhaustive, study into where asbestos was located on the Estate and this would be shared with the relevant contractor.

The Assistant Director confirmed that the compartmentation work to Frobisher Crescent would be tendered shortly and the specification would be shared with Members. The interim arrangements recently undertaken had been required due to the uncertainty as to when the permanent remedial work could be completed. A Member commended the level of integrated work with the Art Centre, as this would ensure that fire safety works across the whole of the Barbican were being co-ordinated with the Estate Office.

Concern had been raised about internal alteration works carried out by residents that involved breaking into the internal risers. In some cases, adequate fire stopping had not been implemented to ensure the integrity of the risers. It was confirmed that this particular issue forms part of the brief for the Arup survey.

RESOLVED, that – the report be noted.

9. **LISTED BUILDING MANAGEMENT GUIDELINES (VOLUME 3) FOR THE BARBICAN ARTS CENTRE**

The Committee received a report of the Director of the Built Environment in respect of the Barbican Arts Centre Listed Building Management Guidelines (Volume III) appended to this report. The document provided a framework within which changes to significant elements of the Estate should be managed. The next stage would be to publish the draft text for formal public consultation early next year, 2021. This report would be presented to the Barbican Residential Committee for approval at its meeting on 14th December 2020 and was before this meeting of the Consultation Committee for comments..

The Committee noted that, following consultation, the text would be reviewed in response to comments received. Any proposed amendments to the document will be reported back to the Barbican Residential Committee for approval and approval would then be sought to adopt the document as a Statutory Planning Document (SPD).

A Member commented that, whilst there was a reference to the offices in Frobisher Crescent, the residential blocks appeared to be missing. The officer confirmed that this and further comments were welcome before April 2021 to help officers to manage the process and ensure everything was captured.

RESOLVED, that – the report be noted.

10. **CONSERVATION AREA APPRAISAL FOR THE BARBICAN AND GOLDEN LANE DESIGNATED AREA**

The Committee received a report of the Director of the Built Environment in respect of a draft Character Summary and Management Strategy, which had been prepared for the Barbican and Golden Lane conservation area. This report would be presented to the Barbican Residential Committee for approval at its meeting on 14th December 2020 and was before this meeting of the Consultation Committee for comments.

There was a small section on Climate Change in the document but there was a question in respect of the extent to which the City's Climate Change Strategy was being taken into account? The officer explained that the document would set out the parameters for any developments or adaptations to buildings. However, it was noted that the City was very committed to climate change and it was suggested that this was likely to result in a radical change to building projects. The officer further explained how Planning considerations would need to be a balance of the benefits of the proposed change or development, against

any potential harm to the Listed Buildings and Conservation Area. It was noted that both the Barbican Association and GLERA (Golden Lane Estate Residents' Association) were also being invited to comment. The Assistant Director advised of the challenges in blending in modern improvements; i.e. the replacement of door sets. Furthermore, it was accepted that the Barbican has a heavy carbon footprint, its reduction falls within the Strategy, and the Guidelines would seek to create a balance. It was noted that officers would be meeting with GLERA later this week to invite their comments on the document

RESOLVED, that – the report be noted.

11. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services which advised Members of the sales and lettings approved by officers since the last meeting, under delegated authority and in accordance with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

RESOLVED, that – the report be noted.

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

In response to a question about the appointment of the new Gardener, officers were waiting on an update from the City Gardens Manager who had been supervising the recruitment exercise and would update the RCC as soon as possible. Fred Rogers was congratulated on his appointment as Chairman of 'Friends of City Gardens'.

It was noted that the Gardens Advisory Group had only met once this year, with 3 Members in attendance. The Chairman of the RCC advised that he would be preparing a report for the Annual General Meeting to ensure that we are making the best use of residents serving on the Working Parties.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

The meeting ended at 6.25pm.

Chairman

Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk

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BARBICAN RESIDENTIAL COMMITTEE
Monday, 14 December 2020

Minutes of the meeting streamed live to
You Tube - <https://youtu.be/ZutY-TqJdHY> at 1.45 pm

Present

Members:

Michael Hudson (Chairman) *
Mark Wheatley (Deputy Chairman) *
Randall Anderson (Ex-Officio)
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Henry Colthurst *
Mary Durcan
Jeremy Mayhew *
Andrew McMurtrie *
Barbara Newman
Susan Pearson *
Deputy John Tomlinson
Dawn Wright *

**Indicates non-resident Member*

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Alan Bennetts	- Comptroller and City Solicitor's Department
Mark Jarvis	- Chamberlains
Julie Mayer	- Town Clerks
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Jason Hayes	- Community and Children's Services
Becky Bello	- Community and Children's Services
Ruby Raw	- Department of the Built Environment
Tom Nancollas	- Department of the Built Environment

1. APOLOGIES

Apologies were received from Mark Bostock.

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

Members noted that, as item 7 on this agenda related to the appointment of Members of the Car Park Charges Working Party and was not seeking a decision on any specific car parking matters, there would be no need for Members to declare interests on this occasion.

3. **PUBLIC MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 21st September 2020 be approved.

Matters arising

- a) The Chairman was expecting a more detailed analysis on the capital value of the car parks and stressed that this would be required before the Car Park Charges Working Party met in the New Year and the Barbican Residential Committee was asked to take a decision on the 2021/22 charges. It was suggested that, since there were some particularly large vehicles in the car parks, taking up more than one space, the markings could possibly be made larger to ensure that premium rents could be collected.
- b) The Assistant Director, Barbican and Property Services had attended the Service Charges Working Party and agreed to undertake a deep dive review into rising service charges and how, in future years, Members and residents could have more assurance of value for money. Members noted that this would be a complex project and, therefore, there would not be an update at the next meeting. However, terms of reference were now in place for the review, along with a clear set of objectives.
- c) Members noted that there had been a few complaints in relation to a recent decision taken by the Underfloor Heating Working Party. The Chairman had responded to one of these complaints and stressed that, had this course of action not been taken, then more complaints would have been likely. It was noted that this was a trial which was working well, and officers were thanked for their hard work.

4. **MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE**

The Committee received the Barbican Residents' Consultation Committee (RCC) minutes of 30 November 2020.

5. **YOU SAID: WE DID**

The Committee received its outstanding actions report.

6. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services which provided an update on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2020, together with other issues on the Estate.

Members noted that the Underfloor Heating Working Party had met the previous week and decided on a different style for presenting the data, as the graph had been confusing. This new, simplified format would be featured in 'Barbican Talk'.

RESOLVED, that – the report be noted.

7. TO APPOINT 3 RESIDENT MEMBERS TO THE CAR PARK CHARGES WORKING PARTY

The Committee was asked to re-appoint the Members of the Car Park Charges Working Party. The Chairman assured Members that the Working Party would seek to keep charges at a sensible level, taking into account elasticity of demand and ensuring that the car parks were not running at a loss.

RESOLVED, that :

1. The Terms of Reference of the Car Park Charges Working Party be noted.
2. Deputy David Bradshaw, Randall Anderson and Deputy John Tomlinson be re-appointed as the resident Members of the Working Party.

8. LISTED BUILDING MANAGEMENT GUIDELINES (VOLUME 3) FOR THE BARBICAN ARTS CENTRE

The Chairman agreed to take items 8 and 9 together and advised that the primary time for commenting on these new guidelines was during the consultation period. However, Members' comments were invited from Members at this meeting. Resident Members were also asked to be mindful of the necessary communications to residents, once the guidelines were out for formal consultation.

The Committee considered a report of the Director of the Built Environment in respect of the Barbican Arts Centre Listed Building Management Guidelines (Volume III) appended to this report. The next stage would be to publish the draft text for formal public consultation early next year, 2021. Members noted that the report had been presented to the Barbican Residents Consultation Committee on 30th November 2020 and their comments were recorded in the minutes at agenda item 4 above. Members also noted that, initially, the map had been incorrect but had since been updated.

RESOLVED, that - The draft text of the Barbican Listed Building Management Guidelines Draft SPD, Volume III, be approved and the document be published for formal public consultation in March 2021.

9. CONSERVATION AREA APPRAISAL FOR THE BARBICAN AND GOLDEN LANE DESIGNATED AREA

The Committee considered (with item 8) a report of the Director of the Built Environment in respect of a draft Character Summary and Management Strategy, which had been prepared for the Barbican and Golden Lane Conservation Area. Members noted that the report had been presented to the Barbican Residents Consultation Committee on 30th November 2020 and their comments were recorded in the minutes at agenda item 4 above.

RESOLVED, that – the draft text of the Barbican and Golden Lane Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report be approved and issued for public consultation for 6 weeks from March 2021.

10. SERVICE LEVEL AGREEMENT WORKING PARTY REVIEW - BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19

The Committee received a report of the Director of Community and Children's Services which updated Members on the Service Level Agreement Working Party Review of the Barbican Estate Office (BEO) recovery planning in relation to the COVID-19 pandemic and the provision of services.

RESOLVED, that – the report be noted.

11. FIRE SAFETY UPDATE

The Committee received a report of the Director of Community and Children's Services which updated Members on the progress made in relation to fire safety matters since the last update report submitted to Committee in March 2020.

During the discussion and questions, the following points were noted:

Fire Doors

Members noted that the funding had been agreed in principle, for approval as part of the City of London Corporation's budget in March 2021. Given the scale and complexity of this project, officers would now set out an action strategy for the successful delivery of programme. It was suggested that the existing Fire Safety Working Party should have input and the Barbican Residential and Residents Consultation Committees would receive updates on the project, alongside the regular fire safety update reports.

In terms of the timeframe, it was noted that the work already done by officers to facilitate the door replacement programme on the HRA properties will be extremely useful for the Barbican Door Replacement Programme going forward. Officers will be able to make good use of the interim period before the Court Budget meeting in March 2021 in carrying out further preparatory works.

Arup Survey

Members noted that this had been delayed due to Covid and, more recently, sickness within the Arup Team. However, this was now due to commence on Friday 18th December 2020.

The Assistant Director agreed to re-circulate the original non-public report which set out the original cost and brief for the Arup project.

Fire Signage

Officers had met with Planning colleagues to agree a way forward and, this will provide for the development of a fire strategy, setting out how the signage project would be delivered. The Assistant Director stressed that decisions on the number, style and location of fire signage are not made by officers but, are driven by the recommendations of the fire risk assessments, which had made very clear recommendations in terms of updating the signage in order to comply with new fire safety regulations. Members noted that the strategy would

be shared with the Fire Safety Working Party and Cromwell Tower House Group representatives would be included. The Chairman suggested that the Working Party should include both resident and non-resident Members.

RESOLVED, that – the report be noted.

12. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services which advised Members of the sales and lettings approved by officers under delegated authority and in accordance with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

Members noted that the surrender of three tenancies would impact on the Director's local risk budget but there was always an automatic adjustment in such cases as the capital receipts went into central funds. In response to a question about a 999-year lease renewal, Members noted that this related to a separately negotiated sale of a virtual freehold by way of the grant of a 999-year lease and that, generally, leases were for 90 years and followed a statutory format.

RESOLVED, that – the report be noted.

13. ARREARS REPORT

The Committee received a report of the Director of Community and Children's Services which advised Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate. Whilst arrears over the past 2 quarters had risen there had been some recent improvement. Members also noted a non-public annex to this report at Agenda Item 18.

RESOLVED, that – the report be noted.

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

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

16. EXCLUSION OF THE PUBLIC

RESOLVED, that - under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

Item Nos	para nos
17-24	1,2 & 3

17. NON-PUBLIC MINUTES

18. ARREARS APPENDIX

The Committee received an appendix in respect of Agenda item 13.

19. **BARBICAN ESTATE COMMERCIAL TENANTS AND COVID-19, PROPOSALS FOR DECEMBER QUARTER**

The Committee considered and approved a report of the Director of Community and Children's Services. Members were asked to consider this report alongside agenda item 22 (Report of Action Taken).

20. **POTENTIAL LOSS OF COMMERCIAL INCOME**

The Committee considered and approved a report of the Director of Community and Children's Services.

21. **LEASE RENEWAL**

The Committee considered and approved a report of the Director of Community and Children's Services.

22. **REPORT OF ACTION TAKEN**

The Committee received a report of the Town Clerk which referenced agenda item 19.

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

There were two questions whilst the public were excluded.

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

There were no items of urgent business whilst the public were excluded.

In closing the meeting, the Chairman wished everyone a healthy and safe Christmas and happy New Year.

The meeting ended at 15:05

Chairman

Contact Officer: Julie Mayer
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Committee(s)	Dated:
Planning and Transportation	30 th March 2021
Subject: Short stay cycle parking in the City of London	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	2, 4, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: Interim Chief Planning and Development Officer	For Information
Report author: Lucy Foreman	

Summary

The London Plan requires developments to provide cycle parking at least in line with Table 10.2 (in the London Plan). Members have requested information on the number of short stay cycle parking spaces that have been secured through planning applications in the last year, compared to the number of short stay cycle parking spaces that were required based on the standards in the London Plan. The data shows that there is a shortfall of around 727 short stay cycle parking spaces secured through developments compared to the London Plan standards. The report sets out proposals to increase the number of short stay cycle parking spaces in the City of London to be funded by future developments which do not meet the London Plan standards.

Recommendation(s)

Members are asked to note the contents of this report.

Main Report

Background

1. Policy T5 in the London Plan states that 'development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle'. This should be achieved by 'securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located'¹. The London Plan sets specific standards for developments to meet, which is summarised in Table 1. The current City Plan 2015 Policy DM 16.3 requires on-street cycle parking in suitable locations to meet the needs of people cycling. The current City Plan 2015 Policy DM 16.3 and the emerging City Plan 2036 Policy AT3, require developments to provide cycle parking for occupiers and visitors, complying with London Plan standards.

¹ The London Plan (2021) https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Table 1: this shows the minimum cycle parking standards for A and B use class (source: the London Plan)

Use Class		Long stay	Short Stay
A	Food retail	1 space / 175sqm	1 space / 20sqm for first 750sqm (1 space /150sqm thereafter)
	Non-food retail	1 space / 250sqm	1 space / 60sqm for first 1000sqm (1 space /500sqm thereafter)
B	Office	1 space / 75sqm	1 space / 500sqm for first 5,000sqm (1 space / 5,000sqm thereafter)

- The City of London (City) is committed to providing excellent facilities for people who choose to cycle, and this is shown in the City of London Transport Strategy. Proposal 25 aims to 'Increase the amount of cycle parking in the City', and Proposal 26 states we will 'Ensure new developments contribute to improving the experience of cycling in the City'. We specifically state that we aim to 'ensure all new developments provide secure cycle parking facilities, that are at least in line with the London Plan's minimum standards.'
- Short stay cycle parking is described as parking that is 'available for shoppers, customers, messengers and other visitors, and must be convenient and readily accessible. It must have step-free access and be located within 15 metres of the main entrance wherever possible.'
- We have a programme to increase public cycle parking within our Strategic Transportation section. The existing level of public cycle parking is shown in Table 2 below. We have also provided temporary cycle parking stands as part of our Covid-19 response, that could become permanent in due course.

Table 2: this shows the number of public cycle parking spaces on our streets and in our public car parks

	Number of spaces
Public cycle parking spaces on our streets	2720
Public cycle parking spaces in our car parks	385
Temporary Covid-19 cycle parking spaces on our streets	280
Temporary Covid-19 cycle parking spaces in our car parks	180
Total	3565

Current Position

- In 2020 we secured 567 short stay cycle parking spaces as part of planning applications – in 50 developments. However, the London Plan standards required 1294 short stay cycle parking spaces, therefore there is a shortfall of 727 spaces (Table 3). Generally there is a deficit of short-stay cycle parking all over central London for various reasons, and this issue is not unique to the City.
- The City is unlike many other London Local Authorities, it is constrained by its high density sites, lack of building curtilages, and we are often conflicted between maintaining comfortable pedestrian flows and providing cycle parking. Currently, we are also considering the future of our pavements and public realm post-covid, which is likely to include more alfresco dining options, as well as

active retail frontages opening out onto our pavements and public realm. Therefore, the decision to provide short stay cycle parking is not always straight forward, and is a multi-faceted planning balance.

7. Historically, we have requested that developments provide additional long stay cycle parking in lieu of short stay cycle parking (hence why the long stay cycle parking numbers in Table 3 are above the London Plan Standards). We also request that cycle parking is located in the public realm on highway as part of S278 agreements, where space allows.

Table 3: this shows the number of long stay and short stay cycle parking spaces secured through developments, compared to the London Plan requirements (between 1st January 2020 and 31st December 2020)

	Long stay cycle parking	Short stay cycle parking
London Plan requirements	4937	1294
Actual secured cycle parking	5112	567
Total	+175	-727

8. We have negotiated compliant short stay cycle parking on schemes where space allows, for example the applicants met or exceeded the short stay cycle parking standards on 2-3 Finsbury Avenue, 15 Minories (60 Aldgate), and we have negotiated full compliance on 31 Bury Street, and Custom House, which are currently under consideration. We will continue to negotiate with developers to provide the maximum amount of cycle parking possible.

Additional Measures Explored

9. Prior to the Covid-19 pandemic short stay cycle parking in the City was often fully utilised. The current Covid-19 pandemic has led to an increase in the number of people cycling. Therefore, when people return to the office, we expect short stay cycle parking to be in equally high demand. We recognise that there are opportunities to increase the number of short stay cycle parking spaces in the City, and as such we are taking a collaborative approach, working alongside strategic transport to use creative ways to increase short stay cycle parking.
10. Where developments cannot provide short stay cycle parking in line with the London Plan standards:
 - We are preparing a proposal for developers to pay a financial contribution for the cost of the cycle parking deficit
 - We have started requesting cycle parking hubs to be incorporated into large developments, a number of which are currently at planning application stage
 - We are working with the City of London surveyors regarding the potential to re-use vacant retail units as short term public cycle parking hubs (for example <https://www.carnaby.co.uk/bike-hub/> and St Saviour's Walk, Ealing)
 - We secure contributions for the TfL Cycle Hire scheme through planning consents (for example we have secured cycle hire contributions for 10 developments since 2014, equating to approximately £1.8million)

- We are also aware of opportunities in other redundant subterranean floorspace that could incorporate cycle parking or complimentary cycle facilities, such as cycle cafes
11. Relating to our business as usual:
- We are exploring the opportunity to make the temporary short stay cycle parking permanent (460 spaces)
 - We are looking at repurposing some space in underused existing public car parks, to provide more public cycle parking
 - We are also mindful that there may be further opportunities to provide permanent cycle parking stands on the new wider pavements that have been constructed as part of the Covid-19 response

Conclusion

12. Overall there has not been 100% compliance for short stay cycle parking for approved developments in the City based on the London Plan standards. We are currently working on a number of creative ways to provide more cycle parking to meet the expected demand, and are preparing proposals by liaising with Strategic Transport and the City of London Surveyors to understand costs, and buildability of future cycle parking.

Appendices

13. Appendix 1 – Short stay cycle parking deficit between 1st January 2020 and 15th February 2021 (13.5 months)

Report author

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Appendix 1

Table 4: this shows the number of long stay and short stay cycle parking spaces secured through developments, compared to the London Plan requirements (between 1st January 2020 and 15th February 2021)

	Long stay cycle parking	Short stay cycle parking
London Plan requirements	4953	1360
Actual secured cycle parking	5166	567
Total	+213	-793

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Committee(s): Planning and Transportation – For Recommendation Open Spaces & City Gardens Committee – For Decision	Dated: 30/03/2021 27/04/2021
Subject: Biodiversity Action Plan Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	2,5,11 & 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	N
Report of: Colin Buttery, Director Open Spaces	
Report author: Jake Tibbetts, City Gardens Manager	

Summary

This report sets out the background and production of the Draft Biodiversity Action Plan (2021-26) (BAP); attached at Appendix 1. The BAP aims to ensure that the City meets its obligations towards the protection and enhancement of biodiversity.

A timetable for the production of the BAP was agreed by Open Spaces and City Gardens Committee in December 2020. This draft has been developed as a result of consultation with the Biodiversity Action Plan Partnership Group.

Members are asked to agree to the draft plan being made available for public consultation which will run from the 3rd to the 31st May 2020. Members will be able to comment individually on the BAP during that consultation period. Following consultation, any proposed changes to the draft plan will be brought back to both Planning and Transportation and Open Spaces and city Gardens Committee for approval and for formal adoption as a City-wide Biodiversity Action Plan.

This report is supported by the Planning and Transportation Committee for onward approval to the Open Spaces and City Gardens Committee.

Recommendations

- i) Members of the Planning and Transportation committee are asked to:
 - Recommend for onward approval to the Open Spaces and City Gardens Committee, the draft Biodiversity Action Plan 2021/2026, subject to the incorporation of any changes proposed by this Committee. .

- ii) Members of the Open Spaces and City Gardens Committee are asked to:
- Approve the draft plan being made available for public consultation.

Main Report

Background

1. The City of London produced its first Biodiversity Action Plan (BAP) in 2003 which was subsequently updated in 2010, 2012 and 2016. The BAP covers the geographical area of the Square Mile. Sites outside of the City are covered by the local authorities in which they are located.
2. As a public authority in England the City of London Corporation has a duty under the National Environment & Rural Communities (NERC) Act 2006 'to have regard for conserving biodiversity in all their actions'. In addition, the National Planning Policy Framework states that local planning authorities should set out a strategic approach to their Local Plans by planning positively for the creation, protection, enhancement and management of networks for biodiversity and green infrastructure. The BAP provides a strategic focus on Biodiversity for decision makers.

Current Position

3. Open Spaces committee agreed the following timetable for the development of the BAP in December 2020.

DATES	ACTION/ EVENT
2nd Dec	Present Timetable to Committee
17th Dec	First Draft of Biodiversity Action Plan circulated to Biodiversity Partnership Group
14th Jan	City of London Biodiversity Group - Consultation meeting
15th -30th Jan	Second Draft of Biodiversity Action Plan produced
1st -15th Feb 2021	Second draft circulated to Partnership Group for Further comments
8th Feb	Second draft presented to Open Spaces Committee
16th Feb -15th Mar	Third Draft of Biodiversity Action Plan Produced
30th March	Third Draft of Biodiversity Action Plan presented to Planning & Transportation Committee
27th April	Open Spaces Committee to sign off third draft of Biodiversity Action Plan
3rd May -31st May	Public Consultation
1st June - 15th June	Response to Public Consultation and Final draft Produced
29th June	Final draft of Biodiversity Action Plan presented Planning & Transportation Committee for Information

13th July	Final draft of Biodiversity Action Plan presented to Open Spaces Committee for sign off
TBC	Launch

4. An ecological consultant was commissioned to interrogate the species data that has been recorded over the last five years to identify key species and recommend objectives for the new Biodiversity Action Plan. These recommendations are being incorporated into the first draft of the new Biodiversity Action Plan.
5. The BAP will be delivered under the four following themes:
 - I. Open space and habitat management**
Aim: to protect and enhance habitats and species in the City.
 - II. The built environment**
Aim: to improve green infrastructure in the built environment
 - III. Education and community engagement**
Aim: to promote a greater understanding of the City's biodiversity
 - IV. Data collection, surveys and monitoring**
Aim: to improve monitoring and data on biodiversity in the City.
6. Consultation is an essential part of the development of the Biodiversity Action Plan. During the development of the previous BAP a "Biodiversity Partnership Group" was created, which included internal and external stakeholders. New members were added, and the group reconvened in January when feedback on the first draft of the BAP was obtained. A second draft was then produced and presented to Open Spaces and City Gardens Committee in February. Following further internal consultation and with key external partners a third draft has now been produced. This is the draft that is being presented to the Committee.
7. As part of the public consultation a copy of the draft BAP will be available to be downloaded from the City's website. Stakeholders will be sent links to the consultation documents directly. More widely the consultation will be promoted through social media, City Gardens notice boards, housing resident and internal newsletters. The Biodiversity Partnership group will also play a key role in promoting the document beyond stakeholders through their extensive network. Feedback will be collected primarily through an online form.
8. Public consultation will be carried out between the 3rd till the 30th May. Collation and incorporation and feedback of comments will be carried out before reporting back to the Traffic and Transportation and Open Spaces & City Gardens Committee with the final draft in July.
9. Whilst City Gardens oversee and monitor the BAP, actions are to be delivered by City Gardens as well as internal and external partners. All partners who are listed as a lead partner for BAP actions have agreed to the actions as detailed in the

current draft. These lead partners include Planning Policy, Development Management, City Surveyors, DBE Environmental Resilience Team, Friends of City Gardens and the Barbican Wildlife Group.

Strategic implications

10. The BAP ensures that a key aim of Corporate Plan; *‘To Shape Outstanding Environments’* is realised as well as the priorities;
 - *We have clear air, land and water and a thriving sustainable natural environment*
 - *Businesses are trusted and socially and environmentally responsible.*
 - Our spaces are secure, resilient and well-maintained
11. Under the Natural Environment & Rural Communities (NERC) Act 2006 states that “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’.
12. The National Planning Policy Framework (NPPF) states that local planning authorities should set out a strategic approach to their Local Plans by planning positively for the creation, protection, enhancement and management of networks for biodiversity and green infrastructure.
13. The London Environment Strategy 2018 of which conserving and enhancing wildlife and natural habitats is a key element of the strategy, which recognises that important social, health and economic benefits result from greening the city.
14. The London Plan 2021 Policy G6: Biodiversity and access to nature reads:

Sites of Importance for Nature Conservation (SINCs) should be protected.

Boroughs, in developing Development Plans, should:

 - 1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
 - 2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them
 - 3) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans
 - 4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
 - 5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.
15. The Draft City Plan 2036 Policy OS3: Biodiversity reads:

Development should aim to secure net gains for biodiversity where possible by incorporating measures to enhance biodiversity, including:

- retention and enhancement of habitats within Sites of Importance for Nature Conservation (SINCs), including the River Thames
- measures recommended in the City of London Biodiversity Action Plan (BAP) in relation to particular species or habitats
- green roofs and walls, gardens and terraces, soft landscaping and trees
- green corridors and biodiversity links
- wildlife-friendly features, such as nesting or roosting boxes a planting mix and variation in vegetation types to encourage biodiversity
- planting which will be resilient to a range of climate conditions, with a high proportion of native plants
- a lighting scheme designed to minimise impacts on biodiversity.

16. The BAP is also integral to the Climate Action Strategy includes the following actions:

- *Introduce new land management practices across our open spaces aiming to maximise their ability to remove carbon, and optimise their biodiversity and resilience value*
- *Advocate the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity and overall wellbeing*
- *Enhance greening and biodiversity across our public realm and open spaces*

Financial implications

17. None

Resource implications

18. The development of the BAP document will be resourced by City Gardens staff, internal partnership members and relevant support services. There will not be the need for additional resources above this.

Legal implications

19. There would be risk of non-compliance of policy should the City not have an up to date BAP in place. Any BAP should meet the policy requirements as set out above.

Risk implications

20. There is a reputational and legal risk of not having a current BAP as the Corporation has obligations towards the protection and enhancement of biodiversity.

Equalities implications

21. None

Climate implications

22. It is widely recognised that Biodiversity and Climate change are interconnected. Protecting and restoring ecosystems can help us reduce the extent of climate change and cope with its impact. The BAP will support the delivery of the City's Climate Action Strategy.

Security implications

23. None

Conclusion

24. A new BAP for the City is necessary to ensure that we continue to meet our legal and moral duties, it is also required to ensure that we meet our other strategic commitments. The current draft has been prepared in line with the agreed timetable and it is recommended that the current draft is made subject to public consultation.

Appendices

- Appendix 1 – Draft City of London Biodiversity Action Plan 2021-2026

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Draft
City of London
Biodiversity Action Plan
2021-2026

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1.0 Introduction

1.1 The City: A unique urban environment

The City of London Corporation is the governing body of the Square Mile dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK.

1.2 What is Biodiversity?

Biodiversity is the term used to describe the variety of life on Earth. This includes animals, plants and fungi as well as recognisable wildlife such as birds, mammals and insects. The habitats are the places they live and how they interact with their surroundings as part of the ecosystem. Conserving biodiversity involves restoring and enhancing species populations and habitats as well as implementing measures to promote them in the future. The value of biodiversity extends beyond habitat and species with the benefits extending to a range of economic, social and intrinsic values.

1.3 Biodiversity in the City

The City of London has just under 33 hectares of open spaces which includes parks, gardens, churchyards and hard open spaces such as plazas and improvements to the highway. Most of the open spaces are small, primarily consisting of pocket parks smaller than 0.1 hectares. There is a need for additional open space in the City to provide facilities for residents and the daytime working population to help mitigate the effects of pollution and climate change, to provide facilities for relaxation, tranquillity, agile working, leisure and sport, and to increase biodiversity.

Ground level open spaces are mostly the result of two significant events in the City of London: the Great Fire of London in 1666 and bomb damage caused during World War II. These traumatic events resulted in damaged or destroyed buildings being repurposed and in many cases eventually becoming open spaces for the public to enjoy. Together these small, high quality and intensively used open spaces are highly valued and offer an important resource for biodiversity in the Square Mile. There is also an increasingly important resource for biodiversity at roof top level with the addition of green roofs and roof terraces.

Historically the City's open spaces have been managed primarily for amenity value and public enjoyment. However, recent changes in management practices have placed a greater emphasis on the importance of promoting biodiversity. Raised awareness of the natural environment amongst City workers, residents and visitors has changed the ways in which the public enjoy, value and engage with open space in the Square Mile through interpretation, activities and events.

A full list of types of open spaces in the City of London is listed in [Appendix 3: Open space typology and categorisation](#).

1.4 Why does the City need a Biodiversity Action Plan?

The Biodiversity Action Plan (BAP) provides a strategic focus to ensure species and habitats are understood and considered throughout the decision making process. The BAP directly supports the overall aim of the City Corporation's Corporate Plan to shape outstanding environments.

The BAP provides a framework to ensure all legislative requirements and regional and national targets for protecting, conserving and enhancing biodiversity are met at a local level.

Outside of the Square Mile, the City Corporation owns or manages almost 4,500 hectares of historic and natural open spaces including Hampstead Heath and Epping Forest. These sites are of significant importance habitats and species and include Sites of Special Scientific Interest, National Nature Reserves and Special Areas of Conservation.

The BAP covers the open spaces, habitats and species in City of London only, regardless of ownership. Open spaces outside of the City of London are covered by the relevant local authorities' Biodiversity Action Plans or alternative policy or strategy. The City Gardens team is responsible for tree and green space management for around 200 sites in the Square Mile including parks, gardens, churchyards, plazas and highway planting.

1.5 Structure of the Biodiversity Action Plan

The aim of the BAP is to produce a set of objectives and actions to assist members of the City of London Biodiversity Action Plan Partnership Group (Partnership Group) and the wider City community in delivering strategically planned biodiversity networks for both the City and Greater London, taking into consideration both local and national priorities.

The BAP will be delivered under the following themes:

- **Open space and habitat management**

Aim: to protect and enhance habitats and species in the City.

Enable land owned and managed by both the City Corporation and privately, to be maintained and enhanced for biodiversity.

- **The built environment**

Aim: to improve green infrastructure in the built environment

Enable biodiversity to be incorporated into the built environment to enhance and connect green spaces.

- **Education and community engagement**

Aim: to promote a greater understanding of the City's biodiversity

Identify and encourage best practice amongst private landowners and managers as well as develop the skills and knowledge of residents, City workers, school children and students through events, activities and volunteering opportunities.

- **Data collection, surveys and monitoring**

Aim: to improve monitoring and data on biodiversity in the City.

Establish a structured approach to surveying and monitoring of sites to inform ongoing management decisions and identify future areas of priority. This includes professional ecology surveys, citizen science opportunities and records collected by voluntary groups and individuals.

2.0 National and regional policy context

2.1 National policy

In 2018 the Government published 'A Green Future: Our 25 Year Plan to Improve the Environment' which sets goals and targets for improving the environment. The Plan focuses on a number of cross-cutting themes including embedding an 'environmental net gain' principle for development, creating additional green infrastructure, planting trees and developing a Nature Recovery Network to support landscape-scale restoration of nature.

Under the Natural Environment & Rural Communities Act 2006 (NERC), as a public authority in England, the City of London Corporation has a duty to 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This may include promoting biodiversity in planning and development, recognising the importance of conserving and enhancing biodiversity in public authority managed land and buildings and managing green infrastructure to support biodiversity.

The National Planning Policy Framework (NPPF) 2019 states that planning should contribute to conserving and enhancing the natural environment, habitats and biodiversity.

The City Corporation will participate in the emerging requirements to develop a Nature Recovery Strategy and co-ordinate with neighbouring boroughs.

The BAP should also consider national strategies such as The National Pollinator Strategy, which seeks to protect pollinating insects that support food production and the diversity of our environment.

2.2 Regional policy

The London Plan 2021 is an overall strategy document and policy framework for London, which includes green infrastructure, urban greening and biodiversity. Many of the objectives of the London Plan are incorporated and delivered as part of the City Corporation's Local Plan.

The London Environment Strategy includes action to make London cleaner, greener and ready for the future. The strategy includes policies to protect nature conservation sites, create priority habitats, conserve priority species and to ensure net gain in biodiversity.

3.0 Local policy context

3.1 Local policy

The new City of London Local Plan, called City Plan 2036, sets out the City Corporation's vision, strategy and objectives for planning up to 2036, together with policies that will guide future decisions on planning applications.

Once adopted, the new Plan will replace the current City of London Local Plan adopted in January 2015.

Policy OS3 of the draft City Plan 2036 specifically addresses biodiversity and states that development should aim to secure net gains for biodiversity where possible by incorporating measures to enhance biodiversity, including:

- Retention and enhancement of habitats within Sites of Importance for Nature Conservation (SINCs), including the River Thames
- Measures recommended in the City of London Biodiversity Action Plan (BAP) in relation to particular species or habitats
- Green roofs and walls, gardens and terraces, soft landscaping and trees
- Green corridors and biodiversity links
- Wildlife-friendly features, such as nesting or roosting boxes
- A planting mix and variation in vegetation types to encourage biodiversity
- Planting which will be resilient to a range of climate conditions, with a high proportion of native plants
- A lighting scheme designed to minimise impacts on biodiversity

The City Corporation has developed a series of strategies for improving streets and public spaces in the Square Mile which incorporate elements such as tree planting and urban greening. These are integral to supporting biodiversity in the planning process.

The BAP supports the City of London Corporation's Corporate Plan's aims to:

Contribute to a flourishing society

- People enjoy good health and wellbeing
- Communities are cohesive and have the facilities they need

Support a thriving economy

- Businesses are trusted and socially and environmentally responsible
- We have access to the skills and talent we need

Shape outstanding environments

- We have clean air, land and water and a thriving and sustainable natural environment
- Our spaces are secure, resilient and well-maintained

The City of London Open Space Strategy, which was adopted as a Supplementary Planning Document (SPD) in January 2015, sets out the principles to help improve the quality, management and accessibility of the open spaces of the Square Mile. The strategy comprises of ten strategic objectives which include ensuring that existing and new spaces make a positive contribution to the biodiversity value of the City through appropriate plant choice and habitat creation. A full list of the policies that support biodiversity in the City is set out in [Appendix 1](#).

3.2 Climate Action Strategy

The City Corporation has adopted a radical Climate Action Strategy which breaks new ground and has the following goals:

- City Corporation scope 1 and 2 emissions are net zero by 2027 and scope 3 emissions are net zero by 2040.
- The City Corporation and its assets are resilient to climate change.
- The City Corporation supports UK and overseas organisations to become climate responsible.

The City Corporation are enacting a variety of measures to mitigate for the impact of this on the Square Mile. This is to ensure that the City of London public spaces and infrastructure are resilient to the effects of climate change.

The following Climate Action Strategy aims are supported and enhanced by the Biodiversity Action Plan:

- Introduce new land management practices across our open spaces aiming to maximise their ability to remove carbon, and optimise their biodiversity and resilience value
- Advocate the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity and overall wellbeing
- Enhance greening and biodiversity across our public realm and open spaces

Biodiversity and climate change are interconnected. Protecting and restoring ecosystems can help us reduce the extent of climate change and cope with its impact. The BAP supports the creation of biodiverse green infrastructure to support the climate resilience of the Square Mile. This also assists with mitigating and adapting to the impacts on habitats and species and changes in prevalence of pests and diseases.

The BAP plays an important role in raising awareness of the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity, access to nature and overall wellbeing.

The aim to incorporate more greenery in the City's streets and public spaces is supported by both the City of London Air Quality Strategy and Transport Strategy.

3.3 Lighting

The City of London Lighting Strategy aims to deliver a creative, holistic and smart approach in which light and darkness are better balanced to meet both a functional and aesthetic need. It is vital that impacts of lighting on sensitive species such as bats are considered during design, construction and operation of new developments especially in sensitive areas adjacent to SINCs and near lakes and rivers.

3.4 Urban Greening Factor

The London Plan 2021 states that major development proposals should contribute to the greening of London by including urban greening from the outset of the development design process. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of greening required in new developments.

In response to this requirement, the draft City Plan 2036 requires that major development proposals will be required to include a UGF calculation demonstrating how the development will meet the City's score of 0.3 as a minimum.

3.5 Biodiversity Net Gain

The draft City Plan 2036 states that development should aim to secure net gains for biodiversity where possible by incorporating measures to enhance biodiversity. The emerging Environment Bill will ensure that the delivery of Biodiversity Net Gain (BNG) through development becomes a mandatory part of the planning process.

4.0 Biodiversity in the City of London

The City Gardens team commissioned Greengage Environmental Ltd to undertake an audit of the BAP. The audit was a desk based exercise primarily based on data provided by Greenspace Information for Greater London (GiGL) and reviewed the City's habitats, species and policy.

The audit highlighted the successes of the current BAP and deficiencies which include:

- Greenspace connectivity and species distribution;
- Habitat diversity;
- Under recording of species;
- Invasive species awareness

To address these deficiencies, the audit recommendations have been identified that can be delivered as part of the Action Plan. The recommendations of the audit target three key areas:

- Improved greenspace connectivity
- Diversification of City habitats and strategic habitat management
- Raising the profile of ecological issues and importance in the minds of the people who access and develop within the City.

City of London Biodiversity Partnership Group

The City of London Biodiversity Partnership Group was established to support the review of the BAP, assist with delivery of the actions and SINCC review and selection process. The group consists of representatives from the relevant departments of the City of London Corporation, business, community and resident representatives as well as ecology, species and biodiversity professionals.

As the City is unique in terms of its size, structure, opportunities and challenges for biodiversity, a more landscape-scale approach was developed for the BAP 2016-2020. This means all the elements that influence habitats and species will be considered. Specific action plans will be developed for some species such as the Black Redstart and detailed guidance such as for pollinators in the built environment. This will maximise the benefits across all open and green spaces with specific objectives developed to prioritise actions for specific sites, species or areas of opportunity. Priority habitats and species have been identified at both a UK and London level by the London Biodiversity Partnership.

4.1 Habitats

The main types of habitats located in the City of London are:

- Amenity grassland
- Scattered trees
- Introduced shrub

The BAP can assist with the diversification of habitats in the long term which will both encourage greater species diversity and create habitats that are more resilient to a changing climate.

The 'priority habitats' identified by the London Biodiversity Partnership that are most relevant to the Square Mile are 'parks and urban green spaces' with an 'important habitat' identified as 'built structures'. The action plans have been developed to take into consideration these priority habitats. A further habitat recognised as a London biodiversity target within the City of London is standing water and the Tidal Thames, which is also the City's only Site of Metropolitan Importance for Nature Conservation (SMINC),

Whilst there are some sites with standing water that are dealt with in this BAP, the Tidal Thames is the prime responsibility of the Port of London Authority, with the City's responsibilities for the riverside and foreshore are detailed in draft City Plan 2036 Strategic Policy S17, Thames Policy Area. This states that development should not have an adverse impact on the SMINC and should seek opportunities to create or enhance riverside habitats.

4.2 Species

Species can be categorised into the following. It should be noted that a single species can be have multiple categories. The definitions are as follows:

- **Protected species** – protected by national and international legislation
- **Priority species** – species identified of particular conservation importance regionally including at a London and England scale.
- **Target species** – flagship species to consider during development and conservation in the Square Mile.

Protected and priority species that GiGL data shows frequently occur in the City and should be considered in the planning process and conservation interventions are detailed in [Appendix 2: Protected Species and/or Priority Species records in the City of London](#).

Following consultation with the Partnership Group and taking into consideration local, regional and national priorities the following species have been selected as target species:

- House Sparrow - *Passer domesticus*
- Black Redstart - *Progenitures ochruros*
- Swift - *Apus apus*
- Peregrine Falcon - *Falco peregrinus*
- Bats - *Chiropter spp.*
- Wild Bees – Bumblebees and Solitary Bees
- Stag Beetle - *Lucanus cervus*

These species are exemplars of their ecological niches, the interaction the species has with the surrounding environment, and also are in many cases highly adapted to the urban environment. They have been selected to highlight their importance within the City of London and to focus conservation management and monitoring. The target species selected also take into consideration national priority habitats and species are defined under Section 41 of the Natural Environment & Rural Communities Act 2006.

In addition to the identified target species, records held by GiGL show there are 60 species which are either legally protected or considered of national, regional or local policy.

4.3 Sites of Importance for Nature Conservation

The London Plan identifies the need to protect biodiversity and to provide opportunities for people to access nature through local green spaces. The best examples of key habitats and green spaces are identified as Sites of Importance for Nature Conservation (SINCs). SINCs are non-statutory designated sites identified by local authorities and are recognised as part of the planning process.

In London, sites are categorised of importance at a Metropolitan, Borough and Local level. The London Plan 2021 and London Environment Strategy states that SINCs should be protected.

The following sites have been identified in the City:

Table 1 - Sites of Importance for Nature Conservation in the City of London

Site Ref	Sites
	Sites of Metropolitan Importance for Nature Conservation (SMINC)
M031	The River Thames and its Tidal Tributaries
	Sites of Borough Importance for Nature Conservation (SBINC) Grade 2
CiBI01	The Temple Gardens
CiBI02	The Barbican and St Alphage's Garden
	Sites of Local Importance for Nature Conservation (SLINC)
CiL01	Pepys Garden and St Olave's Churchyard, Seething Lane
CiL02	St Paul's Cathedral Garden
CiL03	Cleary Gardens
CiL04	St Botolph without Bishopsgate Churchyard
CiL05	Aldermanbury Gardens
CiL06	The Roman Wall, Noble Street
CiL07	Finsbury Circus

SINCs are key to how the City Corporation delivers biodiversity. The small fragmented nature of the greenspaces across the highly built urbanised Square Mile need to meet many, often competing needs. This results in many SINCs having limited biodiversity potential. The focus needs to be on improving the biodiversity value of the SINCs and linking these sites with new green infrastructure.

In December 2015, the City Gardens team commissioned the London Wildlife Trust to review SINCs within the Square Mile. This included reviewing existing sites for their grading and boundary as well as three new proposed sites at Postman's Park, St Dunstan in the East Church Garden and Portsoken Street Garden.

The following changes including new and upgraded sites and boundary changes have been recommended. It is intended that these changes will be adopted as part of the draft City Plan 2036:

Table 2 - Proposed Sites of Importance for Nature Conservation in the City of London

Site Ref	Sites
	Sites of Metropolitan Importance for Nature Conservation (SMINC)
M031	The River Thames and its Tidal Tributaries
	Sites of Borough Importance for Nature Conservation (SBINC) Grade 1
CiBI01	The Barbican Estate, St Alphage Garden and Barber Surgeons' Garden
	Sites of Borough Importance for Nature Conservation (SBINC) Grade 2
CiBII01	The Temple Gardens
CiBII03	Roman Wall, Noble Street and St Anne & St Agnes Churchyard
	Sites of Local Importance for Nature Conservation (SLINC)
CiL01	St Olave, Hart Street Churchyard
CiL02	St Paul's Cathedral Churchyard Gardens
CiL03	Cleary Garden
CiL04	St Botolph without Bishopsgate Churchyard
CiL05	Aldermanbury Gardens
CiL07	Finsbury Circus Gardens
CiL08	Postman's Park
CiL09	Portsoken Street Garden
CiL010	St Dunstan in the East Church Garden

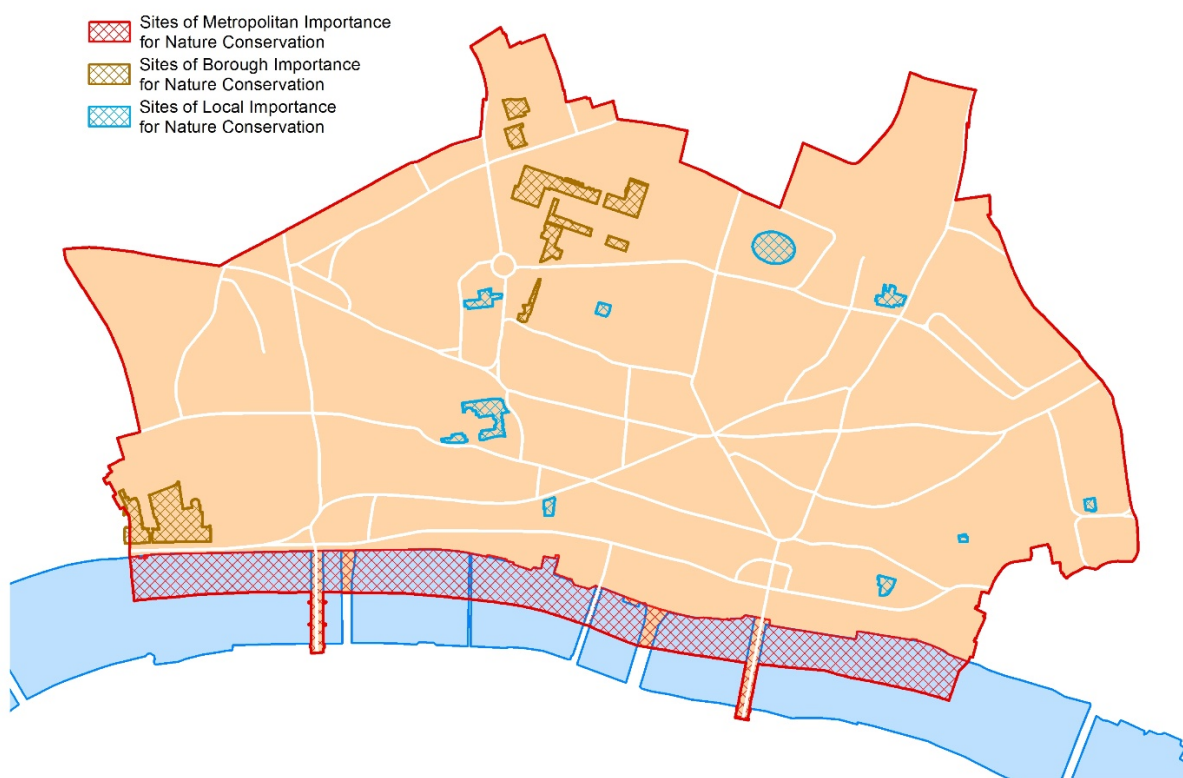


Figure 1 - Map of Sites of Importance for Nature Conservation (SINCs) in the City of London

4.4 Local Natures Reserves

The City of London does not currently have any sites designated as Local Nature Reserves (LNR). Action Plan 1 includes an objective to explore the opportunity to select, declare and manage a site as an LNR.

4.5 Open Spaces Audit

A comprehensive audit of all open spaces owned and managed by the City Corporation and private landowners is carried out by the Department of the Built Environment (DBE).

The draft City Plan 2036 sets out seven Key Areas of Change areas that are likely to experience significant change over the Plan period and present particular opportunities and challenges that warrant a specific policy focus. They Key Areas of Change are:

- Blackfriars
- Pool of London
- Aldgate
- Tower and Portsoken
- City Cluster
- Fleet Street and Ludgate
- Smithfield and Barbican
- Liverpool Street

The Open Spaces Audit will be used to support the BAP by identifying and prioritising biodiversity enhancements and providing access to nature and green space in the Square Mile.

4.6 Access to nature and green space in the City

Areas of deficiency in access to nature are areas in London where people have to walk more than one kilometre to reach an accessible Metropolitan or Borough Site of Importance for Nature.

Both the Sites of Borough Importance for Nature Conservation (SBINC) Grade 2 located in the City of London have reduced or limited public access because they are privately owned or designated for residents' use. The nearest publicly accessible SBINC to the City of London that is managed by the City Corporation is Bunhill Fields Burial Ground. This site is located just outside the City's boundary in the London Borough of Islington.

The review recommended that the The Roman Wall, Noble Street SINC was both updated to a SBINC Grade 2 and extended to include St Anne & St Agnes Churchyard. The SINC has been renamed Roman Wall, Noble Street and St Anne & St Agnes Churchyard as a result.

Once the current recommendations have been adopted via the City Plan 2036, it is recommended that a future SINC review follows any major changes to a SINC. A SINC review would therefore be commissioned following the reinstatement and establishment of the SLINC at Finsbury Circus Gardens including any other proposed changes that are identified.

The opportunity to identify or upgrade sites to SBINC status may be identified as part of a SINC review. However, due to the dense urban nature of the City and the limited size of current local sites, opportunities may be limited. There is a clear deficiency in access to nature in the east of the City and particularly the City Cluster and Aldgate.

The London Plan defines deficiency in access to open space in relation to both the maximum distance residents should have to travel to access a public open space and the size and quality of that open space. The London Plan categorises public open spaces based on their structure and size. Most open spaces in the City are identified as 'Pocket Parks' with a minority of 'Small Open Spaces'. As identified in the London Plan, individuals should have access to these types of spaces within 400 metres of their homes with residential areas outside of this distance potentially defined as deficient in access to open space. Open space provision and types across London are detailed in [Appendix 4](#).

Identifying and maximising both the biodiversity potential and access for public enjoyment of these small sites in the City are of key importance. Management plans will be developed to focus both on enhancing the quality and accessibility of SINC.

4.7 Achievements and recommendations

The City of London Biodiversity Action Plan 2016-2020 has made the following significant achievements:

- A review of SINCs in the City of London was completed by the London Wildlife Trust (LWT) in 2016.
- A Service Level Agreement (SLA) with GiGL was secured for the Open Space Department (OSD).
- Delivery of a Biodiversity Audit for the City.
- Nine predator-secure bird feeding cages were funded and installed by Friends of City Gardens (FoCG) and bird feeding is carried out by volunteers in ten City gardens.
- FoCG monitor and clean bird boxes each autumn which provide valuable information on usage.
- Barbican Wildlife Group (BWG) has made improvement to habitats in the Barbican Wildlife Garden also undertaking species monitoring and community engagement activities and events.
- Annual breeding bird survey and black redstart sightings report carried out by FoCG.
- Bat activity monitored at 14 different locations over two years and talks and walks funded, organised and delivered by FoCG.
- Bat detection workshops organised by FoCG with support from the Bat Conservation Trust and funded by the City of London Corporation's Central Grants Programme.
- Lunch 'n' learn event on bats and birds in the City delivered to City Corporation staff.
- Planting improvements at Postman's Park to support its proposed status as a SLINC.
- Annual participation in the RSPB Big Garden Birdwatch by volunteers at targeted SLINC sites including the production of a report and the provision of data to GiGL for inclusion in the regional wildlife records dataset.
- Working with corporate volunteers to improve habitats within the parks, gardens, and churchyards of the Square Mile such as increasing shrub cover, installing log piles and leaf composting.
- Bulb planting of nectar-rich early flowering species for early emerging pollinators.
- Enhancement of two churchyard garden with pollinator-friendly species.

4.8 Health and wellbeing benefits of biodiversity

As well as the importance of conserving habitats and species, biodiversity and activities that enhance the environment are beneficial to people. The opportunities that exist for individuals to engage and promote biodiversity in the City of London contribute to an active and healthy lifestyle. Examples include taking part in planting activities in a green space, working to create new habitats, community food growing or using walks and trails to explore nature in the City. Biodiversity is also an important contributing factor in mitigating air pollution with specific planting used to improve local air quality and raise awareness within the community.

The City Corporation is also working with external organisations based in the Square Mile, such as Bart's Health NHS Trust to increase green infrastructure across their sites. Both participating in biodiversity related activities earning Tempo Time Credits and redeeming them on physical activities such as gyms and swimming pools have a positive impact on health and wellbeing. Access to green space and nature is also linked to improving the mental health and wellbeing of individuals as well as creating quiet and tranquil areas for workers, residents and visitors.

4.9 Education and community engagement

The work of promoting and enhancing SINC provides a valuable opportunity for individuals to share and learn new skills, knowledge and experience as well as bringing together residents, workers and visitors with a shared passion for biodiversity. This form of engagement can be vital in encouraging local residents to become champions in promoting the quality and understanding of biodiversity in the City. For this reason, biodiversity enhancement is used as a platform for many events and activities in the City's green spaces.

4.10 Sustainability in the built environment

The built environment represents an important habitat in the City. It includes historic structures and monuments as well as new developments. Historic walls, churchyards and monuments may support plants which are protected or of notable species of local importance as well as provide nesting sites for birds. The sustainability of new structures in the built environment is now a crucial element of building design, with opportunities to support and enhance biodiversity. Developers can include green roofs and walls to contribute towards Building Research Establishment Environmental Assessment Methodology (BREEAM) certification through the creation of new habitats to support local biodiversity. At rooftop level there is increasing space for biodiversity delivered through green roofs.

As set out in the draft City Plan 2036 proposals for major developments will be required to achieve a minimum BREEAM rating of 'excellent' and aim for 'outstanding' against the current, relevant BREEAM criteria at the time of application. It is important that both existing structures and new developments include features that enhance and compliment the network of green infrastructure across the City and take habitats and species into consideration. Planners and developers have the opportunity to incorporate biodiversity using features such as nest boxes, biodiverse roofs and sustainable drainage systems (SuDs). As open space at ground level is limited, green roofs provide an excellent opportunity to create habitat comparable to open mosaic habitat which is also priority habitat in decline.

New developments or refurbishments must not negatively impact existing habitats without including adequate mitigation. For example, the Black Redstart population in the City is estimated to be at least 10 % of the UK breeding population. This is regarded as 'significant' and any changes to the rooftop habitat must be carefully considered. Similarly, the Peregrine Falcon is also an urban success story with a pair nesting in the City. These unique habitats need to be preserved without disturbance to ensure these rare species are protected.

5.0 Target species

The following target species have been selected as flagship species for their wider conservation value and importance. In general, they have been selected for their low population and vulnerability in the City as species to consider within development and conservation. They also act as a focus for raising awareness and targeting biodiversity conservation actions. Many of the actions to promote these species will have wider positive benefits to biodiversity in the Square Mile.

5.1 House Sparrow – *Passer domesticus*

Once a common sight in parks and gardens across the UK, it is now widely acknowledged that there has been a severe decline in the UK House Sparrow population. It is estimated that Greater London lost 70% of its House Sparrow population between 1994 and 2001. Due to this rapid population decline the species has received the highest level of conservation concern, red status, with the species needing urgent action. The reasons for this decline are complex and include disease, availability of food, air pollution and loss of habitat and nesting sites. The decline in House Sparrows has also been observed in the City with a few isolated colonies on the City fringes including Fortune Street Park and the Tower of London.

The priority actions for House Sparrows may also have a positive impact on all bird species present in the City, with interventions based in specific sites. Guidance will be developed and included in an ecology toolkit and SINC management plans to ensure habitat interventions are tailored to the needs of the House Sparrow. These recommendations will include provision of nest boxes, planting seed rich species, trialling supplementary feeding of protein-rich food during the nesting season and establishing more areas of dense shrub cover. It is also vital to engage with partner organisations and residents through citizen science initiatives to gain a greater understanding of the House Sparrows' remaining presence in the City.

5.2 Black Redstart – *Phoenicurus ochruros*

The Black Redstart is a small robin-sized bird that has adapted to live in the urban environment. There are fewer than 100 breeding pairs in the UK and the Black Redstart features on the red list of birds of conservation concern. The Black Redstart was first reported in London in the 1920s and the species has adapted to living in industrial and urban areas. The population increased significantly following the Blitz when bombsites provided the ideal habitat. The rubble between the bombed-out shells of buildings replicated the bare and stony cliffs of the Black Redstarts' natural habitat.

Central London and specifically the City of London are an extremely important location for this species, with a significant percentage of the national breeding population located in the Square Mile. The population is probably made up of resident pairs and breeding birds that travel from western to southern England between March and May and returning to wintering sites from September. The Black Redstart's population has seen a drop in numbers over the decades which have mainly been linked to loss of breeding sites as buildings have been redeveloped. The increase in the number of green roofs in the City is likely to be the key to continued success of this species in the Square Mile. A species action plan will be developed to provide developers and building managers with advice on enhancing their roofs for the Black Redstart.

5.3 Swift – *Apus apus*

Swifts are summer visitors to London that arrive in April and leave in August to over-winter in Africa. They feed on insects and other invertebrates. Swifts nest in the crevices of cliff faces and have adapted to make the urban landscape their home by taking advantage of features that replicate this environment, favouring the eaves and roof space of buildings. Modern building design and the redevelopment of buildings has meant Swifts have been excluded from suitable breeding sites which have led to their significant decline in the UK. It is recommended that building management guidelines include retrofitting of Swift nesting boxes in refurbished buildings as well as new developments along the Thames riverside. Once there's a greater understanding of the Thames Riverside environment, opportunities for other species such as the House Martin may be identified.

5.4 Peregrine Falcon – *Falco peregrinus*

Peregrine Falcons have been present in the City for several years. They are given the highest degree of legal protection under Schedule 1 of the Wildlife and Countryside Act 1981. The species is present in many urban areas with the nesting sites closely monitored. Around 20% of the European peregrine population breeds in the UK and therefore it is important to protect this species.

The Peregrine Falcon's natural habitat is cliff ledges. These birds are attracted to the City as tall buildings mimic this habitat. The species also act as a natural predator of pigeons. One pair regularly nests in the City and has successfully raised young for several years. It is important that the nesting sites of these birds are protected, that artificial nests are installed at appropriate locations and building managers and occupiers are made aware of their significance and protected status.

5.5 Bats – Chiroptera spp.

There are 17 species of bats in the UK with the Common Pipistrelle, *Pipistrellus pipistrellus*, being the most common species in the inner London boroughs. Bats forage on insects such as moths and beetles and have specific roosting and hibernating preferences. They forage over water and use tree lines to aid navigation. The Common Pipistrelle is the species that has been identified most frequently as roosting and foraging within the City but other crevice-roosting species are also likely to be present.

Bat activity monitoring by Friends of City Gardens has provided a vital insight and valuable data on presence of bats across the City. This data can support further opportunities to target monitoring to gain knowledge of roosts and commuting and foraging routes. Bats are regularly seen over the Barbican lakes and gardens, but they are also widespread elsewhere in the City.

Further surveying and monitoring are required to establish their distribution in the Square Mile. A group of volunteers has now been trained by FoCG to undertake bat walks which will take place during the summer months.

There continues to be a significant threat to bats in the UK in terms of loss of roosting, maternity and hibernating sites in both natural and artificial structures. Loss of suitable feeding sites and disruption of flight paths due to artificial lighting also have an impact on bat populations.

It is vital to raise awareness on the law protecting bats and their roosts from disturbance and the opportunities to increase individuals' knowledge and understanding of the potential for bats in the Square Mile. Interventions to protect habitats for bats in the City must include considering the impact of surrounding development. Habitat enhancements can include night-scented planting and appropriately-positioned artificial roosting sites such as bat boxes or bat bricks incorporated into buildings.

5.6 Wild bees (bumblebees and solitary bees)

Wild bees, which includes bumblebees and solitary bees, face serious decline from a range of pressures including habitat loss, pesticide use and climate change. Along with other types of pollinators such as wasps, butterflies, moths and hoverflies, these insects are vital to our environment with many of our food crops dependant on pollinators. The City is also home to domesticised honey bees managing in hives, often at roof level, by beekeepers.

Urban areas can provide a diverse range of flowering plants which extend the season and availability of pollen and nectar as well as providing nesting opportunities. This can be achieved by including nectar-rich planting in landscaping schemes and providing suitable nesting sites, either within the landscape or as artificial structures. Biodiverse roofs which provide an open mosaic habitat can also contribute towards providing suitable habitat.

Several of the Action Plans support wild bees and other pollinators in a number ways. This includes developing guidance on supporting pollinators in the built environment, producing an ecology toolkit and biodiversity checklist and advice notes for developers. SINC management plans will identify site specific opportunities, protect existing features and amend maintenance regimes to improve the quality and diversity of habitats. Solitary bee species are typically under recorded in the City. The action to develop a biological recording strategy will assist with developing a greater understanding of pollinators and supporting flora in the Square Mile so interventions can be tailored to support specific species.

5.7 Stag Beetle – *Lucanus cervus*

The Stag Beetle is the UK's largest ground living beetle with concentration in population in south-west London. The Lesser Stag Beetle has been observed in the Barbican Wildlife Garden. Stag Beetles have a lengthy life cycle lasting up to seven years from egg to adult. The larvae rely on dead or decaying wood such as fallen trees, branches and stumps. The Stag Beetle is a nationally threatened species. The population decline is related to habitat loss due to development and the sanitisation of parks and gardens with the removal of dead and rotting material. Predators such as foxes can also disrupt the Stag Beetles from completing their life cycle.

Raising public awareness of the Stag Beetle, its life cycle and the benefits of dead and decaying wood, leaf litter and not 'tidying up' green spaces will help create suitable habitats for the wider invertebrate population. Leaf composting areas will be introduced in all SINC sites as an outcome of site-specific SINC management plans. Log piles have been installed in most of the existing SINC sites and will be built in newly designated sites. Stag Beetles act as an excellent flagship species to both engage with the public and promote positive habitat management for all invertebrates.

6.0 Target habitats

Two target habitats have been identified where there is the opportunity to create or enhance space for biodiversity within new or existing green spaces or the built environment. These habitats are also an important part of supporting the target species.

6.1 Open mosaic habitat

'Open mosaic habitats on previously developed land' has been identified as a priority habitat to create or restore in the London Environment Strategy. This habitat is typical of old industrial sites and was common in the City in the form of rubble of bomb damaged buildings following the Second World War. Biodiverse roofs can be created to replicate this habitat to create a range of conditions to support flora and invertebrate communities. This can be achieved with varying substrate depths, areas of bare ground and appropriately selected wildflower seeds and plug plants to suit the conditions. Features such as pebbles and stones, sandy mounds, logs and rope as well as created areas with water. Singing posts and nesting boxes for Black Redstarts can also be incorporated.

6.2 Standing open water

Standing water, in the form of ponds and lake in the City, is identified as a priority habitat in the London Environment Strategy. Ponds and lakes are important for supporting a range of wildlife including invertebrates, dragonflies, amphibians and birds as well as feeding ground for bats. There is the opportunity to improve the quality of existing ponds and lakes, create new ponds and incorporate access to water into the design of biodiverse roofs. SuDs schemes can also contribute towards increasing access to water for wildlife including pollinators as well as incorporating features such as bird baths.

7.0 Action Plans

To deliver the objectives of the BAP, four action plans have been developed. These deliver the key themes that support both the priority species and wider biodiversity priorities in the Square Mile.

Action Plan 1: Open space and habitat management

Aim: to protect and enhance habitats and species in the Square Mile

Action Plan 2: The built environment

Aim: to improve green infrastructure in the built environment

Action Plan 3: Education and community engagement

Aim: to promote a greater understanding of the City's biodiversity

Action Plan 4: Data collection, survey and monitoring

Aim: to improve monitoring and data on biodiversity in the City

7.1 Action Plan 1: Open space and habitat management

It is intended that recommendations of the review of SINCS in 2016 will be adopted via the City Plan 2036. The BAP also requires the City Corporation to develop SINC management plans for sites managed both by the City Corporation and explore what equivalent documents may be in place for privately owned/managed sites.

The SINC management plan for each site will identify and develop agreed biodiversity enhancements and promote good management with a clear framework for delivery and annual review of progress. The SINC management plans will identify the specific actions for each site enabling the City Corporation to engage in a dialogue with interested parties and identify funding opportunities.

The range of enhancements will include:

- Increasing shrub cover and berry-bearing plants including hedges.
- Providing continuous vertical habitats from ground level to the tree canopy to create dense cover for roosting and nesting.
- Planting a range of nectar and pollen-rich species, including night-scented varieties that will provide forage for pollinators throughout the year.
- Amending management practices that may harm biodiversity, and introducing practices that will enhance habitats, such as leaf composting and mulching.
- Considering the biodiversity value of planting when redesigning, refurbishing or enhancing current open spaces.
- Considering the impact of climate change on biodiversity choosing plants that are resilient to a range of climate impacts.
- Retaining and increasing deadwood for invertebrates in open space sites either as log piles or as a support for ivy, as well as for fungi.

Many of the City's open spaces such as the churchyards have a strongly historic character that underscores their biodiversity to powerful effect. A number include historic structures such as parts of the Roman and medieval City wall, exposed Victorian building basements, elements of former churches damaged or altered after the Second World War, gravestones damaged or destroyed in the Blitz, and memorial structures. Their structures provide an excellent host for mosses, lichens and ferns, as well as other wall-dwelling species. Many of these sites are unique habitats that will be surveyed and monitored. The SINC management plans for those sites will require all interested parties, including departments within the City Corporation, Historic England and Natural England, to be made aware of any proposed developments. The sites will be managed taking into consideration the habitat features identified and the desirability of maintaining their unique historic character. Many of these sites and structures are designated assets such as scheduled ancient monuments, listed buildings, or within conservation areas and Historic Parks and Gardens, all of which have statutory protection.

The BAP will identify opportunities to understand and contribute towards the River Thames as a Site of Metropolitan Importance for Nature Conservation. The City's artificial structures and river walls and foreshore provide an important habitat for wildlife with the Thames itself providing an important ecological corridor through the heart of London. Developments guided by the Thames Strategy and Riverside Walk Enhancement Strategy must protect biodiversity and encourage enhancements to this wildlife corridor as well as improve water quality with the use of SuDS. The City Corporation works with both the Environment Agency and Port of London Authority to enhance biodiversity along the River Thames. The Thames Tideway Tunnel which will improve water quality and associated biodiversity in the Thames by reducing sewer discharges into the river.

7.2 Action Plan 2: The built environment

The built environment includes all new and existing buildings, structures and public realm developments. Action Plan 2 focuses on the important contributions the built environment can make to supporting biodiversity. These include:

- Green roofs and walls
- Tree planting
- Environmental enhancement schemes
- Biodiversity-rich planting schemes
- SuDs
- Installation of artificial nest boxes for targeted species

The draft City Plan 2036 supports the installation of biodiverse extensive or intensive green roofs and green walls on all appropriate developments. This has the potential to contribute significantly to the biodiversity and climate resilience of the City of London, complementing the network of green spaces at ground level. Well-designed green roofs provide the ideal opportunity to create the open mosaic habitat typical of brownfield sites, replicating the habitat favoured by species such as the Black Redstart. Although green roofs may have constraints depending on their location, they can provide favourable growing conditions such as a sunny aspect, which may be limited at ground level. This can increase the planting palette available to designers and provide opportunities for biodiversity. Roof gardens and terraces also play an important role in allowing access to amenity space for building occupiers and the wider community with the added value of providing connected aerial habitats.

The City has an established network of ground level open spaces. Both street trees and environmental enhancement projects have the potential to improve the connectivity of SINC, green spaces and associated habitats. The draft City Plan 2036 acknowledges the importance of enhancement schemes which include trees and soft landscaping that promote biodiversity and link existing green spaces and routes in green corridors. The City of London Tree Strategy Part 2 also promotes the aim to increase existing stock and encourage green corridors that contribute to the biodiversity of the City.

Significant opportunities exist to improve the connectivity of green spaces and their biodiversity value. Development of the built environment has the potential to enhance the habitats of priority species that have adapted to and made the Square Mile their home. All buildings and infrastructure must therefore positively contribute to a range of sustainability issues and opportunities with biodiversity a key component. It is imperative that at an early stage in any development or landscape improvement that consideration must be given to both the impact of new developments and potential for biodiversity enhancements are assessed. To ensure the maximum benefits to biodiversity are realised, the context of where the site sits in relation to the local biodiversity network, assessing assets such as individual trees, open spaces, SINC, water bodies and how the development can enhance, contribute and not detract from what is already there.

Considerations for not negatively impacting on the existing biodiversity network include:

- Ensuring lighting associated with construction sites does not unnecessarily illuminate nearby open spaces and disrupt bat foraging routes.
- Ensuring new lighting in public realm enhancement schemes does not have an adverse impact on biodiversity.
- Over provision of nesting boxes for territorial species in an area that can only support small numbers e.g. Peregrine falcon

Assets that should be considered to be included in any enhancement include:

- Installing well positioned and specified artificial nesting boxes or habitats.
- Retrofitting artificial structures to improve habitats for species such as bats and pollinators.
- Providing standing water on site
- Introducing log piles and other deadwood habitats
- Diverse planting schemes that provide habitat and food for wildlife

Temporary assets that can be introduced during development or on vacant sites include:

- Introducing temporary green walls or other pollen and nectar-rich features on construction sites and on hoardings which in some circumstances may be in place for many years.
- Taking advantage of vacant sites such as planters, beds or borders or areas undergoing redevelopment by sowing wildflower species to provide pollen and nectar as well as a temporary visual amenity.

Wherever possible providing interpretation on the background and history of a site as well as importance of features such as street trees and green roofs. Such suggestions can be developed in guidance and advice notes to support the BAP.

7.3 Action Plan 3: Education and community engagement

Action Plan 3 covers a wide remit, including:

- Promoting a greater understanding of the City's biodiversity and informing stakeholders how their work or leisure might impact on the natural environment.
- Providing opportunities for stakeholders to contribute towards initiatives designed to enhance biodiversity in open spaces and to learn new skills.
- Encouraging volunteers and City Gardeners to work together on biodiversity projects.

The City has several established community and resident groups that engage in activities which promote and enhance the value of biodiversity in the community. These activities include:

- Weekly gardening sessions to support biodiversity at the Barbican Wildlife Garden by the BWG supported by a City Gardener.
- Workshops and other activities organised by BWG.
- Weekly garden maintenance sessions and one-off green space projects organised by FoCG volunteers for residents and corporate volunteers.
- Bird feeding and bird bath cleaning in 10 City gardens by FoCG volunteers.
- Monthly Bee Walks to support the national recording scheme run the Bumblebee Conservation Trust.
- Data collection and reporting to GiGL by FoCG and BWG volunteers.
- Nic's Secret Garden and Plant Rescue Nursery created and maintained by a City Gardener, with the assistance of BWG volunteers in an otherwise unused City space.
- Middlesex Street Gardeners' Club and Golden Lane Estate Allotment Group – "Golden Baggers"
- Support and participation of campaigns such as the Royal Horticultural Society(RHS) 'It's Your Neighbourhood and London in Bloom that bring together City businesses, residents and community groups to have a positive impact on biodiversity in the Square Mile.
- The use of social media and dedicated websites by FoCG, BWG and Golden Baggers.

Community and resident groups provide a significant contribution in supporting biodiversity in terms of raising awareness of species and improving habitats. Their work should be supported and assistance provided in identifying funding streams that support their work.

National award schemes such as RHS Britain in Bloom and the Green Flag Awards and Green Heritage Site Accreditation managed by Keep Britain Tidy recognise the importance of considering biodiversity in all aspects of parks and open spaces management. The schemes also provide a stimulus for managers to strive for excellence and promote their achievements to a wider audience.

The City Gardens team will encourage City businesses to undertake corporate social responsibility (CSR) commitments in the City's green spaces. This will provide the ideal opportunity for City businesses and their employees to gain a greater understanding of the network of open spaces available in the City and make a positive contribution to biodiversity. This has a positive impact on building a stronger and engaged community in the City as well as developing the skills of individuals.

The City Gardens team will support colleagues, residents, businesses and visitors in raising awareness of the value of biodiversity in the urban landscape and how they can help to protect and enhance it. The City Corporation supports the London-wide campaign to raise awareness of what SINC are and their importance in the context of both the City and London.

Biodiversity is an excellent platform to engage with children and to increase their understanding of the natural world. There are two state primary schools that take the majority of the City's resident children – The Aldgate School in the east of the City and Prior Weston, a London Borough of Islington primary school on the north-west edge of the City, adjoining Fortune Street Park, as well as another primary school, City of London Academy Islington (CoLPAI) also on the north-west edge of the City. In addition to these state schools there are several private schools and nurseries in or on the fringes of the Square Mile. Volunteer groups already work with both state schools and other nurseries to provide learning opportunities and support gardening activities. Both the City Corporation and volunteer and community groups can be of key importance in working with schools to support curriculum-based biodiversity activities. The City Gardens team will also identify and support opportunities for adult learning, both for individual personal development and to support biodiversity.

The City Corporation website will be developed to include information on biodiversity of the City, raise awareness of SINC and explain what individuals and businesses, especially through volunteering and CSR, can do to support biodiversity in the Square Mile. Communication channels should be used to raise awareness how biodiversity is being supported as well as disseminate good practice guidance. They will also be used to signpost respondents to other more detailed sources of information and how they can engage with delivery of the BAP.

7.4 Action Plan 4: Data collection, surveys and monitoring

It is essential that data on species and habitats is systematically collected and digitally recorded. This information can be used to inform planners and developers, help shape management plans and demonstrate the importance of green spaces and associated green infrastructure features. The data collected is a vital element for developing an evidence base for evaluating the success of interventions, and guiding future work. It is important that the data is publicly accessible, and that the City Corporation contributes to the regional and national agenda to understand and protect biodiversity.

Analysis of the available data on protected species in the City shows a varied distribution of protected species which can possibly be linked to under-recording and monitoring of species. The lack of species records does not necessarily mean lack of presence. There is no evidence of recent species records for several SINC, which limits the ability to assess their current situation. Therefore, there is a need to target the monitoring of SINC and in particular underreported SINC. The management and monitoring of green roofs once installed is also an important to improve the understanding of how green roofs contribute to urban biodiversity.

GiGL is London's environmental record centre. It receives, collates and manages detailed information on aspects of open spaces, including habitat and species information. This data is available to planners and developers, to enable them to make informed decisions to protect and enhance biodiversity. GiGL's habitat and species datasets provide valuable information and it is important that this information is understood and considered to ensure that informed decisions are made.

More can be done to encourage the monitoring of successful habitats, provide information to make enhancements and inform future projects. The City Gardens team, planners and volunteers will actively engage with developers and building managers to encourage more ecological surveys of these habitats and the sharing of information. Data is invaluable to support funding bids and further ensure that projects and developments take into consideration the specific conditions that influence biodiversity in the City.

The Open Spaces Department (OSD) has a Service Level Agreement (SLA) with GiGL which provides access to data and services that can inform the decision making process to protect and enhance biodiversity. The data and interpretation provided by GiGL has been essential for supporting the SINC Review process and Biodiversity Audit as well as providing the evidence base for the BAP. The Action Plan highlights the need to continue to maintain an SLA with GiGL and promote and utilise the data and services available. The datasets held by GiGL should be reviewed to ensure they are an accurate reflection of the open space provision and urban greening in the Square Mile. The OSD will work in conjunction with the DBE when commissioning, collating and monitoring data.

The BAP identifies the need to monitor protected, priority and City specific target species. This can be achieved by a combination of data collection methods including commissioning systematic and targeted species surveys to gain a better understanding of the species and supporting habitats. A biological recording strategy will be developed to identify the priorities for monitoring from a species data perspective. The strategy will identify opportunities to inform the City's community about the City's open spaces and biodiversity and identify both existing and new opportunities to engage, such as RSPB Big Garden Birdwatch and City Nature Challenge. Species monitoring and recording also provides an accessible, achievable and measurable outcome for investment in biodiversity identification and survey training.

8.0 Funding opportunities

The City Gardens team will work with volunteers to access funding and sponsorship opportunities as they arise. These may be national schemes run by corporates, Heritage Lottery funding, Community Infrastructure Levy (CIL) funds, planning obligations commonly referred to as section 106 agreements or other City funds including the Social Value element of the City Corporation's procurement process.

9.0 How the BAP will be monitored and delivered

As progress towards achieving the actions of the BAP is made, it is important to record and communicate this to the members Partnership Group as well as the wider public. Lead Partners will update their actions on an annual basis and meet to review progress made. Biodiversity information, including the annually updated actions which will be provided to committee and made available to the Partnership Group.

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Table 3 - Action Plan 1: Open space and habitat management

Action No	Action	Lead Partner	Contributing Partner	To be completed by
OSHM1.1	Adopt via the City Plan 2036, the recommendations of the 2016 review of Sites of Importance of Nature Conservation (SINCs) in the City of London.	CoL PP	CoL OSD	2022
OSHM1.2	Schedule and secure funding for a future SINC review. Identify any proposed new sites, boundary changes or upgrades to be included as part of the review.	CoL OSD	SINC landowners/managers	2025
OSHM1.3	Assess the potential of the Barbican Wildlife Garden to qualify as a Local Nature Reserve (LNR) and consider if that is an appropriate designation for this garden.	CoL CCS CoL OSD	BWG CoL PP	2023
OSHM1.4	Commission and secure funding of an ecologist to produce SINC management plans for all City Corporation managed SINC sites. Work with landowners and managers to develop management plans for privately owned/managed sites.	CoL OSD		2026
OSHM1.5	Carry out a baseline survey and commission and adopt a black redstart species action plan.	CoL OSD	FoCG	2024
OSHM1.6	Set up of a multi-departmental working group to develop guidance on managing historic walls, memorials and structures for biodiversity.	CoL HES	CoL OSD CoL CS	2024

Table 4 - Action Plan 2: The built environment

Action No	Action	Lead Partner	Contributing Partner	To be completed by
BE2.1	Develop an ecology toolkit and biodiversity checklist for the City of London Corporation staff as tool to support projects and public realm schemes.	CoL OSD	CoL DBE	2022
BE2.2	Following the enactment of the Environment Bill, assess how the City Corporation will meet its duties as a local planning authority in respect to aspects of the bill that are covered by amendment to the Town and Country Planning act, such as Biodiversity net gain.	CoL PP	CoL OSD	2026
BE2.3	Following the enactment of the Environment Bill, assess how the City Corporation will meet its duties as a local authority and implement strategies that are not covered by amendments to the Town & Planning Act.	CoL OSD	CoL PP	2026
BE2.4	Develop Sustainability Planning guidance encompassing, but not limited to, Green infrastructure, Biodiversity and Climate Resilience to ensure Developers and Planning officers take appropriate steps at pre-planning application and design development stages to meet local policy and national legislation.	CoL PP	CoL OSD	2024
BE2.5	Review and amend the existing planning application validation process to incorporate consideration of whether biodiversity surveys and reports are relevant and necessary for an application.	CoL DM	CoL OSD	2022

Table 5 - Action Plan 3: Education and community engagement

Action No	Action	Lead Partner	Contributing partner	To be completed by
ECE3.1	Provide advice, guidance and training to support the BAP both for City Corporation employees and the wider City community including residents, businesses, visitors, schools, colleges, developers and land managers.	CoL OSD	BAP PG	2026
ECE3.2	Support resident and community groups that contribute to local and national species recording and monitoring initiatives, through providing direct support for initiatives, by providing training and by collecting and promoting best practice that current groups have demonstrated.	CoL OSD	FoCG BWG	2026
ECE3.3	Develop guidance on supporting pollinators in the built environment by enabling biodiversity partnership working group.	CoL OSD	BAP PG	2023
ECE3.4	Promote and disseminate guidance for the London Invasive Species Initiative (LISI) species to raise awareness of these species and how they should be managed.	CoL OSD		2022

Table 6 - Action Plan 4: Data collection, surveys and monitoring

Action No	Action	Lead Partner	Contributing partner	To be completed by
DCSM4.1	Maintain, improve, promote and utilise the information and services available via the GiGL SLA including to be achieved through providing internal training.	CoL OSD	CoL DM CoL PP CoL M&I	2026
DCSM4.2	Develop and implement a planning condition which requires developers of relevant schemes to collect and submit relevant Biological data of their site to the CoL PA to improve data monitoring and assessment on biodiversity trends in the City.	CoL PP CoL DM		2022
DCSM4.3	Produce a biological recording strategy to target SINC's with under-recording of species and promote good practice. To include identification of target sites, promotion of best practice, identifying and promoting appropriate recording methods for different audiences and promoting e.g. i-record for public and staff.	CoL OSD	BAP PG GiGL	2023
DCSM4.4	Identify funding to carry out a black redstart and bat baseline survey to guide future management interventions and enhancements.	CoL OSD		2025
DCSM4.5	Undertake below ground mapping to identify opportunities and barriers for establishing new green infrastructure and SuDs within the public realm.	CoL ERT	GiGL	2024

Table 7 - Key for action plan tables

Abbreviation	Organisation
CoL OSD	City of London Corporation, Open Spaces Department
CoL DBE	City of London Corporation, Department of Built Environment
CoL PP	City of London Corporation, Planning Policy
CoL DM	City of London Corporation, Development Management
CoL M&I	City of London Corporation, Monitoring & Information team
CoL CS	City of London Corporation, City Surveyor's Department
COL ERT	City of London Corporation, Environmental Resilience team
CoL CCS	City of London Corporation, Community and Children's Services
BAP PG	City of London Biodiversity Action Plan Partnership Group
FoCG	Friends of City Gardens
BWG	Barbican Wildlife Group
GI GL	Greenspace Information for Greater London

10.0 Appendices

10.1 Appendix 1: National, regional and local policy

The list below outlines the key policy and legislation at a local, regional and national level to which the BAP contributes towards their delivery and support:

National policy

A Green Future: Our 25 Year environment Plan

Natural Environment and Rural Communities (NERC) Act (2006)

National Planning Policy Framework 2019

Regional policy

The London Plan 2021

London Environment Strategy 2018

Local policy

City of London Local Plan 2015

Draft City Plan 2036

City of London Climate Action Strategy 2020-2027

City of London Air Quality Strategy 2019-2024

City of London Transport Strategy May 2019

City of London Lighting Strategy 2018

Joint Health and Wellbeing Strategy 2017-2020

City of London Tree Strategy Part 1 SPD 2012

City of London Tree Strategy Part 2 2012

City of London Open Spaces Strategy SPD 2015

City Gardens Management Plan 2011 – 2016

10.2 Appendix 2: Protected Species and/or Priority Species records in the City of London

Common name	Scientific name
Frequently occurring	
Black Redstart	<i>Phoenicurus ochruros</i>
Buff-tail Bumblebee	<i>Bombus Terrestris</i>
Common Cardar Bee	<i>Bombus Pascuorum</i>
Common Frog	<i>Rana temporaria</i>
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
Dunnock	<i>Prunella modularis</i>
Grey Heron	<i>Ardea cinereal</i>
Grey Wagtail	<i>Motacilla cinereal</i>
Herring Gull	<i>Larus argentatus</i>
House Sparrow	<i>Passer domesticus</i>
Kestrel	<i>Falco tinnunculus</i>
Lesser Black Backed Gull	<i>Larus fuscus</i>
Peregrine falcon	<i>Falco peregrinus</i>
Small Garden Bumblebee	<i>Bombus Hortorum</i>
Starling	<i>Sturnus vulgaris</i>
Swift	<i>Apus apus</i>
White-tailed Bumblebee	<i>Bombus Lucorum</i>
Wigeon	<i>Anas Penelope</i>
Woodcock	<i>Scolopax rusticola</i>
Rarely Occurring	
Arctic tern	<i>Sterna paradisaea</i>
Avocet	<i>Recurvirostra avosetta</i>
Cinnabar	<i>Tyria jacobaeae</i>
Common Porpoise	<i>Phocoena phocoena</i>
Common Seal	<i>Phoca vitulina</i>
Early Bumblebee	<i>Bombus pratorum</i>
Firecrest	<i>Regulus ignicapilla</i>
Gadwall	<i>Anas Strepera</i>
Goldcrest	<i>Regulus regulus</i>
Hedgehog	<i>Erinaceus europaeus</i>
House Martin	<i>Delichon urbicum</i>
Jersey Tiger	<i>Euplagia quadripunctaria</i>
Kittiwake	<i>Rissa tridactyla</i>
Red-tailed Bumblebee	<i>Bombus lapidarius</i>
Lesser Redpoll	<i>Acanthis cabaret</i>
Little egret	<i>Egretta garzetta</i>
Meadow Pippit	<i>Anthus pratensis</i>
Mistle Thrush	<i>Turdus viscivorus</i>
Mute Swan	<i>Cygnus olor</i>
Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>
Pied Flycatcher	<i>Ficedula hypoleuca</i>
Purple Emperor	<i>Apatura iris</i>
Red kite	<i>Milvus milvus</i>
Redwing	<i>Turdus iliacus</i>

Common name	Scientific name
Rarely Occurring	
Rook	<i>Corvus frugilegus</i>
Rudy Darter	<i>Sympetrum sanguineum</i>
Shag	<i>Phalacrocorax aristotelis</i>
Short-eared Owl	<i>Asio flammeus</i>
Silver-washed Fritillary	<i>Argynnis paphia</i>
Skylark	<i>Alauda arvensis</i>
Song Thrush	<i>Turdus philomelos</i>
Stag Beetle	<i>Lucanus cervus</i>
Stock Dove	<i>Columba oenas</i>
Swallow	<i>Hirundo rustica</i>
Tawny Owl	<i>Strix aluco</i>
Tree Sparrow	<i>Passer montanus</i>
Willow Warbler	<i>Phylloscopus trochilus</i>
Wryneck	<i>Jynx torquill</i>

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10.3 Appendix 3: Open space typology and categorisation

The open space typologies used for the City of London Open Spaces Audit are identified in the table below:

Typology	Primary Purpose
Civic Spaces	Civic and market squares, and other hard-surfaced areas designed for pedestrians. Providing a setting for civic buildings, public demonstrations and community events.
Primary Civic Spaces	Civic and market squares.
Secondary Civic Spaces	Other hard-surfaced areas designed for pedestrians.
Parks and Gardens	Accessible, high-quality opportunities for informal recreation and community events.
Cemeteries and Churchyards	Quiet contemplation and burial of the dead often linked to the promotion of wildlife conservation and biodiversity.
Amenity Spaces	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and activities.
Local Green Corridors	Wildlife conservation, biodiversity, environmental education and activities.
Provision for Children and Young People	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, (and) skateboard areas.
Outdoor Sports Facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside or water sports.
Allotments, Community Gardens and Urban Farms	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. Open countryside located on the boundary of an urban area.

10.4 Appendix 4: Public Open Space Categorisations

The table below provides an overview of the Public Open Space categories as defined in the London Plan 2021. Spaces are categorised according to their size, facilities and local importance and provide a clear method to evaluate open space provision and type across Greater London.

Open Space Categorisation	Size Guidelines	Distances from homes
Regional Parks	400 hectares	3.2 to 8 kilometres
Metropolitan Parks	60 hectares	3.2 kilometres
District Parks	20 hectares	1.2 kilometres
Local Parks and Open Spaces	2 hectares	400 metres
Small Open Spaces	Under 2 hectares	Less than 400 metres
Pocket Parks	Under 0.4 hectares	Less than 400 metres
Linear Open Spaces	Variable	Wherever feasible

10.5 Appendix 5: Registered Parks & Gardens

The following sites in the City of London feature on the Historic England 'Register of Historic Park and Gardens of special historic interest in England' which identifies sites of particular historic significance:

Site	Grade
Finsbury Circus	II
Golden Lane Estate Designed Landscape	II
Inner Temple	II
Middle Temple	II
The Barbican	II*

10.6 Appendix 6: Glossary

Explanation of terms used in BAP:

All London Green Grid

The All London Green Grid (ALGG) is a Greater London Authority (GLA) framework to promote the design and delivery of 'green infrastructure' across London.

Barbican Wildlife Group (BWG)

The BWG is a group of volunteer local residents who, with the City Gardens team, preserve, protect and enhance biodiversity in Barbican Wildlife Garden for the education and enjoyment of all Barbican Estate residents and guests. BWG also promotes the conservation the Garden's many habitats and its retention as a wildlife haven within the City. It also aims to foster and promote biodiversity within the Estate and to work with like-minded groups and organisations to promote and foster biodiversity within and beyond the Square Mile.

Biodiversity

Biodiversity is the term used to describe the variety of life on Earth. This includes wildlife such as animals, birds and plants, the habitats which are the places they live and how they all interact with their surroundings as part of the ecosystem.

Building Research Establishment Environmental Assessment Methodology (BREEAM)

BREEAM is the world's leading sustainability assessment method for master planning projects, infrastructure and buildings. It addresses a number of lifecycle stages such as new construction, refurbishment and in-use.

Citizen Science

Citizen science is scientific research conducted by amateur or non-professional enthusiasts. Citizen science may be performed by individuals or groups of volunteers and interested parties.

City of London Corporation

The City of London Corporation provides local government and policing services for the financial and commercial heart of Britain, the 'Square Mile'.

City Gardens, Open Spaces Department

The City Gardens team are responsible for tree and green space management for around 200 open spaces in the Square Mile including parks, gardens, churchyards, plazas and highway planting. The City Gardens team is also responsible for Bunhill Fields Burial Ground just outside the City boundary in the London Borough of Islington.

Corporate Social Responsibility (CSR)

CSR is a process which companies choose to follow to take responsibility for their actions and encourage positive impacts through their activities on the environment, consumers, employees, shareholders, communities and all other members of the public who may also be considered as stakeholders.

Department for Environment Food & Rural Affairs (Defra)

Defra is a UK government department responsible for safeguarding our natural environment, supporting our world-leading food and farming industry, and sustaining a thriving rural economy. Our broad remit means we play a major role in people's day-to-day life, from the food we eat, and the air we breathe, to the water we drink.

Friends of City Gardens (FoCG)

A community group of volunteers comprising City residents, City of London Guides, City workers and other interested parties. They support the City Gardens Team and have a special interest in promoting and enhancing biodiversity.

Greenspace Information for Greater London (GiGL)

GiGL is the capital's environmental records centre that collates, manages and makes available detailed information on London's wildlife, parks, nature reserves, gardens and other open spaces.

Green Corridors

Almost continuous areas of open space which are linked. They can act as wildlife corridors and serve amenity, landscape and access roles.

Green Infrastructure

A strategically planned and managed network of green spaces and other environmental features vital to the sustainability of any urban area. This includes although not exclusively trees, green roofs and walls and green corridors.

Draft City Plan 2036

The City Corporation's Local Plan for the future development of the City of London, setting out what type of development the City Corporation expects to take place and where. It sets out the City Corporation's vision, strategy and objectives for planning up to 2036, together with policies that will guide future decisions on planning applications.

London Biodiversity Partnership

The London Biodiversity Partnership was formed in 1997 to bring together organisations to benefit wildlife and boost the capital's green space.

National Planning Policy Framework (NPPF)

Sets out government's planning policies for England and how these are expected to be applied.

Open Mosaic Habitat

Open Mosaic Habitats on Previously Developed Land (OMH) is defined by the Defra. They are found mainly in urban and formerly industrial areas and have high biodiversity value. This value includes rare plants, mosses, lichens and a large number of rare invertebrates, especially bees, wasps and beetles.

Open Space

Open space is land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.

Sites of Importance for Nature Conservation (SINCs)

Sites are designated as SINCs to highlight areas of ecological value in the City. The sites are graded as being of Metropolitan (SMINCs), Borough (SBINCs), or Local (SLINCs) importance.

Sustainable Drainage System (SuDS)

A range of sustainable measures for surface water management which reduce the amount, flow or rate of surface water discharge into sewers.

DRAFT

Open Spaces Department

The City of London Corporation owns and manages a number of Open Spaces, Parks and Gardens in and around London as part of its commitment to sustaining a world class city. Each open space is a unique resource managed for the use and enjoyment of the public and for the conservation of wildlife and historic landscape.

Open Spaces Department
City of London Corporation
PO Box 270
Guildhall
London
EC2P 2EJ

Telephone: 020 7332 3505

Email: openspaces.directorate@cityoflondon.gov.uk

Website: [Open Spaces, City of London Corporation](#)

DRAFT

Committee(s)	Dated:
Planning & Transportation Committee	30 March 2021
Subject: Department of the Built Environment Risk Management – Quarterly Report	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	N/A
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Director of the Built Environment	For Information
Report author: Elisabeth Hannah	

Summary

This report has been produced to provide the Planning & Transportation Committee with assurance that risk management procedures in place within the Department of the Built Environment are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

This report only considers risks managed by the Department of the Built Environment that fall within the remit of the Planning & Transportation Committee. Parallel reports regarding risks that fall within the remit of the Port Health & Environmental Health Committee are submitted to that Committee.

Risk is reviewed regularly as part of the ongoing management of the operations of the Department of the Built Environment. In addition to the flexibility for emerging risks to be raised as they are identified, a process exists for in-depth periodic review of the risk register.

Since the last report to Members there has been no change in the list of Corporate risks managed by the department.

There is one Corporate Risk managed by the Department of the Built Environment:

- CR20 - Road Safety (Current risk: RED)
[Planning & Transportation Committee]

There are no Departmental RED Risks managed by the Department of the Built Environment.

The Department has identified a number of risks in relation to COVID 19. The Departmental level risks are listed at Appendix 3 and are being reported to both this Committee and the Port Health & Environmental Services Committee.

Recommendation

Members are asked to:

- Note the report and the actions taken in the Department of the Built Environment to monitor and manage effectively risks arising from the department's operations.

Main Report

Background

1. The Risk Management Framework of the City of London Corporation requires each Chief Officer to report regularly to Committee the risks faced in their department.
2. Risk owners are consulted, and risks are routinely reviewed with the updates recorded in the Corporate (Pentana) system.
3. Each risk managed by the Department of the Built Environment is allocated to either the Planning & Transportation Committee or the Port Health & Environmental Services Committees. **This report only considers risks managed by the Department of the Built Environment that fall within the remit of the Planning & Transportation Committee.**

Parallel periodic reports are submitted to the Port Health & Environmental Services Committee.

Current Position

4. This report provides an update on the current risks that exist in relation to the operations of the Department of the Built Environment that fall within the remit of the Planning & Transportation Committee.
5. In order to reduce the volume of information presented, and accordance with the Corporate Risk Management Strategy, this report includes all Corporate and Departmental level risks but not Service Level risks (unless there are changes which are considered to be likely to be of interest to Members).
6. The risk register captures risk across all four divisions within the department, (Transportation & Public Realm, District Surveyor, Development and Policy & Performance) but risks relating to the City Property Advisory Team are managed by the City Surveyor. The department provides advice relating to the City bridges to the City Surveyor's department, but the risks are owned by the City Surveyor.

Risk Management Process

7. Risk and control owners are consulted regarding the risks for which they are responsible at appropriate intervals based on the level of risk and the

likelihood that this level will change. In general, RED risks are reviewed monthly; AMBER risk are reviewed quarterly; and GREEN risks are reviewed quarterly, 6 monthly or annually depending on the likelihood of change.

8. Changes to risks were, historically, reported to Members as part of the Business Plan report. Members now receive this report quarterly in accordance with the Corporate Risk Management Strategy.
9. All significant risks (excluding Health & Safety risks, see paragraph 15) identified by the Department are managed through the Pentana System.
10. Members will notice that some risks reported are already at the Target Risk Rating & Score and are only subject to Business As Usual actions. These risks are included in accordance with the Corporate Guidance "Reporting Risk Information to Grand Committees" to assist this committee to fulfil the role of Service Committees (as defined in the Corporate Risk Management Strategy) to "Oversee the significant risks faced by the Departments in the delivery of their service responsibilities."

Significant Risk changes and other items of particular interest to Members

11. Regular review of risks has identified no Departmental Level risk where the Current Risk score has changed.
12. The Target Risk Ratings/Scores have also been reviewed since the last report to Members and no changes have been identified.

Identification of New Risks

13. New risks may be identified at the quarterly review of all risk; through Risk reviews at the Department Management Team; or by a Director as part of their ongoing business management.
14. An initial assessment of all new risks is undertaken to determine the level of risk (Red, Amber or Green). Red and Amber risks will be the subject of an immediate full assessment with Red risks being report to the Department Management Team. Green risks will be included in the next review cycle.

COVID-19 Risks

15. The Department has identified two departmental risks arising from the impact of COVID19. These are held on the Public Services SILVER group risk register. Exceptionally these risks are being reported both to this Committee and to the Port Health & Environmental Services Committee.
 - CVD19 SGPS 27 Failure to deliver the New DBE – Finance
 - CVD19 SGPS 28 Failure to deliver the New DBE – Business Plan

The Department has established three BRONZE groups, two of which (Highways, Parking & Enforcement and Development & Construction) relate to the work of this Committee. Each of these BRONZE groups has identified a service risk relating to their (potential) failure to deliver the services required by SILVER. Whilst service risks are not routinely reported to Committees these two risks are included in Appendix 3 because they are likely to be of interest to Members.

Summary of Key Risks

16. The Department of the Built Environment is responsible for one Corporate Risk. This is:

Road Safety (CR20) which is RED

This is the risk related to road traffic collisions.

This risk score remains assessed as 24 (RED) with a Likelihood of Probable (3) and an Impact of Extreme (8). This is above the Target Risk score of 16.

- All Change at Bank public consultation begins in March 2021
- Recommendations for on-street measures to enable the safe return of the City's workforce and support COVID-19 recovery is due to this Committee in April.

Key Data

Not Applicable

Corporate & Strategic Implications

- Strategic implications – Not Applicable
- Financial implications – Not Applicable
- Resource implications – Not Applicable
- Legal implications – Not Applicable
- Risk implications – Not Applicable
- Equalities implications – Not Applicable
- Climate implications – Not Applicable
- Security implications – Not Applicable

Conclusion

17. Members are asked to note that risk management processes within the Department of the Built Environment adhere to the requirements of the City Corporation's Risk Management Framework and that risks identified within the operational and strategic responsibilities of the Director of the Built Environment are proactively managed.

Appendices

- Appendix 1 – City of London Corporation Risk Matrix
- Appendix 2 – Register of DBE Corporate and Departmental risks (Planning & Transportation Committee) and History (as Appendix 2A)
- Appendix 3 – Register of DBE COVID19 SILVER group risks (Planning & Transportation Committee) and History (as Appendix 3A)

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City of London Corporation Risk Matrix (Black and white version)

Note: A risk score is calculated by assessing the risk in terms of likelihood and impact. By using the likelihood and impact criteria below (top left (A) and bottom right (B) respectively) it is possible to calculate a risk score. For example a risk assessed as Unlikely (2) and with an impact of Serious (2) can be plotted on the risk scoring grid, top right (C) to give an overall risk score of a green (4). Using the risk score definitions bottom right (D) below, a green risk is one that just requires actions to maintain that rating.

(A) Likelihood criteria

	Rare (1)	Unlikely (2)	Possible (3)	Likely (4)
Criteria	Less than 10%	10 – 40%	40 – 75%	More than 75%
Probability	Has happened rarely/never before	Unlikely to occur	Fairly likely to occur	More likely to occur than not
Time period	Unlikely to occur in a 10 year period	Likely to occur within a 10 year period	Likely to occur once within a one year period	Likely to occur once within three months
Numerical	Less than one chance in a hundred thousand (<10-5)	Less than one chance in ten thousand (<10-4)	Less than one chance in a thousand (<10-3)	Less than one chance in a hundred (<10-2)

(B) Impact criteria

Impact title	Definitions
Minor (1)	Service delivery/performance: Minor impact on service, typically up to one day. Financial: financial loss up to 5% of budget. Reputation: Isolated service user/stakeholder complaints contained within business unit/division. Legal/statutory: Litigation claim or find less than £5000. Safety/health: Minor incident including injury to one or more individuals. Objectives: Failure to achieve team plan objectives.
Serious (2)	Service delivery/performance: Service disruption 2 to 5 days. Financial: Financial loss up to 10% of budget. Reputation: Adverse local media coverage/multiple service user/stakeholder complaints. Legal/statutory: Litigation claimable fine between £5000 and £50,000. Safety/health: Significant injury or illness causing short-term disability to one or more persons. Objectives: Failure to achieve one or more service plan objectives.
Major (4)	Service delivery/performance: Service disruption > 1 - 4 weeks. Financial: Financial loss up to 20% of budget. Reputation: Adverse national media coverage 1 to 3 days. Legal/statutory: Litigation claimable fine between £50,000 and £500,000. Safety/health: Major injury or illness/disease causing long-term disability to one or more people Objectives: Failure to achieve a strategic plan objective.
Extreme (8)	Service delivery/performance: Service disruption > 4 weeks. Financial: Financial loss up to 35% of budget. Reputation: National publicity more than three days. Possible resignation leading member or chief officer. Legal/statutory: Multiple civil or criminal suits. Litigation claim or find in excess of £500,000. Safety/health: Fatality or life-threatening illness/disease (e.g. mesothelioma) to one or more persons. Objectives: Failure to achieve a major corporate objective.

(C) Risk scoring grid

Likelihood	Impact				
	X	Minor (1)	Serious (2)	Major (4)	Extreme (8)
	Likely (4)	4 Green	8 Amber	16 Red	32 Red
	Possible (3)	3 Green	6 Amber	12 Amber	24 Red
	Unlikely (2)	2 Green	4 Green	8 Amber	16 Red
	Rare (1)	1 Green	2 Green	4 Green	8 Amber

(D) Risk score definitions

RED	Urgent action required to reduce rating
AMBER	Action required to maintain or reduce rating
GREEN	Action required to maintain rating

This is an extract from the City of London Corporate Risk Management Strategy, published in May 2014.

Contact the Corporate Risk Advisor for further information. Ext 1297

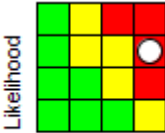
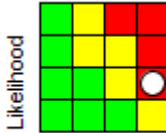

October 2015

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DBE Committee Report (P&T Corporate & Departmental)

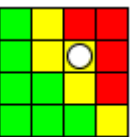
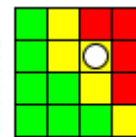

Report Author: Elizabeth Hannah

Generated on: 12 March 2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
CR20 Road Safety <div>Page 155</div> 23-Oct-2015	Cause: Limited space on the City's medieval street network to cope with the increased use of the highway by vehicles, pedestrians and cyclists within the City of London. Interventions and legal processes take time to deliver safely and effectively. Event: The City Corporation's statutory duties and the measures outlined in the Transport Strategy are not fully and effectively implemented. Effect: <ul style="list-style-type: none"> •The number of casualties occurring on the City's streets rises or remains unchanged instead of reducing •The safety and feeling of safety of the City's communities is adversely affected (Corporate Plan Outcome 1) •Physical or mental harm suffered by those involved in collisions and their associates •Economic costs of collisions impact on individuals, City businesses and wider society •The City Corporation's ability to improve road safety is adversely impacted with businesses and/or the public by virtue of loss of credibility and/or authority 	 Likelihood Impact	24	The risk assessment is unchanged, reflecting the probability that a fatality is fairly likely to occur while mitigation measures are being implemented. Public consultation on All Change at Bank will begin in March. The Gateway 1/2 report for a programme to deliver pedestrian priority and pavement widening will go to Committees in April. Behaviour change and engagement activities have been placed on hold due to latest Covid-19 restrictions and lockdown. A programme of activities for 2021/22 is currently being developed. 10 Mar 2021	 Likelihood Impact	16	31-Mar-2022	 Constant
							Reduce	

Action no, Title,	Action description	Latest Note		Action owner	Latest Note Date	Due Date
CR20I Road danger reduction and	A programme of projects to reduce road danger on the City's streets including: <ul style="list-style-type: none"> • Bank on Safety and All Change at Bank 	Public consultation on All Change at Bank will begin in March. Improvements to Creechchurch Lane (by Leadenhall Street) and Gresham Street (by Wood Street) are in progress.		Ian Hughes	10-Mar-2021	31-Mar-2022

Vision Zero	<ul style="list-style-type: none"> • RDR engineering programme • 15mph traffic limit • Ludgate Circus (lead by TfL) 	The Gateway 1/2 report for a programme to deliver pedestrian priority and pavement widening will going to Committees in April. Locations for future Healthy Streets minor schemes are being reviewed in preparation for delivery on 2021/22. A report recommending next steps for the Covid-19 transport recovery measures will go to Committee in April.			
CR20m Road Danger Reduction campaigns and engagement	<p>Campaigns and engagement activities to encourage safe behaviours and promote safe vehicles, including:</p> <ul style="list-style-type: none"> • Active City Network • User and stakeholder liaison • Schools programme 	Activities have been placed on hold due to Covid-19 restrictions and lockdown. A programme of activities for 2021/22 is currently being developed and will be finalised once TfL LIP funding is confirmed.	Ian Hughes	10-Mar-2021	31-Mar-2022

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-PP-01 Adverse planning policy context 06-Mar-2015 Paul Beckett	Cause: A desire in Government and others to change the existing planning system in a way which may be detrimental to the City Event: Changes detrimental to the City are implemented Impact: Adverse changes cannot be prevented using local planning control	 Likelihood Impact	12	City Corporation submitted an objection in Jan 2021 to the Government's consultation on its proposed changes to permitted development rights. WE are currently liaising with neighbouring boroughs regarding further representations we might make. 03 Mar 2021	 Likelihood Impact	12	31-Dec-2021 Accept	 Constant

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DBE-PP-01a Business as usual mitigating controls	(1) Ongoing monitoring of government regulations; (2) continue monitor progress of, and seek to influence, forthcoming legislation	City Corporation submitted an objection in Jan 2021 to the Government's consultation on its proposed changes to permitted development rights. We are currently liaising with neighbouring boroughs regarding further representations we might make.	Paul Beckett	08-Mar-2021	31-Dec-2021

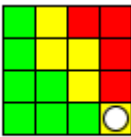
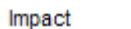
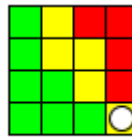
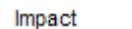

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-02 Service/Pipe Subways 02-Dec-2015 Ian Hughes; Giles Radford	Cause: Provide safe access and egress for utilities and maintenance functions, whilst having operatives entering the confined space to undertake checks.	<div><div>Likelihood</div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div>Impact</div></div>	8	No further update	<div><div>Likelihood</div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div>Impact</div></div>	8	31-Dec-2020	<div><div></div></div> Constant
	Event: A lack of Oxygen, poisonous gases, fumes and vapour, liquids and solids that suddenly fill spaces, Fire and explosions, hot conditions, Entrapment and falling debris.			26 Feb 2021			Reduce	
	Impact: Fatality / Major Injury / Illnesses							

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DBE-02a Business As Usual Mitigations Page 157	<p>Confined space working is avoided when possible.</p> <p>All PPE and other equipment required for a SSOW shall be suitable and sufficient for the tasks identified. The following PPE and equipment shall be provided, as stated in the approved code of practice</p> <p>All openings are controlled through a central booking system. A subway must not be entered if permission to do so has been refused.</p> <p>No booking will be granted to parties who are not on the database. If the contractor is not on the database they must seek approval from CoL regarding their works. Once confirmed, the contractors will be added to the system before agreeing access.</p> <p>All works and operatives entering the pipe subway must comply with the code of practice for access and safe working in local authority subways.</p> <p>Regular inspections of the structure, covers, condition and asbestos surveys are undertaken.</p> <p>The Permit to enter form must be completed and contractors checked to ensure they have suitable and sufficient equipment to enter a confined space.</p> <p>No smoking is allowed at any time.</p>	All business as usual mitigations have been reviewed, they are very much current and continue to work effectively.	Giles Radford	19-Feb-2020	31-Dec-2020

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-DS-01 The District Surveyor's (Building Control) Division becomes too small to be viable Page 158 25-Mar-2015 Gordon Roy	Cause: Reduced Income causes the service to be unviable Event: Development market fails to maintain momentum or our market share shrinks Impact: Reduced staffing levels do not provide adequate breadth of knowledge and experience		8	The risk has been reviewed and the scoring is unchanged. The plans to create of a Local Authority Trading Company are still on hold and are being reviewed in the light of expected changes in the Building Control Regulation regimen that arise following the publication of the Hackett Report (on the Grenfell fire) and the Building Safety Bill. The proposed new Act is anticipated to be approved in May 2021. In parallel the City of London is working with other Boroughs under the London District Surveyors Association to deliver the anticipated new work under the Building Safety Act across London. An additional strand to the BAU control has been added. Involvement with developers as part of the planning application process and appears to be working well. 08 Mar 2021		8	31-Dec-2021	
							Accept	Constant

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DBE-DS-01a Business as usual mitigating	(1) Continue to provide excellent services [evidenced by customer survey]; (2) Maintain client links with key stakeholders; (3) Continue to explore new income opportunities;	Business as usual controls have been reviewed and are suitable.	Gordon Roy	08-Mar-2021	31-Dec-2021

controls	(4) Continue to undertake cross-boundary working. (5) Involvement with developers as part of the planning application process.				
DBE-DS-01c Business Plan development	Following approval of Summit Group, a Business Plan is being developed and to be presented to members for consideration in due course.	Awaiting for government guidance. Due summer 2021.	Gordon Roy	08-Mar-2021	30-Apr-2022

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-TP-11 Beech Street Roofing Panels P 30 9 159 Nov-2020 Hughes	Cause: Water seepage from Barbican highwalk fails to be contained by drip tray capture and drainage system above the roof panels. Event: Corrosion of supports holding roof panels in place causes structural failure. Effect: Panels fall with the potential for death or serious injury if they strike pedestrians or vehicles.	Likelihood  Impact 	8	• Further inspection undertaken & consultant report reviewed as part of options appraisal. Proceeding with complete removal of ceiling panels due to design failure, water ingress & wind conditions. 09 Mar 2021	Likelihood  Impact 	8	31-Dec-2022	 Constant
							Reduce	

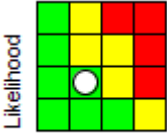
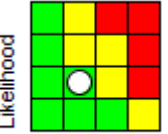
Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DBE-TP-11a Inspection & reactive works	A programme of monthly visual inspections by our contractor has been established. Any panels where the supports are identified as being at significant risk of failure are removed.	Latest visual inspection complete with consultant's report indicating risk of further panels falling due to water ingress & wind conditions. No specific panels identified as immediately dangerous, but issue considered urgent.	Ian Hughes	09-Mar-2021	31-Jan-2021
DBE-TP-11b Options appraisal	Based on the consultant's report following the initial support failure and next detailed inspection an options appraisal process will be undertaken.	Options appraisal complete; full removal of ceiling panels recommended by officers. Key Members informed; funding agreed; contractor resources being mobilised for removal later this month. Future replacement options will be considered as part of a subsequent capital bid and the needs of the Beech St enhancement project.	Ian Hughes	09-Mar-2021	30-Apr-2021
DBE-TP-11c Resolution of underlying problem	The underling problem is being addressed through the waterproofing programme which is being managed by the Department of Community and Children's Service and there is the potential for including the replacement of the roof panels within the City Surveyor's Beech Street refurbishment works.	DCCS waterproofing programme is due to start in 2022; information exchange already underway.	Ian Hughes	09-Mar-2021	30-Apr-2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-PL-02 Not being alive to the needs/requirements of the world business centre and the political environment 05-Mar-2015 Gwyn Richards	Cause: Staff are badly briefed in relation to the planning development needs of the City as a world business centre Event: Perception that we are not responsive to the planning development needs of the City as a world business centre Impact: The City's reputation suffers and we fail to deliver buildings that meet the needs of the City as a world business centre		6	The risk has been reviewed and although there continues to be uncertainty regarding the wider economic situation, post-Brexit, COVID-19 the likelihood and impact are unchanged. The changes in Planning legislation introduce further uncertainty – this is being closely monitored and may result in an increase in the risk score. Given the level of uncertainty meeting with stakeholders are continuing at an increased frequency. 05 Mar 2021		6	31-Dec-2021	
							Accept	

Action no, Title,	Action description	Latest Note		Action owner	Latest Note Date	Due Date
DBE-PL-02a Business as usual mitigating controls	(1) Continue to work closely with other parts of the department; the City Property Advisory Team; other City of London Departments; & the Greater London Authority. (2) To work closely with the development industry, the City Property Association and hold regular meetings with City agents. (3) Participation at MIPIM. (4) Co-ordination with the Recovery Taskforce	The Business As Usual controls have been reviewed in the light of COVID-19 and we continue to work closely, meeting remotely, with the development industry, the City Property Association and hold regular meetings with City agents and co-ordinate with the Recovery Taskforce. MIPIM 2020 was cancelled and MIPIM 2021 has been postponed until June 2021 in Cannes. The implications of legislative changes (both those that have already been introduced and those which are the subject of the White Paper) have been assessed and staff have been briefed. The City participated, through the Planning Policy Team, in the Government's consultation. The (non-MIPIM) controls, which have been implemented, are appropriate and effective.		Gwyn Richards	05-Mar-2021	31-Dec-2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-TP-03 Major Projects and key programmes not delivered as TfL funding not received 27-Mar-2015 Bruce McVean	Cause: City of London fail to bid at the appropriate time or City of London lose credibility with TfL or Reduced funding from TfL Event: TfL funding for Local Investment Plan ceased or significantly reduced Impact: Unable to deliver highway investment & improvement programmes		6	The overall score has reduced from 8 to 6. Likelihood has been reduced from 4 (likely) to 3 (possible). This reflects the expectation that some level of TfL funding will be available for next financial but that the amount remains uncertain and may be lower than previously planned. The impact score remains unchanged, reflecting the potential for some projects or programmes to be paused or delayed if funding is not available or is significantly reduced. 10 Mar 2021		6	30-Nov-2021	
							Reduce	

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DBE-TP-03a Annual Spending Submission	Send Annual Spending Submission to TfL	Annual Spending Submission will be submitted once TfL have confirmed funding for 2021/22. This is likely to be towards the end of Q4 2020/21.	Bruce McVean	24-Nov-2020	30-Nov-2021
DBE-TP-03b TfL meetings	Conduct quarterly meetings with TfL-	Meeting schedule will be arranged once funding is confirmed and Annual Spending Submission submitted to TfL.	Bruce McVean	10-Mar-2021	31-Mar-2022
DBE-TP-03c TfL Bid Process	Submit bid(s) in line with TfL timetable (e.g. Liveable Neighbourhoods)	Opportunities to participation in future bidding rounds will be kept under review. Opportunities are expected to be limited 2021/22.	Bruce McVean	24-Nov-2020	30-Nov-2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk approach	Current Risk score change indicator
DBE-PL-06 S106 Controls <div>Page 162</div> 30-Nov-2018 Gwyn Richards	Cause: Disjointed control mechanisms in relation to processing and monitoring S106 agreements. Event: Failure to implement Audit recommendations. Effect: Loss of funds; non-compliance with agreements and reporting; potential reputational damage	 Likelihood Impact	4	The risk has been reviewed and the likelihood and impact remain unchanged at Unlikely (2) and Serious (2). The risk remains GREEN. Since the Chamberlain's department apportion costs to S106 and CIL annually and not in real time there is to be a discussion between the Chamberlain's finance staff for DBE and Internal Audit to consider if the recommendations need to be reviewed. Discussions have taken place with Chamberlain's but due to competing pressures this matter has not been finalised. The Chamberlain's team are continuing to keep separate financial records (including on CBIS). We will be reviewing the need for interaction between Exacom and CBIS and the options for reporting 05 Mar 2021	 Likelihood Impact	4	31-Mar-2021	Constant
							Reduce	

Action no, Title,	Action description		Latest Note	Action owner	Latest Note Date	Due Date
DBE-PL-06b Ensure sufficient resources are available	Obtain approval for data capture.	The resources have been made available and work is underway. This action is therefore completed.		Gwyn Richards	30-Nov-2020	30-Nov-2020

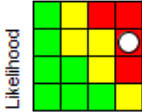

















DBE-PL-06c Interaction with software supplier & Chamberlain's Finance	There is a need to (a) import data from CBIS into Exacom to ensure that it contains up to date expenditure and allocation information; and (b) prepare the necessary budget reports from Exacom.	Due to the mechanisms within the Chamberlain's department whereby expenditure is apportioned to S106 and CIL annually and not in real time the recommendations relating to this in the Internal Audit report are not deliverable at present. This is to be the subject of a discussion between the Chamberlain's finance staff for DBE and Internal Audit to consider if the recommendations need to be reviewed. Due to competing pressures this discussion has not yet taken place, but discussions have taken place with Chamberlain's which are ongoing. Once this is complete we will review the need for interaction between Exacom and CBIS and the options for reporting.	Gwyn Richards	12-Mar- 2021	31-Mar- 2021
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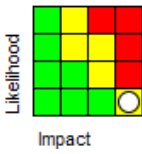






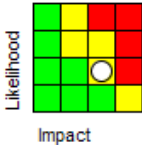








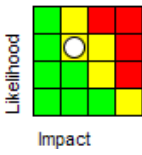








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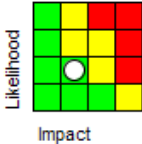








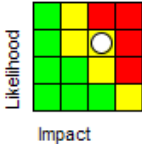








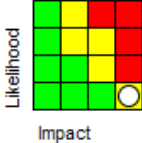








DBE Review history by status Corporate and departmental level risks only

Generated on: 12 March 2021

Rows are sorted by Date Reviewed

Code	Title	Creation Date	Current Risk Matrix	Current Risk Score	Target risk score rating	Target Risk Score	Recent Reviews	Risk Score	Historical Status	Likelihood Description	Impact Description	Current Risk Trend Icon	Flight Path
CR20	Road Safety	23-Oct-2015		24		16	10-Mar-2021	24		Possible	Extreme		
							19-Jan-2021	24		Possible	Extreme		
							24-Nov-2020	24		Possible	Extreme		
							13-Oct-2020	24		Possible	Extreme		
							13-Aug-2020	24		Possible	Extreme		
DBE-TP-03	Major Projects and key programmes not delivered as TfL funding not received	27-Mar-2015		6		6	10-Mar-2021	6		Possible	Serious		
							16-Nov-2020	8		Likely	Serious		
							11-Aug-2020	8		Likely	Serious		
							15-May-2020	8		Likely	Serious		
							11-Feb-2020	6		Possible	Serious		

DBE-TP-11	Beech Street Roofing Panels	20-Nov-2020		8		8	09-Mar-2021	8		Rare	Extreme		
							27-Nov-2020	8		Rare	Extreme		
							20-Nov-2020						
DBE-DS-01	The District Surveyor's (Building Control) Division becomes too small to be viable	25-Mar-2015		8		8	08-Mar-2021	8		Unlikely	Major		
							19-Nov-2020	8		Unlikely	Major		
							13-Aug-2020	8		Unlikely	Major		
							06-May-2020	8		Unlikely	Major		
							14-Feb-2020	8		Unlikely	Major		
DBE-PL-02	Not being alive to the needs/requirements of the world business centre and the political environment	23-Mar-2015		6		6	05-Mar-2021	6		Possible	Serious		
							30-Nov-2020	6		Possible	Serious		
							18-Aug-2020	6		Possible	Serious		
							12-May-2020	6		Possible	Serious		
							18-Feb-2020	6		Possible	Serious		

DBE-PL-06	S106 Controls	30-Nov-2018		4		4	05-Mar-2021	4		Unlikely	Serious		
							30-Nov-2020	4		Unlikely	Serious		
							18-Aug-2020	4		Unlikely	Serious		
							13-May-2020	8		Unlikely	Major		
							18-Feb-2020	8		Unlikely	Major		
DBE-PP-01	Adverse planning policy context	06-Mar-2015		12		12	03-Mar-2021	12		Possible	Major		
							19-Nov-2020	12		Possible	Major		
							12-Aug-2020	12		Possible	Major		
							11-May-2020	12		Possible	Major		
							14-Feb-2020	12		Possible	Major		
DBE-02	Service/Pipe Subways	02-Dec-2015		8		8	26-Feb-2021	8		Rare	Extreme		
							24-Nov-2020	8		Rare	Extreme		
							01-Sep-2020	8		Rare	Extreme		
							15-May-2020	8		Rare	Extreme		
							24-Feb-2020	8		Rare	Extreme		

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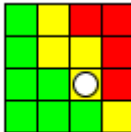

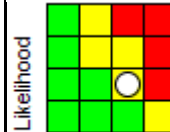


DBE COVID-19 Risks

Report Author: Elizabeth Hannah

Generated on: 12 March 2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CVD19 SGPS 24 Failure by BRONZE to deliver the Waste and Litter service required by FLVER (BE) (RECOVERY) 06-Apr-2020 Jim Graham	<p>Cause: The pandemic leads to a critical number of waste collection and street cleansing staff (employed by our term contractor Veolia) being unable to attend work due to illness/self-isolation/caring responsibilities.</p> <p>Event: Our contractor is unable to provide a waste collection and street cleansing service.</p> <p>Impact: Household waste remains uncollected, littering and fly tips increase to the extent that it leads to a secondary public health issue.</p>		8	Resources continually monitored and no significant decrease which means that front line services are currently unaffected		4	31-Dec-2021	Decrease
							Reduce	Constant

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
CVD19 SGPS 24a Utilising Alternative Resources	<p>Officers have put in place a robust process for sourcing alternative staff to ensure the waste collection from households and streets continues to happen by utilising HGV drivers from alternative sources in this order:</p> <ol style="list-style-type: none"> 1. Spare drivers from street cleansing service. 2. Veolia Commercial Waste Drivers and Operatives. 3. City Officers with HGV licences. 4. 3rd party commercial drivers with HGV licences. 	Staffing levels remain consistent and largely unaffected. No need to use contingencies	Jim Graham	11-Mar-2021	31-Dec-2021

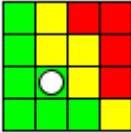
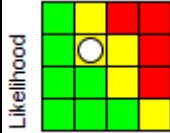

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator		
CVD19 SGPS 25 Failure by BRONZE to deliver the Highways, Parking & Enforcement service required by SILVER (DBE) (RECOVERY) 17-Apr-2020 Les Hughes	Cause: <ul style="list-style-type: none">The pandemic leads to a critical number of staff (employed by our highway term contractor J B Riney) being unable to attend work due to illness/self-isolation/caring responsibilities.The pandemic leads to a critical number of staff (employed by our parking contractor Saba) being unable to attend work due to illness/self-isolation/caring responsibilities.The pandemic leads to a critical number of City of London staff being unable to attend work due to illness/self-isolation/caring responsibilities.The pandemic leads to a failure of the supply chain of our highway term contractor (J B Riney) Event: Our contractors and/or City of London staff are unable to provide a highway maintenance and/or parking service. Impact: <ul style="list-style-type: none">Failure to maintain the highway in a safe state leading to personal damage injuries. (1, 3 and 4)Increased inability to manage car parks leading to increases potential for crime and anti-social behaviour, increased fire risk and associated loss of income (2 and 3).Failure to manage on-street parking leading to loss of access by emergency services to residential and business	 Likelihood	 Impact	8	Social Distancing measures are continuing across the city as per previous comment. Review of services complete after move to current national lockdown including a review of staff requests to work away from home, that the need is essential and that the appropriate risk assessments are in place. 11 Mar 2021	 Likelihood	 Impact	8	31-Dec-2021	
									Reduce	

premises (2 and 3).						
<ul style="list-style-type: none"> Failure to monitor 3rd party on-street activities licenced by the City of London leading to unsafe systems of work. 						

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
CVD19 SGPS 25a Contractor liaison	Working with contractors to ensure that they are adequately forecasting staff or supply chain issues to ensure that the City received adequate warning of the need to decrease service levels any further allowing decisions to be taken in a timely and reasonable manner. Where works are continuing we have worked with the contractor to ensure that they have adequate risk assessments and method statements in place to minimise the infection and other risks to staff.	Works are continuing as scheduled - BAU	Ian Hughes	11-Mar-2021	31-Dec-2021
CVD19 SGPS 25b City staff resilience	Reducing the overall number of City of London staff on duty in the City at any one time. This reduces the risk to individual members of staff and therefore the risk of staff shortage in the future. Monitoring of the full range of on-street activities is being achieved by sharing of resource between teams on a rota.	Limited rota of staff involved in surveillance is continuing. Staff are reminded to continue to follow government guidelines on Covid safe working and risk assessments are being reviewed.	Ian Hughes	11-Mar-2021	31-Dec-2021
CVD19 SGPS 25c Saba staff resilience	Enforcement of the Bank on Safety scheme traffic order transferred to working from home. Appropriate policies and procedures have been put in place to ensure compliance with data protection legislation.	Normal services for both enforcement of on-street parking/moving traffic contraventions and car parks (off street parking).	Ian Hughes	11-Mar-2021	31-Dec-2021
CVD19 SGPS 25e Public communication of change	Where there are alterations to services have been authorised by Members/GOLD we are issuing clear public communications on the City website, social media and email to interest groups.	The City's website continues to be updated throughout the Covid-19 period	Ian Hughes	11-Mar-2021	31-Dec-2021

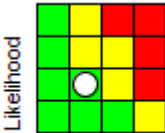
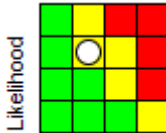

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Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
CVD19 SGPS 26a Alternative methods of planning site visits	Officers are requesting site photos or video footage/tours of sites where necessary/possible for planning applications.	No change from last week	David Horkan	09-Mar-2021	31-Dec-2021
CVD19 SGPS 26b Risk based inspections	District Surveyors officers are increasing requirements for records of site QA checks and third party inspections in lieu of physical inspections.	No change from last week	Gordon Roy	09-Mar-2021	31-Dec-2021
CVD19 SGPS 26c Alternative methods of DS Inspections	Officers are requesting site photos or video footage/tours of sites where necessary/possible for building control applications.	No change from last week	Gordon Roy	09-Mar-2021	31-Dec-2021

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CVD19 SGPS 27 Failure to deliver the New DBE - Finance (DBE) (RECOVERY) 17-Apr-2020 Paul Beckett; Elizabeth Hannah Page 173	Cause: The pandemic has changed the traffic (both people and vehicular) of the working City <ul style="list-style-type: none"> drastically reducing the number of visitors and workers making trips closing down building sites for periods of time until safe working practises can be established reduction in development activity Event: Departmental income reduced by approximately £8.4m and approx. £800k in project recoverable charges. Impact: Department unable to operate in line with base budget, as well as meeting Fundamental Review targets as agreed by RASC. Shortfall of approx. 30% of the 20/21 net departmental budget of £27,274,000. On street parking account finances will be reduced.	 Likelihood Impact	4	Reviewed by Departmental Leadership team, adaptations in line with Govt. guidance. 10 Mar 2021	 Likelihood Impact	6	31-Mar-2021	 Constant
							Reduce	

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
CVD19 SGPS 27a Budget Monitoring	Monthly budget monitoring to inform current position and budget profiling	20/21 Budget looking to be achieved, planning for C19 impact on 21/22 first quarter	Elizabeth Hannah	10-Mar-2021	31-Mar-2021
CVD19 SGPS 27b Affordability	Review affordability of projects which rely on 'on street parking account' funding	With capital bids agreed & budgets now set for 2021/22, budgets will be monitored on a monthly basis to ensure impacts of Covid & progress towards recovery are factored into project affordability considerations.	Ian Hughes	09-Mar-2021	31-Mar-2021
CVD19 SGPS	Focus on recovery in the second half of 20/21 in relation to	Budget being reviewed for quarter 1 21/22	Ian Hughes	10-Mar-	31-Mar-

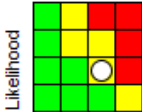






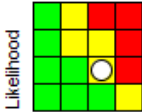







27c Recovery (FY 20/21)	departmental budget and wider economy and planned fee increases			2021	2021
CVD19 SGPS 27d Recovery (First Half 21/22)	Focus on recovery in the first half of 21/22 in relation to departmental budgets, the wider economy and the pace of recovery	Risk reviewed as part of BAU and will be monitored in the context of service savings necessary to deliver a balanced budget for 2021/22, continued budget monitoring, the impact of the current wave of COVID-19 and the pace towards recovery.		09-Mar-2021	30-Sep-2021

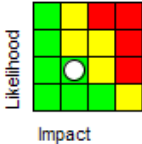








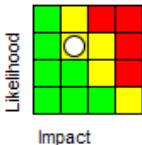








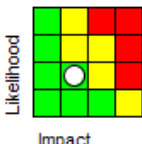








Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CVD19 SGPS 28 Failure to deliver the New DBE – Business Plan (DBE) (RECOVERY) Apr-2020 Paul Beckett; Elizabeth Hannah	Cause: The pandemic has transformed the look and feel of the working City and will likely mean the City will look a different place when recovery is finished. Event: Considerable uncertainty of the future needs of City. Department unable to deliver 20/21 Business Plan aims and objectives as agreed by Committee's. Business Plan will be out of date with what a 'new' City needs for recovery and growth. Impact: Realign Member expectations of the Business Plan, and expectation of the 'new future City'. Establish change ready, flexible staff and services.	 Likelihood Impact	4	Risk score still valid, staffing numbers being monitored to capture absences and impact 02 Feb 2021	 Likelihood Impact	6	31-Dec-2021	 Constant
							Reduce	

Action no, Title,	Action description	Latest Note		Action owner	Latest Note Date	Due Date
CVD19 SGPS 28a Recovery	Establish departmental BRONZE recovery group. Identify the 'new' Business City needs and ambitions	Action Complete, reviewed as part of BAU and will be monitored in the context of recovery roadmap and any potential further waves		Elizabeth Hannah	10-Mar-2021	31-Dec-2021
CVD19 SGPS 28b Business Plan	Refocused Business plan to facilitate business recovery	Action Complete, reviewed as part of standard business planning cycle.		Elizabeth Hannah	10-Mar-2021	31-Dec-2021
CVD19 SGPS 28c Development	Regular reviews with City Property Association to facilitate growth.	Action complete, BAU review in association with the Users Panel and City Property Association		Gwyn Richards	10-Mar-2021	31-Dec-2021

DBE Review history by status COVID risks only

Generated on: 12 March 2021

Code	Title	Creation Date	Current Risk Matrix	Current Risk Score	Target risk score rating	Target Risk Score	Recent Reviews	Risk Score	Historical Status	Likelihood Description	Impact Description	Current Risk Trend Icon	Flight Path
CVD19 SGPS 24 Page 175	Failure by BRONZE to deliver the Waste and Litter service required by SILVER (DBE) (RECOVERY)	17-Apr-2020		8		4	11-Mar-2021	8		Unlikely	Major		
							04-Mar-2021	8		Unlikely	Major		
							25-Feb-2021	8		Unlikely	Major		
							18-Feb-2021	8		Unlikely	Major		
							11-Feb-2021	8		Unlikely	Major		
CVD19 SGPS 25	Failure by BRONZE to deliver the Highways, Parking & Enforcement service required by SILVER (DBE) (RECOVERY)	17-Apr-2020		8		8	11-Mar-2021	8		Unlikely	Major		
							01-Mar-2021	8		Unlikely	Major		
							09-Feb-2021	8		Unlikely	Major		
							04-Feb-2021	8		Unlikely	Major		
							27-Jan-2021	8		Unlikely	Major		

CVD19 SGPS 27	Failure to deliver the New DBE – Finance (DBE) (RECOVERY)	17-Apr-2020		4		6	10-Mar-2021	4		Unlikely	Serious		
							26-Feb-2021	6		Possible	Serious		
							26-Feb-2021	4		Unlikely	Serious		
							26-Feb-2021	4		Unlikely	Serious		
							02-Feb-2021	6		Possible	Serious		
CVD19 SGPS 26	Failure by BRONZE to deliver the Development & Construction service required by SILVER (DBE) (RECOVERY)	17-Apr-2020		6		2	09-Mar-2021	6		Possible	Serious		
							02-Mar-2021	6		Possible	Serious		
							23-Feb-2021	6		Possible	Serious		
							16-Feb-2021	6		Possible	Serious		
							10-Feb-2021	6		Possible	Serious		
CVD19 SGPS 28	Failure to deliver the New DBE – Business Plan (DBE) (RECOVERY)	17-Apr-2020		4		6	02-Feb-2021	4		Unlikely	Serious		
							19-Jan-2021	4		Unlikely	Serious		
							15-Dec-2020	4		Unlikely	Serious		
							30-Nov-2020	4		Unlikely	Serious		
							16-Nov-2020	4		Unlikely	Serious		

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 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021	<p><u>Daylight/Sunlight – Alternative Guidelines</u></p> <p>Chief Planning Officer and Development Director</p> <p>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.</p>	<p>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.</p> <p>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 15 December 2020 meeting of this Committee.</p> <p>To be completed: Summer 2021.</p>

1a)	5 March 2020	<p style="text-align: center;"><u>Radiance Studies</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p> <p>A Member referred to a training session that had taken place for the Committee earlier this morning, and in which a consultant had expressed a view that radiance studies were the best way for laymen to assess the impact of developments on daylight where there was a genuine concern about this issue. The consultant felt that, in appropriate cases, the applicant should be asked to provide a radiance study.</p> <p>In view of this, the Member asked Officers to undertake, when future applications were received in which daylight will be an issue, to ask the applicant to prepare a radiance study to be provided to this Committee so that Members could make an informed assessment of the issue.</p>	<p>Interim Chief Planning Officer and Development Director to provide a verbal update to the 30 March 2021 meeting.</p>
2	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	<p style="text-align: center;"><u>Construction Works</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p> <p>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.</p>	<p>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 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.</p>

	6 Oct 2020 27 Oct 2020 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021	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'.	FURTHER UPDATE: (16 Feb 2021) – A Member chased progress on this action given the ongoing cumulative impact of construction works on residents in the City, particularly during national lockdown periods whilst they were confined to their homes. The Interim Chief Planning Officer and Development Director undertook to refocus efforts on this in the coming months with a view to reporting back to the Committee thereafter. To be completed: Summer 2021
3	6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021	<p style="text-align: center;"><u>Member Training</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director / Director of the Built Environment</p> <p>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.</p> <p>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 Planning & Transportation Committee are expected to undertake regular training.</p>	<p>UPDATE: (17 November 2020): Members were of the view that more formal training should be offered by the Department to any newly appointed members of the Committee in line with the principles of the Planning Protocol.</p> <p>To be completed: Training offering for new Members to be considered in early 2021 with a view to implementing this for the new municipal year.</p> <p>UPDATE: (15 December 2021) – Officers to look at incorporating a demonstration of recently developed Virtual Reality (VR) Software into forthcoming Member training sessions.</p> <p>UPDATE: (9 March 2021) - The Town Clerk undertook to liaise with Officers in DBE to collate a full list of training sessions that had been offered to the Committee for 2021 as well as a list of training providers. This list could then be appended to the next</p>

			report on Outstanding Actions as well as posted in the webpage document library for reference.
4	23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2021 15 Dec 2021 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021	<p><u>Barbican and Golden Lane Conservation Area SPD</u></p> <p>Interim Chief Planning Officer and Development Director</p> <p>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.</p>	<p>UPDATE: (17 Nov 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 February 2021. Golden Lane and Tudor Rose Court residents would also be consulted on the document prior to it being presented to this Committee</p> <p>To be completed: SPD to Committee in March 2021.</p>
5.	5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021	<p><u>Changes/access to Public Highways</u></p> <p>Interim Chief Planning Officer and Development Director</p> <p>A Member spoke to state that she felt that providing Members with a sense, graphically, of what cumulative changes had happened to public highways as a result of approved planning applications would be beneficial – particularly at a time when space for pedestrians was arguably more important than ever.</p>	<p>The Chair suggested that, as this was a hybrid of both highways and planning functions, Officers should give further consideration to the proposal and suggest how best it might be responded to.</p> <p>To be completed: Officers to look into this matter and update Committee in the first quarter of 2021.</p>
7.	5 Jan 2021 26 Jan 2021 16 Feb 2021	<p><u>Whole Life Carbon Guidelines</u></p>	<p>The Chair asked that the Interim Chief Planning Officer and Development Director respond to the</p>

	24 Feb 2021	<p>Interim Chief Planning Officer and Development Director</p> <p>A Member questioned whether consideration could be given to developing guidance on Whole Life Carbon that could be adopted as a planning advice note in the same way that guidance on Thermal Comfort had been developed.</p>	<p>Member on this point and consider how best to bring the matter back to the Committee.</p> <p>To be completed: Officers to look into this matter and update Committee in the first quarter of 2021.</p>
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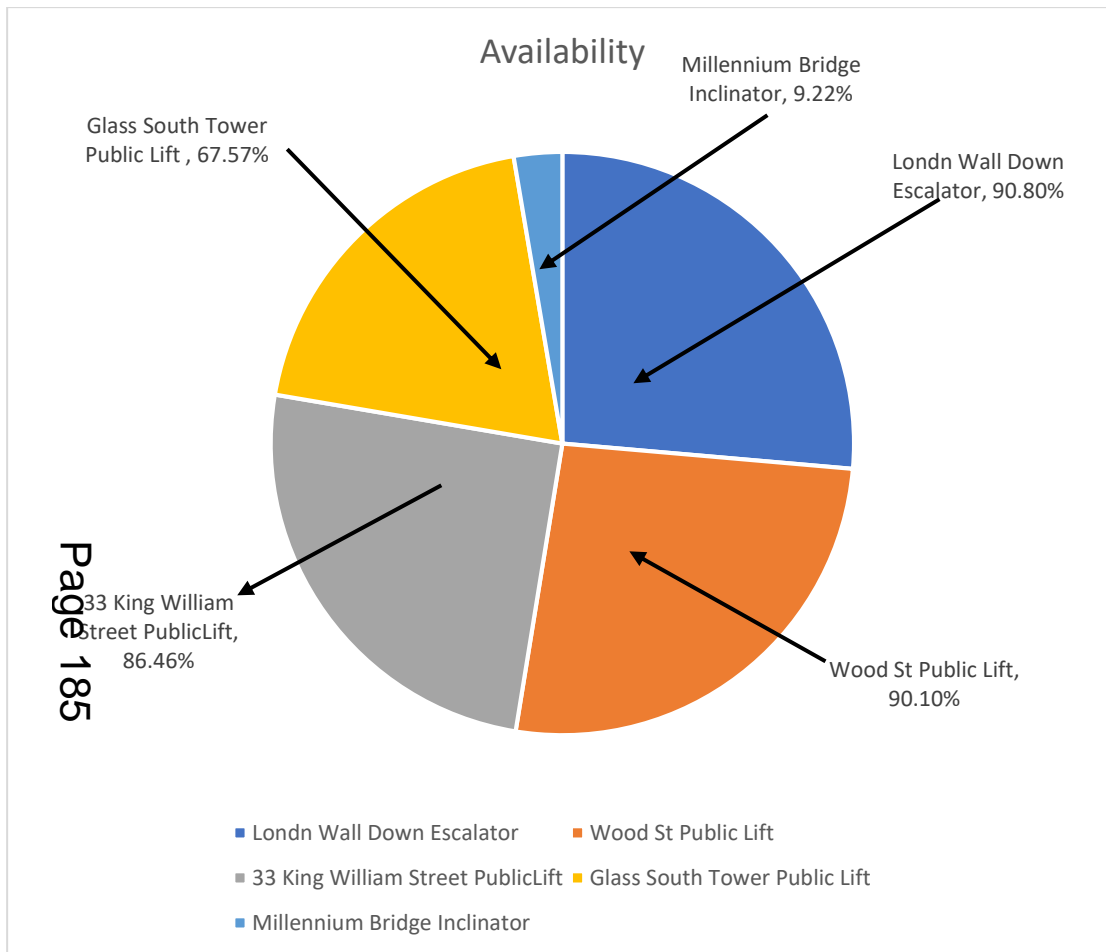
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PLANNING AND TRANSPORTATION COMMITTEE MEMBER TRAINING SESSIONS 2021

Course	Date	Speakers
Healthy Streets	5 th January 2021	CoL Officers Lucy Sanders Healthy Streets (ext consultant unpaid)
Planning System and the Planning Policy Context	26 th January 2021	CoL Officers
Material Planning Considerations and Development Viability Assessments	16 th February 2021	CoL Officers
Daylight / Sunlight Assessment	9 th March 2021	Gordon Ingram GIA (ext consultant unpaid)
Public Realm	13 th April 2021	CoL Officers
Design (3D modelling of the City Cluster & Processional Route, Design Training and Public Realm)	22 nd April 2021	CoL Officers
Microclimate (Wind Impacts and Thermal Comfort)	12 th May 2021	CoL Officers
Sustainability (Zero Carbon, Urban Greening & Public Realm)	8 th June 2021	CoL Officers
Culture	29 th June 2021	CoL Officers

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PLANNING AND TRANSPORTATION COMMITTEE REPORT 20/02/2021 – 12/03/2021



Code	Name	Time OOS	Availability
0924	Duchess Walk Public Lift CL24	0 00:00	100%
0945	London Wall Up Escalator SC6458959	0 00:00	100%
0976	Pilgrim Street SC6458969	0 00:00	100%
0978	Atlantic House SC6458966	0 00:00	100%
7345	Speed House Public Lift SC6459146	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%
7964	Blackfriars Bridge SC6462771	0 00:00	100%
7998	Tower Place Public Lift SC6458962	0 00:00	100%
7999	Tower Place Scenic Lift SC6458963	0 00:00	100%
7740	Moor House SC6458968	0 05:09	98.98%
0944	London Wall Down Escalator SC6458958	1 22:23	90.80%
7730	Wood Street Public Lift SC6458970	2 01:55	90.10%
7997	33 King Williams Street SC6462850	2 20:14	86.46%
0916	Glass South Tower SC6459244	6 19:27	67.57%
0929	Millennium Bridge Inclinator SC6459245	19 01:32	9.22%

Points to Note:

- There are 17 Public Lifts/Escalators in the City of London estate. The report below contains details of the 5 - public escalator/lifts that were out of service for less than 95% of the time.
- The report was created on 16 March 2021 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 20/02/2021 – 12/03/2021

Location	Status as of 16/03/2021	% of time in service Between 20/02/2021 and 16/03/2021	Number of times reported Between 20/02/2021 and 16/03/2021	Period Not in Use Between 20/02/2021 and 16/03/2021	Comments Where the service is less than 95%
London Wall (No.1) Escalator (Down) SC6458958	In service	90.80.%	1	44 hours	Escalator turned off by several members of the public on repeated occasions. This is an amalgamation of the time out of service.
Wood Street Public Lift SC6458970	In Service	90.10%	1	47 hours	Engineer attended site and found a mechanical failure, parts required. Engineer returned when received, repaired and left the lift in service.
33 King Williams Street SC6462850	In Service	86.46%	1	65 hours	Engineer attended site and found a mechanical failure, parts required. Engineer returned when received, repaired and left the lift in service.
Glass South Tower SC6459244	Out of Service	67.57%	1	156 hours	Engineer attended site and found a fault with the drive mechanism; replacement parts are on order and we are currently waiting for delivery. Lift remains out of service.
Millennium Bridge Inclinator SC6459245	In Service	9.2%	1	436 hours	Inclinator repaired and returned to service on the 11 th March 2021.

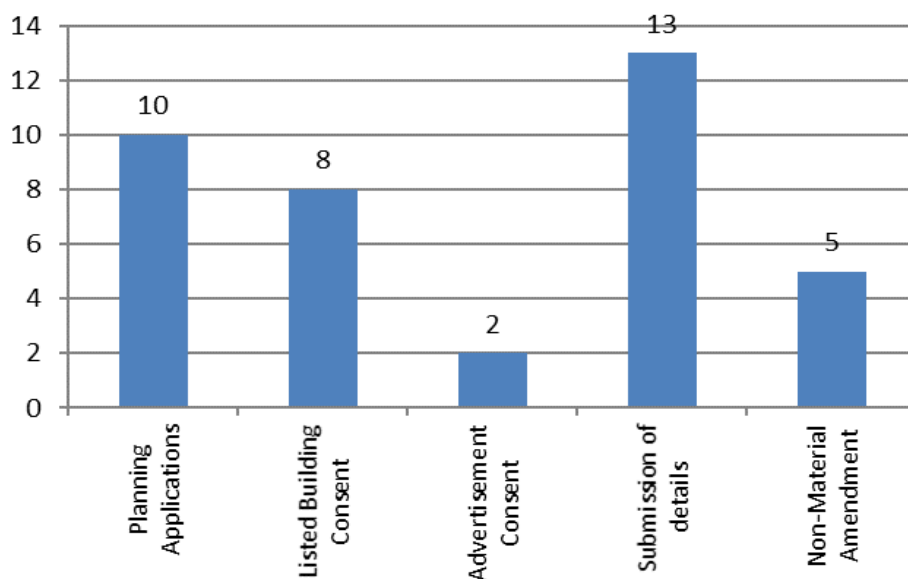
Committee(s)	Dated:
Planning and Transportation	30 th March 2021
Subject: Delegated decisions of the Chief Planning Officer and Development Director	Public
Report of: Chief Planning Officer and Development Director	For Information

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 Thirty Eight (38) matters have been dealt with under delegated powers. Thirteen (13) relate to conditions of previously approved schemes, Eight (8) application for Listed Building Consent, and Two (2) application for Advertisement Consent, Five (5) relate to non-material amendments. Ten (10) Full applications and including One (1) Change of Use and 200 sq.m floorspace created.

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
20/00887/LBC Aldersgate	311 Lauderdale Tower Barbican London EC2Y 8NA	Internal refurbishment, including alterations to existing non-structural internal walls, plus doors and associated frames to reconfigure the layout.	Approved 09.03.2021	Dale Martin
20/00900/LBC Aldersgate	141 Shakespeare Tower Barbican London EC2Y 8DR	Internal refurbishment including removal and installation of internal walls, internal doors, installation of shallow suspended ceilings with inset spot lighting throughout the flat.	Approved 09.03.2021	John Daniels
20/00918/LBC Aldersgate	321 Shakespeare Tower Barbican London EC2Y 8NJ	Internal refurbishment including removal of several sections of non-structural internal wall and one door. Construction of nib walls to kitchen and breakfast room. Refurbishment of the separate shower/WC	Approved 09.03.2021	Michael Shipley
18/00927/MDC Bishopsgate	Site Bounded By Stone House And Staple Hall Bishopsgate, Devonshire Row London, EC2	Details of new facades and roof storeys, including typical components of the elevations, details of fenestration, ground floor elevations including entrances and shopfronts, soffits, handrails and balustrades, external lighting attached to the	Approved 11.03.2021	UOL Group

		buildings and satellite and antenna locations pursuant to Conditions 18b), 18(e). 18(f), 18(h), 18(q)(in part) and 18(r) of planning permission 17/00623/FULL dated 27.07.2018.		
20/00898/PODC Bishopsgate	100 Liverpool Street & 8-12 Broadgate London EC2M 2RH	Submission of the carbon dioxide emissions assessment of the completed development and calculation of the Carbon Offsetting contribution pursuant to Schedule 3 Paragraph 10 of the Section 106 Agreement dated 31 October 2016 (Planning Application Reference 15/01387/FULEIA as amended by 17/00276/FULL).	Approved 09.03.2021	Bluebutton Properties UK Ltd
20/01009/PODC Bishopsgate	1-2 Broadgate London EC2M 2QS	Submission of the Local Training Skills and Job Brokerage Strategy (Construction) pursuant to Schedule 3 Paragraph 3.5 of the Section 106 Agreement dated 28 March 2019 (Planning Application Reference 18/01065/FULEIA).	Approved 09.03.2021	Bluebutton Properties UK Limited
21/00020/FULL Bishopsgate	17 St Helen's Place London EC3A 6DG	Minor alterations to existing elevations: i) installation of a dry riser to the front elevation, and ii) installation of a boiler flue to rear elevation.	Approved 04.03.2021	Ms S Harris

19/00909/FULL Bridge And Bridge Without	51 - 54 Gracechurch Street London EC3V 0EH	Installation of new metal framed openable shopfront windows.	Approved 25.02.2021	Vagabond Wines Ltd
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.	Approved 09.03.2021	CSHV 60 London Wall SARL
20/00708/LDC Castle Baynard	Blackfriars Bridge London EC4	Submission of details of electrical cabling and equipment pursuant to condition 2 of listed building consent 19/01254/LBC dated 21st April 2020.	Approved 25.02.2021	Illuminated River Foundation
20/00709/MDC Castle Baynard	Blackfriars Bridge London EC4	Submission of details of electrical cabling and equipment pursuant to condition 11 of planning permission 18/00455/FULEIA dated 7th September 2018.	Approved 25.02.2021	Illuminated River Foundation
21/00017/NMA Cheap	Dauntsey House 4A & 4B Frederick's Place London EC2R 8AB	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission dated 14/05/2020 (app. no. 17/01057/FULMAJ) to amend the approved plans to allow for: (i) amendments to the ground floor entrance doors, window treatments and materials on the Frederick's Place elevation; and (ii) a	Approved 09.03.2021	The Mercers' Company

		minor increase in the height of the plant enclosure at roof level.		
21/00025/ADVT Cheap	Cheapside House, Unit 2 138 Cheapside London EC2V 6BJ	Installation and display of : one internally illuminated fascia lettering measuring 0.4m height by 2.26m wide at 2.821m above ground floor level onto powder coated white metal fascia 0.865m height and 5.335m long and 2.586m above ground floor level; an internally illuminated projecting sign measuring 0.6m height by 0.66 wide at 2.75m above the ground floor level.	Approved 04.03.2021	LF5 London Limited
21/00080/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/FULMAJ) to amend the wording of condition 22 (SuDS).	Approved 04.03.2021	NG Devco Limited
20/00652/FULL Coleman Street	Park House 16 Finsbury Circus London EC2M 7EB	Installation of telecommunications equipment at roof level consisting of four panel antennas together with two 0.3m diameter dish antennas, six equipment cabinets, and ancillary development thereto, all screened behind a GRP shroud with replica brick finish.	Approved 04.03.2021	CTIL

20/00653/LBC Coleman Street	Park House 16 Finsbury Circus London EC2M 7EB	Installation of telecommunications equipment at roof level consisting of four panel antennas together with two 0.3m diameter dish antennas, six equipment cabinets, and ancillary development thereto, all screened behind a GRP shroud with replica brick finish.	Approved 04.03.2021	CTIL
20/00673/FULL Coleman Street	Electra House 84 Moorgate London EC2M 6SQ	Refurbishment of the building and associated external works comprising the installation of lifts to lightwells, installation of roof level plant enclosures, and restoration of main entrance, all in association with the existing Education use.	Approved 04.03.2021	The Mayor And Commonalt y And Citizens of The City
20/00674/LBC Coleman Street	Electra House 84 Moorgate London EC2M 6SQ	Refurbishment of existing grade II listed building from basement to seventh floor with associated internal alterations at all levels including alterations to partitions, secondary glazing and rationalisation and relocation of plant and services. Associated external alterations including installation of lifts and plant to lightwells, and installation of roof level plant enclosures.	Approved 04.03.2021	The Mayor And Commonalt y And Citizens of The City

20/00690/LBC Coleman Street	Park House 16 Finsbury Circus London EC2M 7EB	Refurbishment of the main staircase from lower ground to first floor. Alterations to the ground floor entrance including the replacement of existing light fittings and plaques.	Approved 25.02.2021	RReef Investment GmbH, C/o DWS Grundbesitz
20/00963/NMA Coleman Street	21 Moorfields London EC2Y 9AE	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission dated 04/05/2018 (app. no. 17/01095/FULEIA) to vary condition 66 to allow for (i) an update to the West building facade; (ii) amendment to the City Highwalk; (iii) amendments to the proposed extension to the Moor Lane bridge and adjacent stairway; and (iv) minor other updates following detailed design.	Approved 04.03.2021	LS 21 Moorfields Developme nt Managemen t
21/00010/FULL Coleman Street	3 Copthall Avenue London EC2R 7BH	Enlargement of existing door on south elevation to provide inclusive access to and use of terrace space created under planning permission 20/00268/FULL.	Approved 25.02.2021	KamAm Grund KVG MbH For of Funding Leading
20/01003/FULL Cordwainer	1 Bow Churchyard London EC4M 9DQ	Reconfiguration of roof plant and installation of new roof plant with louvres at roof level.	Approved 04.03.2021	Aviva Life and Pensions UK Limited

20/00735/MDC Cripplegate	Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ	Submission of details of kitchen plant and kitchen extraction and discharge pursuant to condition 35 of planning permission 17/00770/FULL dated 19th July 2018.	Approved 10.03.2021	Montagu Evans
20/00972/LBC Cripplegate	401 Gilbert House Barbican London EC2Y 8BD	Refurbishment and redecoration of kitchen and bathroom, removal of existing partition walls, door and cupboard, re-instatement of partition wall and door, Removal of asbestos.	Approved 09.03.2021	Mr Odd Nydren
21/00011/LBC Cripplegate	23 Brandon Mews Barbican London EC2Y 8BE	Installation of circular glass floor light in the living room, replacement of timber staircase, installation of shallow false ceilings and alterations to internal doors.	Approved 26.02.2021	Atul Dhupelia
21/00120/LDC Cripplegate	68 Speed House Barbican London EC2Y 8AU	Submission of joinery details for the proposed sliding doors pursuant to condition 3 of application 20/00678/LBC approved 29 October 2020.	Approved 02.03.2021	Katrina Spensley
20/00798/FULL Farringdon Within	18 - 19 Long Lane London EC1A 9PL	Change of use from education use (Class F1) to office use (Class E), office/retail use at ground floor (Class E) and retention of basement and ground floor retail space for cafe use (Class E), roof extensions (200sq.m GEA), formation of terraces at third and fourth floor level, refurbishment, facade	Approved 05.03.2021	Central London Office Fund

		improvements and associated ancillary facilities including plant, refuse storage, cycle storage and all other necessary works.		
20/01021/NMA Farringdon Within	Fleet Place House 2 Fleet Place London EC4M 7RF	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 98-3230AX to amend condition 8 to accommodate internal changes at basement level including the removal of five car parking spaces and the provision of additional cycle parking and shower and changing facilities.	Approved 02.03.2021	Heron Trustees 1 & 2 Ltd As Trustees of The Unit
21/00008/PODC Farringdon Within	16 Old Bailey London EC4M 7EG	Submission of the Delivery and Servicing Management Plan pursuant to Schedule 3 Paragraph 10.1 of the Section 106 Agreement dated 05 October 2018 (Planning Application Reference 18/00137/FULL).	Approved 11.03.2021	Capital Treasure Investments Ltd
21/00009/PODC Farringdon Within	16 Old Bailey London EC4M 7EG	Submission of the Interim Travel Plan pursuant to Schedule 3 Paragraph 9.1 of the Section 106 Agreement dated 05 October 2018 (Planning Application Reference 18/00137/FULL).	Approved 11.03.2021	Capital Treasure Investments Ltd

21/00063/MDC Farringdon Within	6 Middle Street London EC1A 7JA	Submission of details of plant noise pursuant to condition 4 of planning permission ref. 19/00623/FULL (as amended by application 19/01270/NMA).	Approved 09.03.2021	Trust For London
19/01215/FULL Farringdon Without	West Smithfield London EC1A 9NB	Structural works to the underground tunnels, including associated above ground works.	Approved 26.02.2021	Gerald Eve LLP
21/00012/FULL Farringdon Without	Inner Temple Garden Crown Office Row London EC4Y 7HL	To install six soakaways with associated underground pipework and collection gullies to alleviate flooding and puddles on the western and northern pathways in the Inner Temple Garden.	Approved 04.03.2021	The Inner Temple
20/00183/MDC Lime Street	6-8 Bishopsgate & 150 Leadenhall Street London EC3V 4QT	Details of external lighting pursuant to condition 23 (i) (partial discharge) of planning permission dated 13.09.2018 (17/00447/FULEIA).	Approved 02.03.2021	MEC London Property 2 (General Partner) Limited
20/00954/NMA Tower	Lloyds Chambers 1 Portsoken Street London E1 8BT	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 18/01226/FULL dated 26.02.2019 for landscaping changes including the introduction of steps and manhole covers; and amendments to the wheelchair entrance access route, floor lights, drainage, paving layout, planter and external bike storage.	Approved 02.03.2021	AE Portsoken Property Holdings S.A.

21/00064/PODC Tower	Emperor House 35 Vine Street London EC3N 2PX	Submission of the Interim Travel Plan pursuant to Schedule 3 Paragraph 8.1 of the Section 106 Agreement dated 09 November 2017 (Planning Application Reference: 17/00239/FULMAJ as amended by 18/00193/FULMAJ).	Approved 09.03.2021	Urbanest UK Ltd
21/00069/PODC Tower	Emperor House 35 Vine Street London EC3N 2PX	Submission of the Delivery and Servicing Management Plan pursuant to Schedule 3 Paragraph 9.1 of the Section 106 Agreement dated 09 November 2017 (Planning Application Reference: 17/00239/FULMAJ as amended by 18/00193/FULMAJ).	Approved 11.03.2021	Urbanest UK Ltd
20/00611/ADVT Vintry	Victoria House 1 - 3 College Hill London EC4R 2RA	Installation and display of; i) one non- illuminated projecting sign measuring 0.5m high x 0.35m wide located at a height of 3m above ground floor level; ii) one non illuminated plaque measuring 0.65m high x 0.5m wide located 0.6m above ground floor level.	Approved 11.03.2021	German Dental Clinic & Premier Laser Clinic UK

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Committee(s)	Dated:
Planning and Transportation	30 th March 2021
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
21/00132/FULL Bishopsgate	172 Bishopsgate, London, EC2M 4NQ	External alterations to shopfront and associated works.	01/03/2021	Wasabi Co. Ltd
21/00162/FULL Bread Street	Juxon House, 100 St Paul's Churchyard, London, EC4M 8BU	External works comprising the installation of two air ventilation louvre grilles on the north elevation.	08/03/2021	Denton Associates
21/00129/FULL Broad Street	Drapers Hall, Throgmorton Avenue, London, EC2N 2DQ	Upgrade of building services, involving replacement of two boilers in the basement with three new boilers, along with associated ductwork and flues, and new rooftop mounted extract fan.	26/02/2021	The Drapers' Company

21/00155/FULL Broad Street	Token House, 14 - 18 Copthall Avenue, London, EC2R 7BN	External alterations to the existing building (Class E), including the part demolition of the existing roof and rear facade, and erection of a new 2 storey roof extension and extensions to the rear at floors 1-7; creation of a new accessible roof terrace and a plant enclosure at roof level; refurbishment works to the front facade including stone repair, replacement tiling, and lowering of principal entrances and other associated works; works to the north facade including introduction of new door and window at ground floor level; flexible use of part ground and part lower ground floors for either Office (Class E) or Restaurant and Cafe (Class E)/ Drinking Establishment (Sui Generis); and other associated works.	03/03/2021	Digitalis Properties
21/00001/FULL Castle Baynard	Kildare House, 3 Dorset Rise, London, EC4Y 8EN	Installation of three new plant units at roof level.	18/02/2021	Spire Healthcare
21/00156/FULL Castle Baynard	Condor House, 10 St Paul's Churchyard, London, EC4M 8AL	External alterations to shopfront and change of use of part lower ground floor (Unit 3) and part ground floor (Unit 7) to Use Class E.	04/03/2021	Prime UK Condor T S.a.r.l C/o AXA Investment

21/00041/FULL Cheap	2 Gresham Street, London, EC2V 7QP	Creation of external terraces at levels 6 and 7 including instillation of glazed balustrades, access doors and associated works.	02/03/2021	St Martins Management Corporation
21/00067/FULL Coleman Street	1 Finsbury Circus, London, EC2M 7EB	Replacement of the automatic sliding doors with revolving doors.	22/02/2021	Miss Andreea Daniela Colibaba
21/00086/FULL Cornhill	Livery Hall, Merchant Taylors Hall, 30 Threadneedle Street, London, EC2R 8JB	Installation of a drainage flood relief system comprising an underground attenuation tank and pumping station connected by a new cast iron drain pipe and discharging into the existing underground drains on the site.	09/03/2021	Merchant Taylor's Company
21/00122/FULL Farringdon Without	5 Essex Court And 4 Brick Court, Middle Temple, London, EC4Y 9AH	External works to provide a level access to 4 Brick Court and 5 Essex Court, and the installation of 10 No. Electric Vehicle Charging Points and associated works.	24/02/2021	The Honourable Society of The Middle Temple
21/00126/FULL Farringdon Without	1 Essex Court, Middle Temple, London, EC4Y 9AR	Installation of a safe access system at roof level for roof maintenance at 1 Essex Court, and temporary safe access installations at roof level at 4 Essex Court and 4 Brick Court & 5 Essex Court.	25/02/2021	The Honourable Society of The Middle Temple

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FROM: **HEALTH AND WELLBEING BOARD**
19 FEBRUARY 2021

TO: **PLANNING & TRANSPORTATION COMMITTEE**
30 MARCH 2021

6. **HEALTH IMPACT ASSESSMENT GUIDANCE NOTE**

The Board considered a report of the Director of the Built Environment providing a guidance note advising developers how to carry out Health Impact Assessments on developments within planning applications.

Members were advised that the checklist for developers was a draft document which would go to the Planning & Transportation Committee for approval later in the year. Members welcomed the comprehensive checklist and a Member particularly supported the questions concerning open spaces.

A Member enquired how this linked with the decision-making Planning process and, if insufficient, if it would influence the decision on the application. It was confirmed that an application would not be refused, but Officers would guide the developer to mitigate adverse concerns.

Members voiced concerns regarding suicide prevention, and it was agreed that prevention measures should be included and reinforced with developers as it was their responsibility to prevent this particularly with taller buildings.

A Member requested more clarity concerning what next steps could be taken if Planning Officers were not satisfied by the HIA. It was noted that a HIA was a statutory requirement in Wales. Officers confirmed that larger developers commonly used consultants to complete HIAs, but the checklist would hopefully help make it easier for everyone as they generally wished to be compliant. All HIAs are reviewed by Planning Officers who point out any concerns to the developer.

A Member (who also sat on the Planning & Transportation Committee) noted that planners normally negotiated throughout the process and requests such as stairs that can be seen and used was in the checklist, but had not been a significant feature in recent applications. Officers confirmed that this was included to encourage developers that this was a good idea but was not always possible. The Chair felt that Members needed to hold a firmer line when making decisions on planning applications and a golden thread of health should run through all policies. This would reinforce the point to developers to do better.

A Member noted that there was little mention of residents or health within the checklist and offered to make comments on behalf of Healthwatch. Members were invited to send any comments directly to the Planning Officer or within the public consultation process.

Members were concerned that developers would not complete or take the HIA seriously if they did not have to and a Member queried if the requirement could be moved up the list. It was agreed that a resolution be sent to the Planning & Transportation Committee indicating the Board's keenness for health impacts compliance to be reinforced to developers.

RESOLVED – That:-

- Members approve, subject to the incorporation of any changes sought by this Committee, the Health Impact Assessment Guidance Note (Appendix 1);
- a resolution be made to the Planning & Transportation Committee demonstrating the Health & Wellbeing Board's support for adequate Health Impact Assessments and the reinforced compliance of developers.

STREETS AND WALKWAYS SUB (PLANNING AND TRANSPORTATION) COMMITTEE

Thursday, 18 February 2021

Minutes of the virtual meeting of the Streets and Walkways Sub (Planning and Transportation) Committee held on Thursday, 18 February 2021 at 11.00 am

Present

Members:

Graham Packham (Deputy Chairman)
Randall Anderson
Peter Bennett
Marianne Fredericks
Sheriff Christopher Hayward
Shravan Joshi
Alderman Alison Gowman (Ex-Officio Member)
Christopher Hill (Ex-Officio Member)
Paul Martinelli (Ex-Officio Member)
Barbara Newman (Ex-Officio Member)

Officers:

Olumayowa Obisesan	- Chamberlain's Department
Deborah Cluett	- Comptroller & City Solicitor's Dept.
Ian Hughes	- Department of the Built Environment
Gillian Howard	- Department of the Built Environment
Leah Coburn	- Department of the Built Environment
Bruce McVean	- Department of the Built Environment
Simon Glynn	- Department of the Built Environment
Kristian Turner	- Department of the Built Environment
Melanie Charalambous	- Department of the Built Environment
Clarisse Tavin	- Department of the Built Environment
Tom Noble	- Department of the Built Environment
George Wright	- Department of the Built Environment
Maria Curro	- Department of the Built Environment
Sam Lee	- Department of the Built Environment
Giles Radford	- Department of the Built Environment
Kay English	- Department of the Built Environment
Michelle Ross	- Department of the Built Environment
Leila Ben-Hassel	- Department of the Built Environment
Patrick Hegarty	- Open Spaces Department
Nina Houghton-Worsfold	- City of London Police
Joseph Anstee	- Town Clerk's Department

Also in attendance:

Deputy John Tomlinson

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Oliver Sells (Chairman), Deputy Keith Bottomley and Deputy Alastair Moss.

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

There were no declarations.

3. **MINUTES**

RESOLVED – That the public minutes and non-public summary of the meeting held on 1 December 2020 be agreed as a correct record.

4. **BANK JUNCTION IMPROVEMENTS PROJECT: ALL CHANGE AT BANK**

The Sub Committee considered a report of the Director of the Built Environment concerning the Bank Junction Improvements Project. The Director of the Built Environment introduced the report, drew Members' attention to the key points and outlined the proposals.

The Sub Committee then proceeded to discuss the proposals. Members raised the possibility of delay to the TfL Bank Station upgrade project and queried whether there had been any indication from TfL on reopening the Waterloo & City line, which would be material for the usage of the junction. Members expressed some disappointment at the binary nature of decisions on the consultation and sought assurances on the format and reach of the consultation, given many users of the junction were not currently in the area.

The Director of the Built Environment advised that the proposed options in the consultation were limited by the complexity and scale of the project and the constraint of the current timescale. The Sub Committee noted that the Bank Station upgrade project, as well as TfL's Bishopsgate scheme, were currently uncertain factors. Reaching people as part of the consultation would be a challenge, but there were lessons from the successful Climate Action Strategy and Return to Work Task Force consultations to draw on. The Director of the Built Environment advised that the project process so far had included working through many possible options and narrowing them down along the Gateway process based on practical and other considerations. The methodology for this was available to view and would be explained in the consultation.

In response to a question from a Member, the Director of the Built Environment outlined the planned westbound diversion for the 521 bus route, and explained that event guests at Mansion House would leave via the existing left-turn only down Queen Victoria Street. The Sub Committee endorsed the suggestion of a Member to ask TfL to use their channels for communicating the consultation. This would amplify and extend the reach of the consultation and provide a more diverse range of responses.

Members queried whether the 2022 timeline should be reconsidered if it was constraining, given the possibility of delays arising from TfL matters, and the anticipated gradual return of traffic. A Member posited that if Members were content to accept later delivery, this would present the opportunity to consult on

more options. The Director of the Built Environment responded that progress to this point had been on a systematic basis, and that whilst with more time there could have been an earlier consultation on multiple options, now that work to this stage had been completed, there was risk attached to returning to an earlier stage. The Deputy Chairman, in the Chair, commented that there was no guarantee that the project would run to existing timeline or cost, as it was not unusual for projects to face unforeseen challenges, and as pausing the project would cause significant slippage this should be considered as a last resort.

The Director of the Built Environment advised that there was a more natural break point for the project in July, as there would be more complete information on the matters relating to TfL, and the results of the public consultation. In response to a question from a Member, the Director of the Built Environment advised that there were easier schemes to implement, but which would not have as much benefit, and that taking everything into consideration, the option proposed was the best available.

Members asked whether it was worth deferring or extending the consultation period, and what would be considered a satisfactory level of response. In response, the Director of the Built Environment advised that there had been 2,600 responses to the Climate Action Strategy consultation in Q1 2021, and 1,200 responses to the Return to Work Task Force consultation in the first week, by comparison. The Director of the Built Environment added that six weeks was longest available consultation period within the existing timeline, and that there would be the option to consider pausing the project or extending consultation in July, if it was felt that the response rate was insufficient.

The Deputy Chairman, in the Chair, summarising the discussion, proposed that the Sub Committee consider the recommendations, on the basis that there would be a more natural break point at next the stage of the project in July if any aspects needed to be reconsidered, and this was agreed.

RESOLVED – That the Streets & Walkways Sub Committee:

- 1) Approve the detail and programme set out within this report to go out to public consultation, including:
 - a) Agree to maintain the current restriction timings and mix of traffic of Monday to Friday 7am to 7pm on the 'open arms' to bus and cycle only as the base assumption for the consultation
 - b) That Queen Victoria Street between Bucklersbury and Bank Junction is closed to all Motor Vehicles in an eastbound direction 24/7
 - c) That Threadneedle Street is closed to Motor Vehicles between the junction and Bartholomew Lane in both directions 24/7
 - d) That Princes Street is open to buses and cycles only in a northbound direction 24/7
 - e) That Princes Street southbound is also intended to be the route for traffic to access Cornhill for servicing, as well as bus and cycles.
 - f) Seeking views on potentially extending the restrictions times
 - g) Seeking views regarding the traffic mix during the hours of restriction

- h) Seeking feedback on the various public realm enhancement proposals outlined in paragraphs 39 to 50;
- 2) Approve the following details to maintain pace of the programme;
 - a) Agree that for the reasons set out in this report the proposed traffic model submission for TfL traffic management approvals, has the 'open' arms of Cornhill westbound, King William/Lombard Street and Poultry operating as Buses and cycles only Monday to Friday 7am to 7pm.
 - b) Note that Members will be asked to approve the design, timings and mix of traffic following the public consultation, and should they consider it appropriate to seek amendments to the timing and vehicle mix assumptions (in 1a), these can still be considered prior to the scheme becoming operational at the end of 2022.
- 3) Agree to delegate the final approval of the consultation material and consultation survey to the Director of the Built Environment in consultation with the Chairman and Deputy Chairman of Streets and Walkways Sub-Committee;
- 4) Agree that the project can go to Projects Sub Committee in June ahead of the Streets and Walkways Committee in July if necessary, given the programme constraints;
- 5) Agree that if necessary, delegated authority is given to the Town Clerk in consultation with the Chairman and Deputy Chairman of both Streets and Walkways and Projects Sub Committee, to consider the outcome of the public consultation to take minor design decisions, and/or agree changes to process or programme that require earlier approval ahead of the next available committee date in July; and
- 6) That a Costed Risk Provision of £95,000 is approved to be retained (to be drawn down via delegation to Chief Officer).

5. **BEECH STREET ISSUES REPORT**

The Sub Committee considered a report of the Director of the Built Environment concerning the Beech Street Transportation and Public Realm Project. The Deputy Chairman, in the Chair, introduced the item and advised of a correction, asking Members to disregard a sentence within paragraph 35 of the report.

The Director of the Built Environment then introduced the report and drew Member' attention to the key points, summarising the understanding of feedback received and the outcomes of the judicial review in respect of the scheme. The Director of the Built Environment then outlined the options presented for consideration, with Option 2 recommended for approval.

The Deputy Chairman, in the Chair, then reminded Members that two briefings on the project had recently been held for local Ward Members not on the Sub Committee, and on both occasions the Members had expressed a preference for Option 2, before inviting Members to discuss the proposals. A Member

commented that the scheme had been subject to unfortunate timing, and that due to the circumstances the impact of the scheme had not been fully assessed. The Member added that the case in favour of the scheme should be strengthened, using robust data from Beech Street and the surrounding areas, and referencing the additional points made, before seeking clarification that the funding strategy for the scheme was still in place. The Director of the Built Environment responded that Resource Allocation Sub Committee would be considering funding in March, but there were options for funding the scheme.

Members further raised the possibility of involving the Barbican Centre, as well as consulting residents' associations other than Barbican and Golden Lane. A Member also inquired as to the enforcement of PCNs, caused by the absence of a right-hand turn through the central reservation, and raised issues reported by residents of Lauderdale Tower such as taxi access and deliveries.

The Director of the Built Environment advised that the scheme was co-ordinated with other schemes as part of a wider project in the area, and would clarify progress made on the Exhibition Halls with the City Surveyor. The inclusion of other residents' association would be noted for the consultation, which would be rolled out in March. The Director of the Built Environment advised that exemptions for the scheme were complicated and involved a high level of administration, but officers would explore the legal and operational implications.

The Director of the Built Environment then outlined the data regarding PCNs including their frequency and enforcement. Members' points on the right-hand turn and access to car parks were noted, and the Sub Committee were advised that officers continued to work with companies on sat-nav maps and with interest groups to address some of the challenges faced by users. A Member responded that they felt communication on the scheme needed to be improved, as there seemed to be a lack of progress on several longstanding issues such as mapping and access for taxis, carers and deliveries.

A Member asked what would be required for a 'white list' of exempt vehicles, before raising several points regarding monitoring, air quality and PCNs. The Member advised that during the Bank On Safety scheme, PCNs had significantly decreased after the signage had been improved. The Member added that the new reservation openings were crucial, as the delivery issue was usually caused by larger deliveries, and it was hoped the reservation changes would improve this. In addition to Option 2, it was suggested going forward that officers consult on the permanent order and a wider zero-emission zone.

The Director of the Built Environment advised that an exemption scheme would be similar in operation to a Controlled Parking Zone, and that officers were exploring the legal and operational implications. This could be brought back for consideration once these issues had been worked through. Officers were monitoring the extensive network of traffic changes relevant to the scheme, and would aim to carry the lessons on signage from the Bank on Safety scheme, as well as on compliance. The Director of the Built Environment added that

changes had been made to the signage following comments from Barbican residents, and it was hoped that the central reservation gaps would assist further. The Comptroller and City Solicitor then advised that the terms of the traffic order, including exemptions, had to be based on traffic management grounds.

A Member commented that the scheme had been planned prior to the COVID-19 pandemic and Members should consider the matter in this context. However, there had been a level of concern from residents and issues identified, but it seemed these had not been resolved. Noting that Members were willing to amend the scheme in order to resolve issues, the Member suggested a timeline for resolving the issues as solutions were needed sooner rather than later.

The Director of the Built Environment reiterated that a decision on whether to make the scheme permanent was not scheduled until July 2021, and it was hoped that officers could gain fuller measurements of the impact of the scheme and resolve outstanding issues by this time. Members urged officers to consider the feedback received and assess whether there were satisfactory resolutions to the outstanding issues raised as a priority, as there was also motivation to move forward on considering a wider Zero Emissions scheme in the area.

The Deputy Chairman, in the Chair, then summarised the discussion and drew Members' attention to the recommendations set out in the report, proposing that the Sub Committee agree Option 2, and additionally to formally record the Sub Committee's desire to move forward with the consideration of a wider Zero Emissions scheme, and this was agreed.

RESOLVED – That the Streets & Walkways Sub Committee:

1. Approve the following options to progress the project:
 - 2) Option 2 – Approve the continuation of the Experimental Traffic Order until September 2021 with the changes to the central reservation (set out in Paragraph 69-77) made immediately. Continue to monitor the impacts while working towards consulting on a permanent scheme (based on the experiment as amended);
2. Delegate authority to the Deputy Director (Transportation and Public Realm), in consultation with the Chairman, to approve the (non-statutory) public consultation content and then proceed with the consultation;
3. Agree that the feasibility for an additional gap in the central reservation at Barbican Centre Car Park no.5 be explored in order to inform consideration of whether this should be promoted in the proposed permanent order;

4. If the above is deemed feasible, delegate authority to the Deputy Director (Transportation and Public Realm) to make amendments to the existing traffic order (subject to regular statutory processes);
 5. Agree that a provisional Streets and Walkways (virtual) meeting be arranged for early September 2021 (for Members to consider any objections to the statutory consultation on the permanent traffic order, as the next meeting of Streets and Walkways is not until October 2021);
 6. Note the experiment findings (as set out in paragraph 37 to 68 of the report);
 7. Note the representations of the Barbican Association (Appendix 2);
 8. Note and consider the request from a local resident to revoke the Experimental Traffic Order (paragraph 35);
 9. Note the intent to comprehensively engage with the public, user groups and local stakeholders on the next phase of the project (paragraph 119 to 124);
 10. Note the continued work on delivering the public realm vision for Beech Street; waterproofing of the Barbican podiums and the redevelopment of the Exhibition Halls;
 11. Note that a Gateway 1/2 Report will be submitted later this year for the proposed initiation of the Barbican Healthy Streets Plan. If approved this will work towards delivering an area-based approach to delivering healthy streets and addressing air quality in the Barbican/Golden Lane area as per Proposal 29 of the City Transport Strategy.
6. **CROSSRAIL LIVERPOOL STREET URBAN INTEGRATION (PHASE 2)**
 The Sub Committee considered a report of the Director of the Built Environment regarding Phase 2 of the Crossrail Liverpool Street Urban Integration project. A Member stressed the importance of stakeholder engagement, as there were a number of new offices and tenants in the area who may be uninformed. The Member asked officers to continue with consultation in order to seek as many responses and views as possible on the project, including from newer stakeholders.

RESOLVED – That the Streets & Walkways Sub Committee:

- a) Note the recent delays incurred by the project, the reasons behind them and what the next steps are; and
- b) Note and approve the updated Costed Risk Register as set out in the appendix to the report (overall CRP has not changed).

7. **1 LEADENHALL STREET SECTION 278 HIGHWAY WORKS**

The Sub Committee considered a report of the Director of the Built Environment regarding Section 278 (S278) highway works to facilitate the 1 Leadenhall Street development. The Sub Committee noted that an additional recommendation authorising officers to enter into the S278 agreement once negotiated with the developer had been omitted in error, and this was also agreed.

RESOLVED – That the Streets & Walkways Sub Committee:

1. Agree that a budget of £100,000 is approved for detail design, engagement with stakeholders and survey work to reach the next Gateway;
2. Note the total estimated cost of the project at £550,000 - £800,000 (excluding risk); and
3. Authorise officers to enter into the S278 agreement once negotiated with the developer.

8. **100 MINORIES PHASE ONE: S278 WORKS**

The Sub Committee considered a report of the Director of the Built Environment regarding Phase One of the S278 works at 100 Minories.

RESOLVED – That the Streets & Walkways Sub Committee:

1. Note the revised total estimated cost of the project at £510,236 (excluding risk), subject to successful completion of S278 agreement and receipt of monies; and
2. Agree that a Costed Risk Provision of £68,000 is approved (to be drawn down via delegation to Chief Officer), subject to successful completion of S278 agreement and receipt of monies.

9. **GREENING CHEAPSIDE: SUNKEN GARDEN (PHASE 1B & PHASE 2)**

The Sub Committee considered a report of the Director of the Built Environment concerning Phase 1B and Phase 2 of the Greening Cheapside project. The Director of the Built Environment introduced the report and gave a short presentation outlining the project so far and the options available for taking it forward. The Director of the Built Environment advised that all three options provided and delivered the project objectives. The option progressed would be dependent on the funding procured for the project, and officers would return with a preferred option once this had become known.

RESOLVED – That the Streets & Walkways Sub Committee:

1. Agree that the increased scope, in response to additional external funding secured, be approved;
2. That all options are approved and to note that options 2 'silver' and 3 'gold', will only be progressed should further funding be confirmed. This

funding decision will be taken by Members via a separate report on the implementation of the Climate Action Strategy;

3. That additional budget of £50,000 is approved for fees and staff costs (fully externally funded) to reach the next Gateway (G4/5) and that £13,905 underspent from the current budget allocation is carried forward to be used on this next stage of the project; and
4. Note the total estimated cost of the project (Phase 1B) at £296,095-£515,000 (excluding costed risk provision).

10. 80 FENCHURCH STREET

The Sub Committee considered a report of the Director of the Built Environment regarding a project to undertake the required S278 highways works in the vicinity of the development at 80 Fenchurch Street.

RESOLVED – That the Streets & Walkways Sub Committee:

- i) Approve the content of this outcome report;
- ii) Authorise the Chamberlain's department to return unspent section 278 funds to the Developer as set out in the respective legal agreement (subject to the verification of the final account); and
- iii) Agree to close the 80 Fenchurch Street project.

11. 100 BISHOPSGATE S278

The Sub Committee considered a report of the Director of the Built Environment regarding highway improvements implemented under the S278 works at 100 Bishopsgate.

RESOLVED – That the Streets & Walkways Sub Committee:

- a) Approve the content of this outcome report;
- b) Authorise the Chamberlain's department to return unspent Section 278 funds as set out in the respective legal agreement (subject to the verification of the final accounts); and
- c) Agree to close the 100 Bishopsgate project.

12. 60-70 ST MARY AXE

The Sub Committee considered a report of the Director of the Built Environment concerning the creation of a new public space and wider improved public realm in the vicinity of the 60-70 St Mary Axe development.

In response to a question from a Member, the Director of the Built Environment and the Comptroller and City Solicitor respectively outlined usual practices in the agreement and implementation of S278 agreements, particularly regarding the return of unspent funds.

RESOLVED – That the Streets & Walkways Sub Committee:

1. Note the contents of this report and authorise closure of the project; and
2. Authorise the return of £94,030 to the developer under the terms of the Section 278 agreement, subject to verification of final accounts.

13. **MAJOR HIGHWAY ACTIVITIES 2021**

The Sub Committee received a report of the Director of the Built Environment

14. **ANTI-TERRORISM TRAFFIC REGULATION ORDER**

The Sub Committee received a report of the Director of the Built Environment

15. **THE HIGHWAYS CONSTRUCTION TERM CONTRACT - ANNUAL UPDATE**

The Sub Committee received a report of the Director of the Built Environment

16. **ANNUAL ON-STREET PARKING ACCOUNTS 2019/20 AND RELATED FUNDING OF HIGHWAY IMPROVEMENTS AND SCHEMES**

The Sub Committee received a report of the Chamberlain

17. **OUTSTANDING REFERENCES**

The Sub Committee received a list of outstanding references.

18. **ANY OTHER BUSINESS**

There was no other business.

19. **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 item(s) 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.

Item No.

Paragraph No.

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20. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting on 1 December 2020 be agreed as a correct record.

21. **BANK STATION UPGRADE - CANNON STREET ENTRANCE S278**

The Sub Committee considered a report of the Director of the Built Environment.

22. **BUILDING I HVM MEASURES**

The Sub Committee considered a report of the Director of the Built Environment.

23. **21 MOORFIELDS AND FORE STREET AVENUE SECTION 278**

The Sub Committee considered a report of the Director of the Built Environment.

24. **ANY OTHER BUSINESS WHICH THE SUB COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was other business.

The meeting ended at 1.05 pm

Chairman

Contact Officer: Joseph Anstee
Joseph.Anstee@cityoflondon.gov.uk

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